



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

September 2, 2025

7:00 PM

REVISED

PRESIDING: Alonzo L. Jones, Mayor

CITY COUNCIL MEMBERS: James B. Buckner, Vice Mayor
L.G. "Larry" Campbell, Jr.
Bryant Hood
Barry P. Mayo

Dr. Gary P. Miller
Sherman M. Saunders
J. Lee Vogler, Jr.,
Madison J. Whittle

STAFF: Ken F. Larking, City Manager
Earl B. Reynolds, Jr., Deputy City Manager

W. Clarke Whitfield, Jr., City Attorney
Susan M. DeMasi, City Clerk

The City Council is the City of Danville's legislative body and is composed of nine Council members. Council members are elected to serve a four year term of office and elects one of its own to serve as Mayor and presiding officer for a two year term.

Time and Place of Meeting

The public is invited and encouraged to attend and participate in the City Council meetings. The City Council meets in the City Hall, Fourth Floor, Council Chambers at 7:00 p.m. on the first and third Tuesday of each month. All meetings of the Council are open to the public.

Communications from Visitors

Communication from Visitors is an opportunity for citizens, who have signed up to speak at www.danvilleva.gov/council or by contacting the Office of the City Clerk, to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address, and shall have three uninterrupted minutes. A representative of a group may have up to five uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.

Guidelines for Public Hearings

For Public Hearings the applicant or his or her representative shall be the first speaker(s). There shall be a time limit of ten (10) minutes for the applicant's or his or her representative's presentation. The presiding officer shall then solicit comments from the public, asking those in favor of the proposal to speak first, and then those opposed to the proposal. Each speaker must clearly state his or her name and address. There shall be a time limit of three (3) minutes for each individual speaker. If the speaker represents a group, there shall be a time limit of five (5) minutes. A speaker representing a group shall identify the group at the beginning of his or her remarks. A group may have no more than one spokesperson. The presiding officer may limit or preclude comment which is repetitive, redundant, cumulative, or irrelevant to the subject of the public hearing. After public comments have been received, in a land use case, the applicant or the representative of the applicant, at his or her discretion, may respond with a rebuttal. There shall be a five (5) minute time limit for rebuttal.

MEETING CALLED TO ORDER

ROLL CALL

INVOCATION - DR. GARY P. MILLER

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS AND SPECIAL RECOGNITION

- A. Proclamation: National Adult Education and Family Literacy Week
Presented to: Dr. Jessalyn Peterkin and Dr. Antonio Hairston
- Proclamation: Prostate Cancer Awareness Month
Presented to: Ashley Banegas

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine, have previously been discussed by City Council and/or introduced for First Reading. There will be no separate discussion on these items and they will be enacted by one motion. If discussion is desired by a Council Member or a citizen, the item(s) will be removed from the consent process and considered separately.

PUBLIC HEARING

- A. Consideration of Approval of Minutes from Regular Council Meeting held on August 5, 2025.
- B. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant and Loan from the Virginia Department of Health.
Council Letter Number CL - 2231.
An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a Virginia Department of Health \$2,604,620 Grant and \$1,596,380 Loan for a Total Amount of \$4,201,000 to Assist with the City's Water Main Replacement Projects and Appropriating the Same.
Final Adoption
- C. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the United States Department of Transportation Pipeline and Hazardous Materials Safety Administration.
Council Letter Number CL - 2232.
An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a United States Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) \$10,052,738 Grant to Assist with the City's Natural Gas Main Replacement Projects and Appropriating the Same.
Final Adoption
- D. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the Virginia Department of Housing and Community Development.
Council Letter Number CL - 2236.
An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance by Increasing Revenue from the Virginia Department of Housing and Community Development – Industrial

Revitalization Fund in the Amount of \$2,000,000 and to Provide for the Local Share in the Amount of \$3,020,310 for a total of \$5,020,310 and Appropriating the Same.

Final Adoption

APPOINTMENTS

- A. Consideration of Appointments to Boards and Commissions.
Council Letter Number CL - 2316.
1. A Resolution Appointing Krystal Farmer to the Danville Community Policy and Management Team.
 2. A Resolution Appointing Fred Shanks to the Danville Utility Commission.
 3. A Resolution Temporarily Appointing Gary P. Miller, as a Voting Member of the Danville-Pittsylvania Regional Industrial Facility Authority.
 4. A Resolution Temporarily Appointing Alonzo L. Jones as an Alternate Member of the Danville-Pittsylvania Regional Industrial Facility Authority.

NEW BUSINESS

- A. Consideration of a Special Use Permit Application filed by Piyush Patel and Kavita Shah to Allow a Private Post Office and Delivery Service Establishment at 3308 Riverside Drive.
Council Letter Number CL - 2291.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ25- 00368 filed by Piyush Patel and Kavita Shah Requesting a Special Use Permit to Allow a Private Post Office and Delivery Service Establishment at Parcel #55466 (3308 Riverside Drive) in Accordance with Article 3.N Section C Item 14.
- B. Consideration of a Rezoning Application filed by Hylton Commercial Properties LLC to Rezone 212 Ingram Road.
Council Letter Number CL - 2292.
1. Public Hearing
 2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" HR-C, Highway Retail Commercial Parcel ID 72270 (212 Ingram Road).
- C. Consideration of a Special Use Permit Application filed by Rivermont Schools to Allow a School at 301 Lowes Drive.
Council Letter Number CL - 2293.
1. Public Hearing
 2. An Ordinance Granting Special Use Permit Application PZ25- 00373 filed by Rivermont Schools Requesting a Special Use Permit to Allow a School to Operate at Parcel 72415 (301 Lowes Drive) In Accordance with Article 3.M Section C Item 15.
- D. Consideration of Amending the Caswell County Water Agreement.
Council Letter Number CL - 2257.
- A Resolution Approving the City Manager to Execute Amendment #7 of the Caswell County Water Agreement to Reflect New Terms and Notice Requirements.

- E. Consideration of Approving Resolutions for Virginia Department of Transportation Project Funding Applications.

Council Letter Number CL - 2272.

1. A Resolution of the City Council of the City of Danville, Virginia Endorsing the Fiscal Year 2027 Virginia Department of Transportation Revenue Sharing Applications for Funding of Several Transportation Projects.
2. A Resolution of the City Council of the City of Danville, Virginia Endorsing Fiscal Year 2027 Virginia Department of Transportation - Transportation Alternative Program Applications for Funding of Several Projects.

- F. Consideration of Transferring Project Administration to the Virginia Department of Transportation.

Council Letter Number CL - 2273.

A Resolution of the City Council of the City of Danville, Virginia Endorsing Switching Two Approved Projects from Locally Administered to Virginia Department of Transportation Administered.

- G. Consideration of the Purchase of 6.87 Acres of Land Located along Memorial Drive and along the Dan River to the City of Danville from the Industrial Development Authority of Danville, Virginia.

Council Letter Number CL - 2312.

A Resolution of the Council of the City of Danville, Virginia Approving and Authorizing the Purchase of 6.87 Acres of Land Located Along Memorial Drive and Along the Dan River to the City of Danville from the Industrial Development Authority of Danville, Virginia.

- H. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for an Airport Maintenance Grant.

Council Letter Number CL - 2267.

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for State Department of Aviation Maintenance Grant Funds Related to the Maintenance of Certain Airport Properties in the Amount of \$100,000 and for the Local Share in the Amount of \$42,000 for a Total Appropriation of \$142,000 and Appropriating the Same.

First Reading

- I. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for an Aviation Promotion Grant.

Council Letter Number CL - 2268.

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a State Department of Aviation Grant for the Purpose of Providing Funding to Promote Aviation Awareness at the Danville Regional Airport in the Amount of \$5,000 and for the Local Share in the Amount of \$5,000 to be Provided by the General Fund Support of Grants for a Total Appropriation of \$10,000 and Appropriating Same.

First Reading

- J. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Older Americans Act Grant.

Council Letter Number CL - 2269.

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance by Increasing Certain Revenues to Provide for Title III-B Grant Funds and Local Share for Senior Citizen Transportation Services and Appropriating the Same.

First Reading

- K. Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Federal and State Grants to Fund Aviation Training Facility Project.

Council Letter Number CL - 2274.

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for Additional Federal and State Funding to Construct an Aviation Training Facility Building and Hangar at the Danville Regional Airport in the Amount of \$7,390,859 and for the Local Share in the Amount of \$213,020 for a Total Appropriation of \$7,603,879 and Appropriating the Same.

First Reading

COMMUNICATIONS FROM VISITORS

Communication from Visitors is an opportunity for citizens, who have signed up to speak at www.danvilleva.gov/council or by contacting the Office of the City Clerk, to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address. Each individual speaker shall have three uninterrupted minutes. A representative of a group may have up to five uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.

COMMUNICATIONS

A. City Manager

B. Deputy City Manager

C. City Attorney

D. City Clerk

E. Roll Call

ADJOURNMENT

Council Letter
City of Danville, Virginia



CL - 2309

CONSENT AGENDA A.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Approval of Meeting Minutes.

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes from Regular Council Meeting held on August 5, 2025.

Attachments

1. Meeting Minutes
-

August 5, 2025

The Regular August meeting of the Danville City Council was held on August 5, 2025, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: Vice Mayor James B. Buckner, L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Barry Mayo, Dr. Gary P. Miller, Sherman M. Saunders, and Madison J.R. Whittle (8). J. Lee Vogler, Jr., was absent: (1).

Staff Members present were: City Manager Ken F. Larking, Deputy City Manager Earl B. Reynolds, Jr., City Attorney W. Clarke Whitfield, Jr., and City Clerk Susan M. DeMasi.

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones stated: Before we begin tonight's meeting, I wanted to take a moment on behalf of myself, all the members of City Council, City Manager, Deputy City Manager, our Attorney, our Clerk and our City Staff to thank the community for the outpouring of support they all have shown following the tragic attack on our colleague and our friend Council Member Lee Vogler. The outpouring of love, thoughts, and prayers for Lee and his family has been truly heartwarming. The love, the prayers, the kind messages have all meant so much to Lee's family and to all of us who work closely with him. We have always been a tightknit Council, and these past few days have reminded each of us just how strong the bond was between this Council and the community. We feel it; we feel the hurt, but we are so grateful to each and every last one of you all who have supported Council and the family. I will ask you to continue to keep Lee and his family in your prayers in the days ahead. He has a long road of recovery, but he is very strong, and he is not walking it alone. Again, we want to thank you for lifting us up. Your support truly means the world to us. We speak to his mother, Rhonda, and wife, Blair, each and every day and they too want to send their same sentiments. His mother has set up a Facebook page under Rhonda McCubbins Vogler entitled "Cards for Lee" if you want to send cards of support for Lee.

Invocation by Vice Mayor Buckner.

Vice Mayor Buckner gave the Invocation, noting, Gracious God, we come before you tonight with heavy hearts but steadfast faith. We thank you for the opportunity to serve this community and we ask for your wisdom and guidance in all that we do. Tonight, we especially lift up our friend, our brother, our colleague, Council Member Lee Vogler. We pray for healing, strength and peace for him and his family. Surround him with your comfort and care. Bless our City, O Lord, its leaders, its residents, and all those who work for the good of Danville. May we lead with compassion, act with integrity and seek unity in all things. In your name we pray. Amen.

The Invocation was followed by the Pledge of Allegiance.

MEETING MINUTES

Upon **Motion** by Vice Mayor Buckner and **second** by Council Member Campbell, Minutes from the Regular Council Meeting held on July 1, 2025, were approved as presented. Draft copies of the minutes had been distributed prior to the meeting

NEW BUSINESS

CONSIDERATION OF REZONING APPLICATION FILED BY MARK WAYNE MATHERLY TO REZONE PARCEL 55167 (363 CENTRAL BOULEVARD)

Mayor Jones opened the floor for a Public Hearing regarding a rezoning application for 363 Central Boulevard. Notice of the Public Hearing was published in the *Danville Register & Bee* on July 22, 2025, and July 29, 2025. No one present desired to be heard and the Public Hearing was closed.

Council Member Campbell **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2025-08.01

AN ORDINANCE REZONING FROM PSC-O PLANNED SHOPPING CENTER COMMERCIAL OVERLAY TO PS-C PLANNED SHOPPING CENTER COMMERCIAL PARCEL ID 55167 (363 CENTRAL BOULEVARD).

The Motion was **seconded** by Council Member Mayo and carried by the following vote:

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

CONSIDERATION OF AUTHORIZING AND APPROVING THE CITY'S PARTICIPATION IN THE PROPOSED SETTLEMENT OF OPIOID-RELATED CLAIMS AGAINST PURDUE PHARMA/SACKLERS

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2025-08.01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA AUTHORIZING AND APPROVING OF THE CITY'S PARTICIPATION IN THE PROPOSED SETTLEMENT OF OPIOID-RELATED CLAIMS AGAINST PURDUE PHARMA/SACKLERS, AS WELL AS THAT OF NINE OTHER DEFENDANTS, AND DIRECTING THE CITY ATTORNEY AND/OR THE CITY'S OUTSIDE COUNSEL TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE CITY'S PARTICIPATION IN THE SETTLEMENT.

The Motion was **seconded** by Council Member Mayo.

Council Member Campbell asked for an explanation of this item, and City Attorney, Clarke Whitfield stated there was a nationwide epidemic with opioids. Virginia, along with other states, have joined together in a lawsuit against pharmaceutical companies who mass produced opioids, and these were some of the pharmaceutical companies that have decided to settle with states instead of being sued. This was a continuation of previous funds received. Council Member Miller asked if this money was separate from previous money received, and Mr. Whitfield stated these were separate funds from those being currently received.

August 5, 2025

The **Motion** was carried by the following vote:

VOTE: 8-0-1
AYE: Buckner, Campbell, Hood, Jones, Mayo, Miller,
Saunders, and Whittle (8)
NAY: None (0)
ABSENT: Vogler (1)

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION
ORDINANCE FOR A GRANT FROM THE VIRGINIA DEPARTMENT OF CRIMINAL JUSTICE
SERVICES FIRST RESPONDERS WELLNESS GRANT PROGRAM**

Upon **Motion** by Vice Mayor Buckner and **second** by Council Member Whittle, an Ordinance entitled:

ORDINANCE NO. 2025-08.02

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM THE VIRGINIA DEPARTMENT OF CRIMINAL JUSTICE SERVICES OFFICE OF FIRST RESPONDERS WELLNESS GRANT (DCJS) PROGRAM IN THE AMOUNT OF \$29,848.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

**CONSIDERATION OF AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION
ORDINANCE FOR THE CREATIVE COMMUNITIES ART GRANT**

Upon **Motion** by Vice Mayor Buckner and **second** by Council Member Mayo, an Ordinance entitled:

ORDINANCE NO. 2025-08.03

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A VIRGINIA COMMISSION FOR THE ARTS GRANT IN THE AMOUNT OF \$4,500, AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$5,000 FOR A TOTAL GRANT OF \$9,500.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

COMMUNICATIONS FROM VISITORS

Mayor Jones recognized Cheryl Sutherland, owner of Main Street Art Collective, who addressed Council and presented a petition signed by over 800 individuals requesting that parking be increased from one to two hours. Multiple people have received tickets for parking longer than an hour and it was becoming a huge issue in this area.

Mayor Jones recognized Karen Stattler who addressed Council regarding mental health issues in the community and starting Kindness Gardens throughout the city. These gardens will have rocks with affirmations and positive words of encouragement.

August 5, 2025

Mayor Jones recognized Amy Pruitt, owner of Happy Little Fox Toy Shop and pop-up shops at the Dog-Eared Book Store, who addressed Council about parking issues on Main Street. She shared her personal experience of how this limit impacts small businesses and affects disabled individuals.

Mayor Jones recognized Katherine Carter, owner of the Dog-Eared Book Store, who shared her experience with parking issues. While in support of parking times being enforced, she suggested Council consider increasing the time limit for parking.

Mayor Jones recognized Jude Swanson who addressed Council about the parking downtown as a consumer and not a business owner. Mr. Swanson noted increased growth in local businesses was a great thing, but they need to consider increasing the parking time.

COMMUNICATIONS

There were no communications from the City Manager, Deputy City Manager, City Attorney, or City Clerk.

Council Member Mayo commented on the busy week with schools opening soon, and stated to the students, that Council was behind them and ready to gear up for a great year. Mr. Mayo also talked about the ribbon cuttings at Arnett Hills and G.W. High School.

Council Member Miller commented on the parking issues along Main Street affecting businesses like barber shops where people have to move their vehicles while getting their hair done because it takes longer than an hour. Dr. Miller discussed the Advanced Manufacturing program at the Institute, commented on the ribbon cuttings at the schools and how much the teachers appreciated the pay raise.

Council Member Saunders stated that they have a great city with outstanding citizens. Mr. Saunders congratulated the school system for all they do for the students, gave a special thanks to Mayor Jones for his leadership moving the City forward and stated it was a honor being under his leadership. Mr. Saunders thanked the City Manager and Deputy City Manager for the work they do for the City and thanked all of City Council for what they do every single day.

Council Member Whittle commented on education being Council's main priority and thanked everyone involved for their hard work and dedication to the school system.

Vice Mayor Buckner echoed everything that has been stated tonight, and noted it was an honor to serve with his fellow Council Members. The outpouring received in a time of need was amazing, and Mr. Buckner welcomed Council Member Hood back.

Council Member Campbell commented on downtown parking and how parking was a major concern back when he had his LC Clothing store. Rev Campbell commended the Superintendent and Chair of the school board for the many years of planning that went into Arnett Hills, it was impressive. Rev Campbell stated they have a great and compassionate city and was proud of Danville.

Council Member Hood commented on the enthusiasm of school starting and how everyone has come together to build the school system up. Mr. Hood thanked his colleagues for checking in on him and helping him improve. Trinity Baptist Church invites everyone to come out to their Community Resource Day this Saturday, August 9 from 9 am to 12 pm at 399 South Main Street.

August 5, 2025

Mayor Jones thanked everyone for coming tonight.

The meeting was adjourned at 7:29 pm.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

DRAFT

Council Letter City of Danville, Virginia



CL - 2231

CONSENT AGENDA B.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant and Loan from the Virginia Department of Health.

From: Jason Grey, Director of Utilities

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a Virginia Department of Health \$2,604,620 Grant and \$1,596,380 Loan for a Total Amount of \$4,201,000 to Assist with the City's Water Main Replacement Projects and Appropriating the Same.

Final Adoption

SUMMARY

The City was awarded a \$2,604,620 grant and \$1,596,380 loan by the Virginia Department of Health to assist with cast iron water main replacement in areas of the City where there have been water main breaks and other reliability issues. This funding will be used to replace water mains on Northmont Blvd, Westview Avenue, and other residential streets in the North Danville area between Nor Dan Drive and Franklin Turnpike. It is anticipated that construction will take 12 months to complete the entire area.

BACKGROUND

The Utilities Department is prioritizing water main replacements in areas where there have been breaks and other reliability issues. The North Danville area has had several water main breaks on North Main Street and Northmont Blvd for various reasons. The cast iron water main pipe will be replaced with ductile iron pipe and polyurethane pipe. The new infrastructure is expected to last at least 50 years.

RECOMMENDATION

Staff recommends the City Council adopt an ordinance amending the Fiscal Year 2026 Budget Appropriation Ordinance to appropriate grant and loan funds to replace cast iron water mains.

Attachments

1. Ordinance
 2. VDH Award Letter-Water Main Replacement Project
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A VIRGINIA DEPARTMENT OF HEALTH \$2,604,620 GRANT AND \$1,596,380 LOAN FOR A TOTAL AMOUNT OF \$4,201,000 TO ASSIST WITH THE CITY'S WATER MAIN REPLACEMENT PROJECTS AND APPROPRIATING THE SAME.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2026 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenues in the amount of \$4,201,000 from the Virginia Department of Health in the form of a \$2,604,620 grant and \$1,596,380 loan, such funds to be appropriated in the Utility Water Capital Project Fund as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Virginia Department of Health Water Main Replacement Project		
VA Dept of Health – Federal Grant	62009000-48070	\$2,604,620
Loan	62009000-44045	\$1,596,380
	TOTAL	<u><u>\$4,201,000</u></u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Water Main Replacement Project	62009999-50	\$ 4,201,000

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for

the purpose for which appropriated; and

BE IT FURTHER ORDAINED that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



COMMONWEALTH of VIRGINIA

Karen Shelton, MD, FACOG
State Health Commissioner

Department of Health
P O BOX 2448
RICHMOND, VA 23218

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

July 11, 2025

Subject: City of Danville
Water – City of Danville (Danville Utilities)
Water Main Replacement
WSL-014-25 E

Mr. Jason Grey, Director of Utilities
City of Danville (Danville Utilities)
1040 Monument Street
Danville, Virginia 24541

Re: 2025 Drinking Water Construction Assistance
DWSRF Award

Dear Mr. Grey:

The Virginia Department of Health has received your letter dated December 6, 2024, accepting our funding offer and conditions as identified in our December 3, 2024, initial offer letter. Your project is being included in this year's draft intended funding list.

The total DWSRF funding package for your project is **\$4,201,000**. The funding package consists of **\$2,604,620** as principal forgiveness and **\$1,596,380** as a loan for a term of 20 years at a rate 1% below the 20-year market rate in the month before loan closing, and the interest rate shall not be less than 1.0%. The interest rate will be reduced by 0.2% (not to drop below a 1.0% interest rate) if the loan is closed within 12 months of this initial Award Letter dated June 30, 2025, per our Expedited Closing Program.

You must successfully complete or satisfy all our requirements and conditions (including those identified in the initial offer letter) before VDH will authorize finalization of the loan agreement. In accordance with the Drinking Water State Revolving Fund Program Design Manual, VDH reserves the right to by-pass any project that has not executed the assistance agreements/ initiated construction within 12 months of the original award date.

VDH also requires regular updates on the commitments you have made in response to our initial offer including any adjustments of user rates.

Mr. Jason Grey, Director of Utilities
July 11, 2025
Page 2

One Program requirement is an acceptable credit review by the Virginia Resources Authority (VRA). By copy of this letter, I authorize the VRA to prepare a credit review for VDH. I have attached a list of financial and operational information necessary to complete the credit report which will need to be submitted to VRA. Please respond promptly to informational requests by them.

This SRF Funding is offered as a package and is meant to be accepted as such. Any reduction in funding will result in a proportional reduction in principal forgiveness/loan.

Any increase or decrease in SRF funding assistance necessary for the project must be requested in writing. VDH is committing these funds and assistance to help you finalize the project. I encourage you to proceed in earnest by completing any requirements necessary for loan closing.

Your priority contact for this project is Brad Humphrey, VDH-FCAP Project Manager. The FCAP Project Manager will act as “gatekeeper” and is to receive all project information and requests from you. He may be contacted directly by phone at (804) 337-7178 or by email at Brad.Humphrey@vdh.virginia.gov. Please include your project name and project number on all correspondence.

Your coordinator for other types of VDH assistance related to building technical, managerial, and financial capacity for your waterworks and for training opportunities is Jarrett Talley, VDH-ODW Sustainability Coordinator, who may be contacted directly by phone at (804) 317-0140 or by email at Jarrett.Talley@vdh.virginia.gov.

On behalf of VDH and ODW, I congratulate you and look forward to a successful project.

Sincerely,



box SIGN 17Y936R3-4LKRWW66

Anthony Hess, Director
Financial & Construction Assistance Programs

cc: Ray Weiland, P.E., Field Director, Danville Field Office
Keith Kornegay, P.E., FCAP Project Team Leader
Brad Humphrey, FCAP Project Manager
Jarrett Talley, ODW Sustainability Coordinator
Joe Bergeron, VRA, Director of Financial Services and Investments
FCAP Project File @ Richmond Central Office

Council Letter City of Danville, Virginia



CL - 2232

CONSENT AGENDA C.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the United States Department of Transportation Pipeline and Hazardous Materials Safety Administration.

From: Jason Grey, Director of Utilities

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a United States Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) \$10,052,738 Grant to Assist with the City's Natural Gas Main Replacement Projects and Appropriating the Same.

Final Adoption

SUMMARY

The City was awarded a \$10,052,738 grant by the United States Department of Transportation Pipeline and Hazardous Materials Safety Administration to assist the City with natural gas ductile iron main replacement on Goodyear Blvd, South Main Street, and Gypsum Road. The funding will increase reliability and allow us to expand our gas capacity in this area of the system. It is anticipated that construction will take 18–24 months to complete the entire project area.

BACKGROUND

Over the past twenty-five years, the City has been very progressive in replacing obsolete gas mains with more reliable ductile and steel gas mains. The section on Goodyear Blvd serves two of the City's largest natural gas customers and will serve the future tenant at the Coleman site on Gypsum Road. The new infrastructure is expected to last at least 50 years.

RECOMMENDATION

Staff recommends City Council adopt the Ordinance amending the Fiscal Year 2026 Budget Appropriation Ordinance.

Attachments

1. Ordinance
 2. Decision Letter - City of Danville Virginia
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A UNITED STATES DEPARTMENT OF TRANSPORTATION PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION (PHMSA) \$10,052,738 GRANT TO ASSIST WITH THE CITY'S NATURAL GAS MAIN REPLACEMENT PROJECTS AND APPROPRIATING THE SAME.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the Fiscal Year 2026 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenues in the amount of \$10,052,738 from PHMSA in the form of a \$10,052,738 grant, such funds to be appropriated in the Utility Gas Capital Project Fund as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Natural Gas Main Replacement Project		
Federal Aid	61944000-48055	\$10,052,738

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Natural Gas Main Replacement Project	61944999-50	\$ 10,052,738

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated; and

BE IT FURTHER ORDAINED that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



U.S. Department
of Transportation
**Pipeline and Hazardous
Materials Safety
Administration**

1200 New Jersey Avenue, SE
Washington, DC 20590

May 9, 2024

Jason Grey
City of Danville Virginia
427 Patton Street
Danville, VA, 24541-1215

Subject: FY 2023 Grant Application Decision Letter

Dear Jason Grey,

Thank you for applying for the Pipeline and Hazardous Materials Safety Administration's (PHMSA) fiscal year (FY) 2023 Natural Gas Distribution Infrastructure Safety and Modernization (NGDISM) Grant. The review process for grant applications received for the FY 2023 funding cycle has concluded. PHMSA is delighted to inform you that your application has been recommended for funding. Please find the summary of recommended project(s) submitted for funding attached.

Our team is here to assist you throughout the project implementation phase. In the upcoming weeks you will receive further communication regarding the next steps in the process, which is the completion of a Tier 2 Site Specific Environmental Assessment (Tier 2 SSEA). In the interim, if any contact information for the Authorized Representative or your primary Program Official has changed, please submit an update to PHMSAPipelineBILGrant@dot.gov.

Congratulations on being selected for funding; we look forward to working with you to enhance the safety of your natural gas distribution infrastructure.

Sincerely,

A handwritten signature in blue ink that reads "Shakira N. Mack".

Shakira N. Mack
Director, NGDISM Grant Program
Pipeline and Hazardous Materials Safety Administration
U.S. Department of Transportation
1200 New Jersey Avenue SE
Washington, DC 20590

Applicant: Danville, VA, City of Project 1 of 3

Projects: Pipe replacement Goodyear Boulevard

Project Costs: \$5,312,812

Rating: Highly Recommend

Recommended for funding (Y/N): Yes

Consolidated Tech Comments: Reviewer one notes that the application is well done and provides adequate detail regarding the proposed project. The application meets the basic requirements for grant consideration and is within scope.

Applicant: Danville, VA, City of Project 2 of 3

Projects: Pipe Replacement Gypsum Road and Masonite Drive

Project Costs: \$2,959,516

Rating: Highly Recommend

Recommended for funding (Y/N): Yes

Consolidated Tech Comments: Reviewer one notes that the application is well done and provides adequate detail regarding the proposed project. The application meets the basic requirements for grant consideration and is within scope.

Applicant: Danville, VA, City of Project 3 of 3

Projects: Pipe Replacement South Main St

Project Costs: \$1,780,410

Rating: Highly Recommend

Recommended for funding (Y/N): Yes

Consolidated Tech Comments: Reviewer one notes that the application is well done and provides adequate detail regarding the proposed project. The application meets the basic requirements for grant consideration and is within scope.

**Council Letter
City of Danville, Virginia**



CL - 2236

CONSENT AGENDA D.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Amending the Fiscal Year 2026 Budget Appropriation Ordinance for a Grant from the Virginia Department of Housing and Community Development.

From: Andrew Hall, Project Manager

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance by Increasing Revenue from the Virginia Department of Housing and Community Development – Industrial Revitalization Fund in the Amount of \$2,000,000 and to Provide for the Local Share in the Amount of \$3,020,310 for a total of \$5,020,310 and Appropriating the Same.

Final Adoption

SUMMARY

The City of Danville has been awarded a grant from the Virginia Department of Housing and Community Development - Industrial Revitalization Fund in the amount of \$2,000,000 with a local match required of \$4,000,000 for a total amount of \$6,000,000. The previous appropriation of \$979,690 for the Whitewater Channel design and development will be used towards the local match.

BACKGROUND

The funding will be used towards the Whitewater Channel project. This project will repurpose the existing canal infrastructure at 424 Memorial Drive and extend it to the Dan River, creating a gravity-fed whitewater facility. The channel is envisioned as a key component of the City's riverfront development strategy, supporting recreational tourism, economic development, and public access to natural resources.

RECOMMENDATION

Staff recommends adoption of this ordinance to provide for the development of a whitewater channel.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-_____._____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE BY INCREASING REVENUE FROM VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT – INDUSTRIAL REVITALIZATION FUND IN THE AMOUNT OF \$2,000,000 AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$3,020,310 FOR A TOTAL OF \$5,020,310 AND APPROPRIATING THE SAME.

WHEREAS the City of Danville has been awarded a grant from the Virginia Department of Housing and Community Development – Industrial Revitalization Fund; and

WHEREAS the funding will be used for the construction of a whitewater channel.

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2026 Budget Appropriation Ordinance be, and the same is hereby, amended by increasing revenue for a grant from the Virginia Department of Housing and Community Development, such funds to be appropriated in the Capital Projects Fund and appropriating the same as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Whitewater Channel		
Categorical State - Recreation	61769000-47520	\$ 2,000,000
Local Match Funding		
Bonds – 2024	61769000-43024	\$ 382,798.01
Transfer In from General Fund	61769000-6101	117,586.99
Transfer In from General Fund – Casino	61769000-6111	2,190,310.00
Transfer In from Special Revenue Fund	61769000-6114	329,615.00
	Sub-total	<u>\$ 3,020,310</u>
	TOTAL	<u>\$ 5,020,310</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Whitewater Channel	61769999-50	\$ 5,020,310

BE IT FURTHER ORDAINED that a transfer from the Capital Projects Funds revenue and appropriation in the Riverwalk Trail project is hereby authorized to cover the local share as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Riverwalk Trail		
Bonds – 2024	61075000-43024	(\$ 382,798.01)
Transfer In from General Fund	61075000-6101	(117,586.99)
Transfer In from General Fund – Casino	61075000-6111	(1,170,000.00)
Transfer In from Special Revenue Fund	61075000-6114	<u>(329,615.00)</u>
	Sub-total	(\$ 2,000,000)
Project Expenditures	61075999-50	(\$ 2,000,000)

AND BE IT FURTHER ORDAINED that a transfer from the Capital Projects Funds revenue and appropriation in the Park Improvements project is hereby authorized to cover the local share as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Park Improvements		
Transfer In from General Fund - Casino	60902000-6111	(\$ 1,020,310)
Project Expenditures	60902999-50	(\$ 1,020,310)

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated;

BE IT FINALLY ORDAINED that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

Deputy City Attorney

Council Letter
City of Danville, Virginia



CL - 2316

APPOINTMENTS A.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Appointments to Boards and Commissions

From: Susan DeMasi, City Clerk

COUNCIL ACTION

1. A Resolution Appointing Krystal Farmer to the Danville Community Policy and Management Team.
2. A Resolution Appointing Fred Shanks to the Danville Utility Commission.
3. A Resolution Temporarily Appointing Gary P. Miller, as a Voting Member of the Danville-Pittsylvania Regional Industrial Facility Authority.
4. A Resolution Temporarily Appointing Alonzo L. Jones as an Alternate Member of the Danville-Pittsylvania Regional Industrial Facility Authority.

Attachments

1. Appointment Resolutions
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION APPOINTING KRYSTAL FARMER AS A MEMBER OF THE
DANVILLE COMMUNITY POLICY AND MANAGEMENT TEAM.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Krystal Farmer be, and she is hereby appointed as the parent member of the Danville Community Policy and Management Team for a one-year term commencing August 1, 2025, and ending June 30, 2026.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – ____.

**A RESOLUTION APPOINTING FRED SHANKS AS A MEMBER OF THE
DANVILLE UTILITY COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Fred Shanks be, and he is hereby appointed as a member of Danville Utility Commission for a three-year term commencing August 1, 2025, and ending June 30, 2028.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – __ . __

A RESOLUTION TEMPORARILY APPOINTING GARY P. MILLER, AS A VOTING MEMBER OF THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Gary P. Miller, be, and he is hereby, temporarily appointed as a voting member of the Danville-Pittsylvania Regional Industrial Facility Authority, until such time as J. Lee Vogler, Jr., can return to serve on this Board.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 – __ . __

**A RESOLUTION TEMPORARILY APPOINTING ALONZO L. JONES, AS AN
ALTERNATE MEMBER OF THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL
FACILITY AUTHORITY.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Alonzo L. Jones, be, and he is hereby, temporarily appointed as an alternate member of the Danville-Pittsylvania Regional Industrial Facility Authority, until such time as J. Lee Vogler, Jr., can return to serve on this Board.

APPROVED:

MAYOR

ATTEST:

Council Letter City of Danville, Virginia



CL - 2291

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Special Use Permit Application to Allow a Private Post Office and Delivery Service Establishment at 3308 Riverside Drive.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00368 filed by Piyush Patel and Kavita Shah Requesting a Special Use Permit to Allow a Private Post Office and Delivery Service Establishment at Parcel #55466 (3308 Riverside Drive) in Accordance with Article 3.N Section C Item 14.

SUMMARY

Piyush Patel and Kavita Shah have submitted an application for a Special Use Permit to establish The UPS Store at 3308 Riverside Drive (Parcel 55466). The property is located within the HR-C, Highway Retail Commercial Zoning District, where private post office and delivery service establishments are permitted by Special Use Permit, in accordance with Article 3.N, Section C of the Zoning Ordinance. The proposed establishment, located within Riverside Shopping Center, will not require additional parking, even with the inclusion of two designated fifteen-minute spaces. Staff has determined that the existing egresses are adequate to accommodate the additional passenger vehicle and delivery truck traffic anticipated from this use.

On August 11, 2025, the City Planning Commission voted 6-0 to approve Special Use Permit application PZ25-00368 to allow a private post office and delivery service establishment at Parcel ID 55466 (3308 Riverside Drive).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance for a Special Use Permit at Parcel 55466 (3308 Riverside Drive) to allow a private post office and delivery service establishment.

Attachments

1. Ordinance
 2. Special Use Permit Application
 3. 3308 Riverside Drive
 4. 3308 Riverside Drive - Aerials
 5. 3308 Riverside Drive - Owners Zoning Map
 6. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00368 FILED BY PIYUSH PATEL AND KAVITA SHAH REQUESTING A SPECIAL USE PERMIT TO ALLOW A PRIVATE POST OFFICE AND DELIVERY SERVICE ESTABLISHMENT AT PARCEL #55466 (3308 RIVERSIDE DRIVE) IN ACCORDANCE WITH ARTICLE 3.N SECTION C ITEM 14.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00368, filed by Piyush Patel and Kavita Shah, requesting a Special Use Permit to allow a private post office and delivery service establishment at Parcel ID #55466 (3308 Riverside Drive) in accordance with Article 3.N Section C Item 14, be and the same is hereby received; and

BE IT FURTHER ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00368, filed by Piyush Patel and Kavita Shah, requesting a Special Use Permit to allow a private post office and delivery service establishment at Parcel ID #55466 (3308 Riverside Drive) in accordance with Article 3.N Section C Item 14, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development

Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. *An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.*
2. *If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.*

PLANNING DIVISION PROVIDED INFORMATION

Application #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	_____
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Future Land Use:	_____

APPLICANT PROVIDED INFORMATION

Property Location:	3308 Riverside Drive Danville VA 25241
Applicant:	Piyush Patel and Kavita Shah
Applicant's Address:	9311 J W Clay Blvd Charlotte NC 28262
Applicant's Phone Number:	804-873-8134
Applicant's Email:	prayosha09@gmail.com

DANVILLE, VA

Describe Proposed Request: Request for Special Use Permit to open The UPS Store

Main propose to open and operate UPS Store at this location to Shipping and packaging Etc.

Kavita Shah

Applicant's Signature

07/09/2025

Date

Mila W. Sant Agent 7.9.25

Property Owner's Signature

Date

(if not applicant)

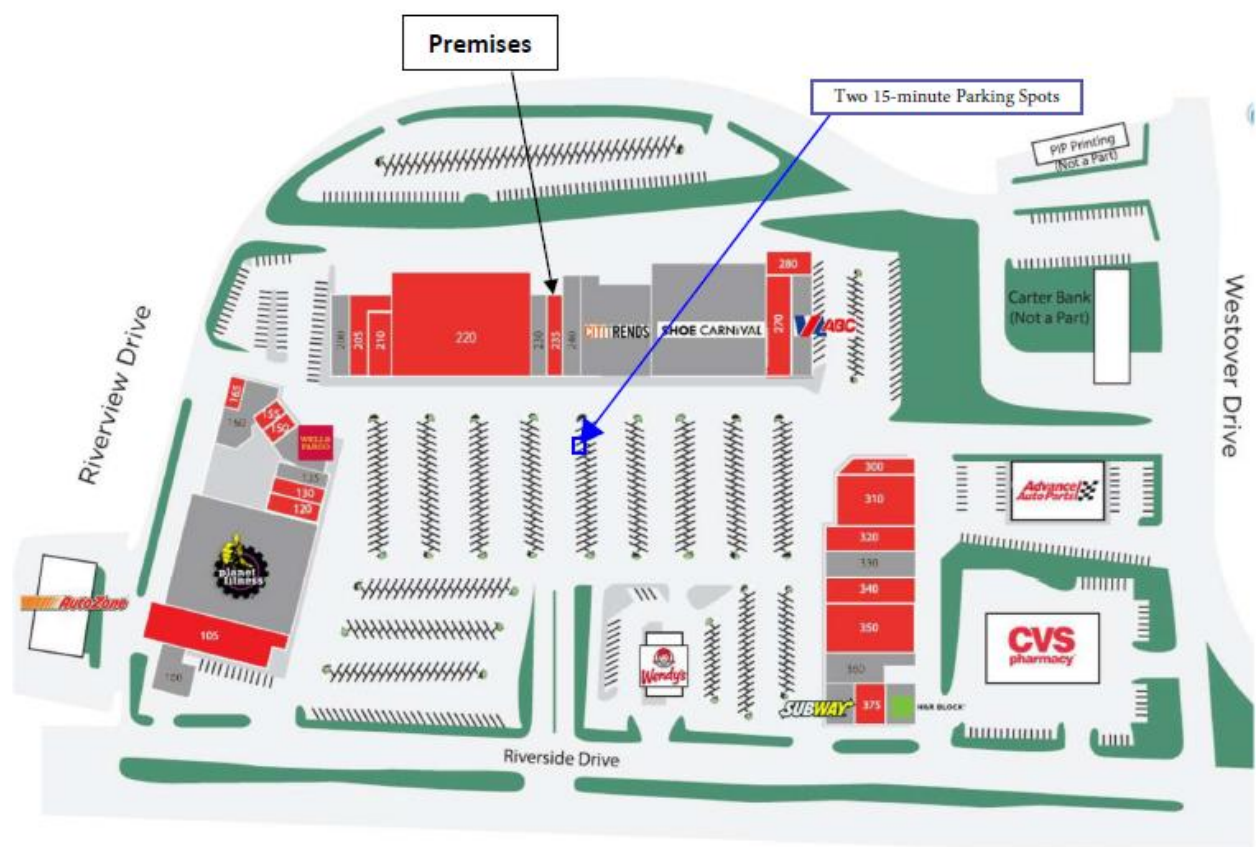
for Picked Property Management, LLC

PLEASE ATTACH THE FOLLOWING

1. A preliminary site plan in accordance with the Site Plan Regulations.
2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. A written statement of proposed project compatibility with the following:
 - a. The Comprehensive Plan.
 - b. The applicable zoning district.
 - c. The surrounding properties.
 - d. Current and future neighborhood conditions.
 - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
 - f. Adequate public facilities.
4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - a. The architectural elevations and floor plans of proposed building(s).
 - b. Traffic impact analysis.
 - c. Fiscal impact analysis.
 - d. Parking and site circulation analysis.
 - e. Photographs of property and surrounding area.
 - f. Environmental impact statement.

EXHIBIT “A”

3308 Riverside Drive, Unit 235



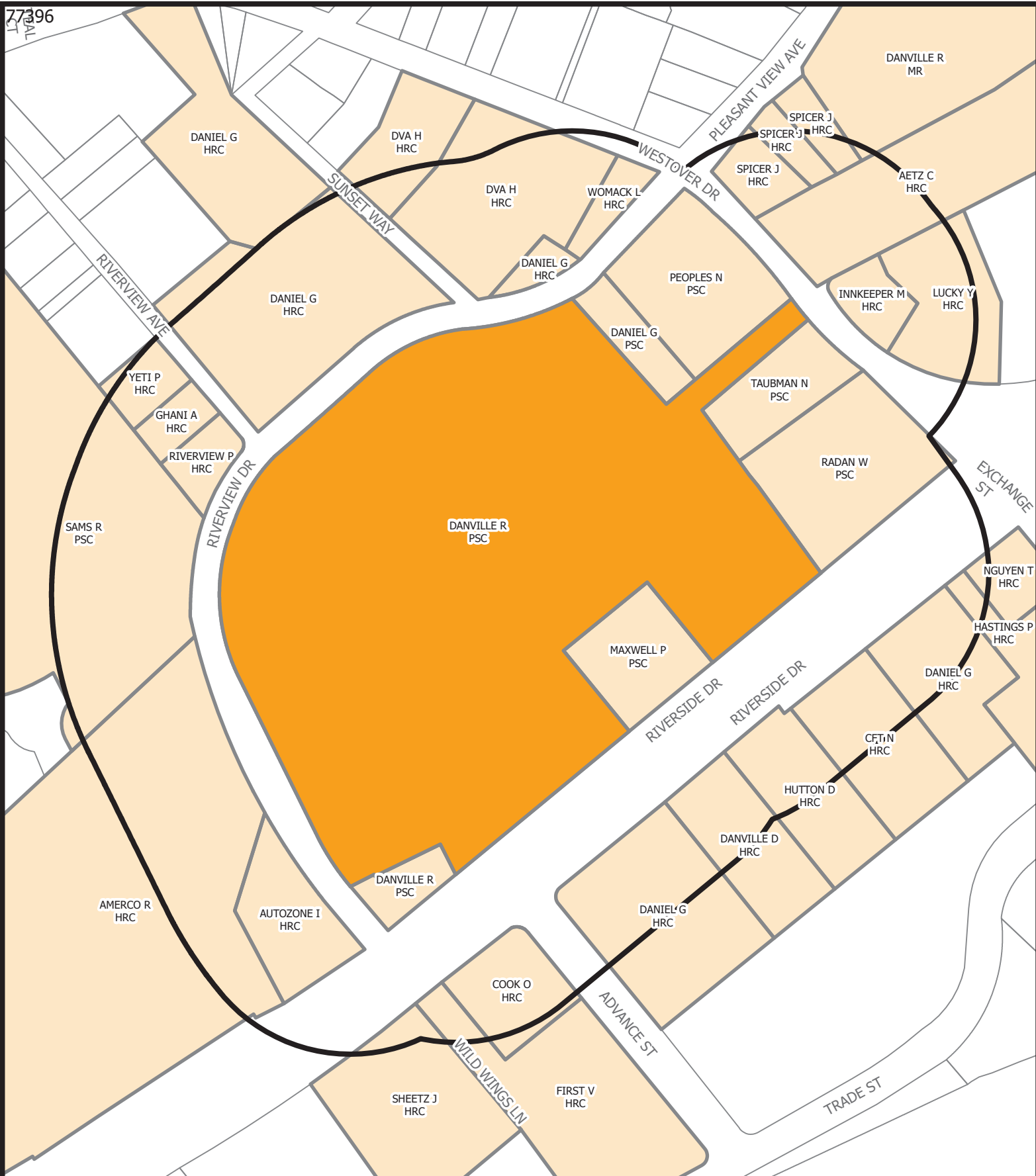


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/11/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/11/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



CITY OF DANVILLE

Community Development Division of Planning and Zoning

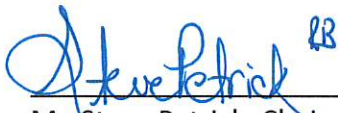
MEMORANDUM

DATE: AUGUST 11, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT REQUEST PZ25-00368

Special Use Permit application PZ25-00368 filed by Piyush Patel and Kavita Shah to allow a private post office and delivery service establishment at Parcel 55466 (3308 Riverside Drive) in accordance with Article 3.N Section C Item 14.

RECOMMENDATION

The Planning Commission, at their August 11, 2025, meeting voted 6-0 to recommend approval of Special Use Permit request PZ25-00368.


Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2292

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Rezoning Application filed by Hylton Commercial Properties LLC to rezone 212 Ingram Road.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from S-R Suburban Residential to "Conditional" HR-C, Highway Retail Commercial Parcel ID 72270 (212 Ingram Road).

SUMMARY

Hylton Commercial Properties LLC seeks to rezone Parcel 72270 at 212 Ingram Road from S-R, Suburban Residential, to "Conditional" HR-C, Highway Retail Commercial for the offices of Southside Mechanical Services, a local plumbing contractor. Formally the Seventh Day Adventist Church School, the property is a 3,624-square-foot commercial space with a 5,040-square-foot utility building in the rear. The applicant has contacted nearby property owners to discuss the proposal and respond to any questions or concerns.

212 Ingram Road, along with the adjacent properties to the south and west, is zoned S-R, Suburban Residential, intended for low-density single-family development. The properties to the north and east are zoned HR-C, Highway Retail Commercial, forming part of the commercial corridor along Riverside Drive. A 300-foot wooded buffer on the subject property separates the buildings from the residential parcels to the west, exceeding the 30-foot setback required by the zoning ordinance for the HR-C district. Additionally, there is an approximate 100-foot buffer between the property and the residential dwelling adjacent to the south on Ingram Road.

The applicants intend to fence the rear yard to allow for future outdoor storage of vehicles and equipment. According to zoning code regulations, outdoor storage is required to be screened from view. There will also be parking requirements at a rate of one (1) space per four (4) persons of the building's occupancy load. A certificate of occupancy would be required prior to operation.

On August 11, 2025, the City Planning Commission voted 6-0 to recommend approval of Rezoning request PZ25-00370 to rezone Parcel 72270 from S-R, Suburban Residential to "Conditional" HR-C, Highway Retail Commercial.

RECOMMENDATION

It is recommended that City Council adopt an Ordinance to rezone Parcel ID 72270 (212 Ingram Road) from S-R, Suburban Residential to "Conditional" HR-C, Highway Retail Commercial with the following conditions:

- A minimum buffer of the existing vegetation of 100 feet in the rear yard
- A minimum vegetative buffer of 10 feet in the side yard adjacent to the residential zoning
- Fencing placed in rear yard must include screening to prevent visibility of outdoor storage
- Parking is limited to side and rear yards

Attachments

1. Ordinance
 2. Exhibit A
 3. Application
 4. Applicant's Letter to the neighbors
 5. 212 Ingram - Aerials Map
 6. 212 Ingram - Owners Zoning Map
 7. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE REZONING FROM S-R SUBURBAN RESIDENTIAL TO “CONDITIONAL” HR-C, HIGHWAY RETAIL COMMERCIAL PARCEL ID 72270 (212 INGRAM ROAD)

WHEREAS, in accordance with the Code of the City of Danville, Virginia, 1986, as amended, Hylton Commercial Properties, LLC, has requested to rezone from the S-R Suburban Residential zoning district to the HR-C Highway Retail Commercial zoning district, Parcel ID 72270 (212 Ingram Road), of the City of Danville, Virginia Zoning District Map.

NOW THEREFORE BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Rezoning Application PZ25-000370, filed by Hylton Commercial Properties, LLC, requesting to rezone from the S-R Suburban Residential zoning district to the “Conditional” HR-C Highway Retail Commercial zoning district, Parcel ID 72270 (212 Ingram Road) of the City of Danville, Virginia Zoning District Map, is hereby received; and

BE IT FURTHER ORDAINED that in accordance with the Code of the City of Danville, Virginia, the conditions proffered by Hylton Commercial Properties LLC, requesting to rezone from S-R Suburban Residential to “Conditional” HR-C Highway Retail Commercial at Parcel ID 72270 (212 Ingram Road) of the City of Danville, Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof by reference are accepted, and approved; and

BE IT FURTHER ORDAINED that in consideration of said report and the public hearing this day held by Council, Rezoning Application PZ25-00370, filed by Hylton Commercial Properties LLC, requesting to rezone from the S-R Suburban Residential zoning district to the “Conditional” HR-C Highway Retail Commercial zoning district, Parcel ID 72270 (212 Ingram Road) of the City of Danville, Virginia Zoning District Map, as provided in Exhibit A, attached hereto and made part hereof, be, the same is hereby approved; and

BE IT FINALLY ORDAINED that Parcel ID 72270 of the City of Danville, Virginia
District Map is hereby amended to reflect the same.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Exhibit A

CITY OF DANVILLE

BEFORE THE CITY COUNCIL:

IN RE: "CONDITIONAL" REZONING OF 212 INGRAM ROAD, OTHERWISE KNOWN AS
PARCEL 72270 OF THE CITY OF DANVILLE, VIRGINIA, ZONING DISTRICT MAP

PROFFER OF CONDITIONS:

Rezoning application PZ25-00370 filed by Hylton Commercial Properties LLC to rezone
Parcel 72270 (212 Ingram Road) from S-R Suburban Residential to HR-C Highway Retail
Commercial. The applicant is requesting to rezone to allow a contractor's office.

TO THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL FOR THE
CITY OF DANVILLE, VIRGINIA.

Being in accordance with Sec.15.2-2296 of the Code of Virginia, 1950, as amended, the
Petitioner, the City of Danville, hereby voluntarily proffers the following conditions to
the rezoning, from S-R Suburban Residential to "Conditional" HR-C Highway Retail
Commercial, of the parcels of land described above:

The property shall be zoned "Conditional" HR-C Highway Retail Commercial as provided in
the Code of the City of Danville, Virginia, 1986, as amended, with the following conditions:

1. A minimum one hundred (100) foot buffer of existing vegetation will be maintained in
the rear yard.
2. A minimum ten (10) foot buffer will be maintained in the side yard adjacent to the
residential zoning district.
3. Fencing placed in rear yard must include screening to prevent visibility of outdoor
storage.
4. Parking is limited to the side and rear yards.


Applicant

8/20/25
Date



CITY OF DANVILLE

Community Development Division of Planning and Zoning

REZONING APPLICATION

1. An application for rezoning shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee as established by the City Council.
2. The application shall include the following information:
 - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - b. A written statement of proposed project compatibility with the following:
 1. The Comprehensive Plan.
 2. The applicable zoning district.
 3. The surrounding properties.
 4. Current and future neighborhood conditions.
 5. Pedestrian and vehicular traffic patterns, on-site and off-site.
 6. Adequate public facilities.
 - c. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant: 1. The architectural elevations and floor plans of proposed building(s). 2. Traffic impact analysis. 3. Fiscal impact analysis. 4. Parking and site circulation analysis. 5. Photographs of property and surrounding area. 6. Environmental impact statement. 7. A preliminary site plan in accordance with the Site Plan Regulations.

PLANNING DIVISION PROVIDED INFORMATION

Application #:	<u>PZ25-00370</u>	PC Meeting Date:	<u>Aug. 11, 2025</u>
Date Received:	<u>07/10/2025</u>	Received By:	<u>SEJ</u>
Parcel ID:	<u>72270</u>	Address:	<u>212 Ingram Dr.</u>
Existing Zoning:	<u>SR</u>	Proposed Zoning:	<u>HR-C</u>

APPLICANT PROVIDED INFORMATION

Applicant: Hyden Commercial Properties LLC

Applicant's Address: 255 Ranch Dr, Danville, Va 24541

DANVILLE, VA

Applicant's Phone Number: 434-251-9585

Applicant's Email: jhyllan@scouthside-mechanical.com

Purpose for Proposed Amendment: Change to H.R.C. to house a plumbing contractors office.

Property Address: 212 Ingram Rd Gross Area/ Net Area: _____

Property Location: N ☐ S ☒ E ☐ W ☐ Side of: Riverside Dr.

Between: _____ and _____

Proffered Conditions: _____

[Signature]
Applicant's Signature
7/8/25
Date

Robert Conner Corporation of Danville, VA
Advised
[Signature]
Property Owner's Signature
(if not applicant)
7/8/25
Date

SOUTHSIDE MECHANICAL SERVICES

"More Than Just a Plumber"



P.O. BOX 11210 DANVILLE, VA. 24543
PHONE: (434) 799-8023 FAX: (434) 799-1716

7/16/25
Re: 212 Ingram Rd

Dear Resident,

You may have received or will soon receive a letter from the City of Danville Planning and Zoning Department notifying you of the potential rezoning of 212 Ingram Rd. We would like to take this opportunity to introduce ourselves and offer a bit of clarification on the matter.

We are George Hylton and Justin Hylton. We are the owners of Southside Mechanical Services. Southside Mechanical Services is a plumbing and mechanical company that has served Danville and surrounding areas for more than 25 years. We are also the owners of Hylton Commercial Properties. Hylton Commercial Properties is in the process of purchasing the property at 212 Ingram Rd to be occupied by Southside Mechanical Services.

The property at 212 Ingram Rd previously was the home to the Seventh Day Adventist Church. In this building they were operating a school and church. This was allowable under the current zoning of Suburban Residential. However, our business cannot operate on a property with such zoning. Therefore we are requesting 212 Ingram Rd to be rezoned to Highway Retail Commercial.

We are sure you may have concerns about a business operating in your vicinity. We would like to address some of the possible concerns you may have. The property has two buildings. The smaller building would house our office staff. The larger building would be our warehouse for materials and equipment. Because most of our business is done on the jobsite, commercial/industrial businesses and the homes of those in our community, we shouldn't be a bother as far as noise. We are aware that some businesses in the construction industry tend to leave a mess around their shop/warehouse areas. We can assure you that is not what you can expect from Southside Mechanical Services. We have the motto "A clean jobsite is an efficient jobsite". This mindset is carried over to our office and shop/warehouse. Also, there will not be an influx of traffic once we're settled. We do not have a lot, if any, walk-up customers. We have the potential for ten office employees and all parking will be within the property. We hope this eases some of your concerns as to the type of neighbor we will be.

We thank you for taking the time to read this letter and allowing us to offer clarification to the notice sent by the City of Danville. Hopefully we are able to obtain the rezoning and will soon be a part of your community.

A handwritten signature in black ink, appearing to read 'George Hylton', with a stylized flourish at the end.

George Hylton

A handwritten signature in black ink, appearing to read 'Justin Hylton', with a stylized flourish at the end.

Justin Hylton

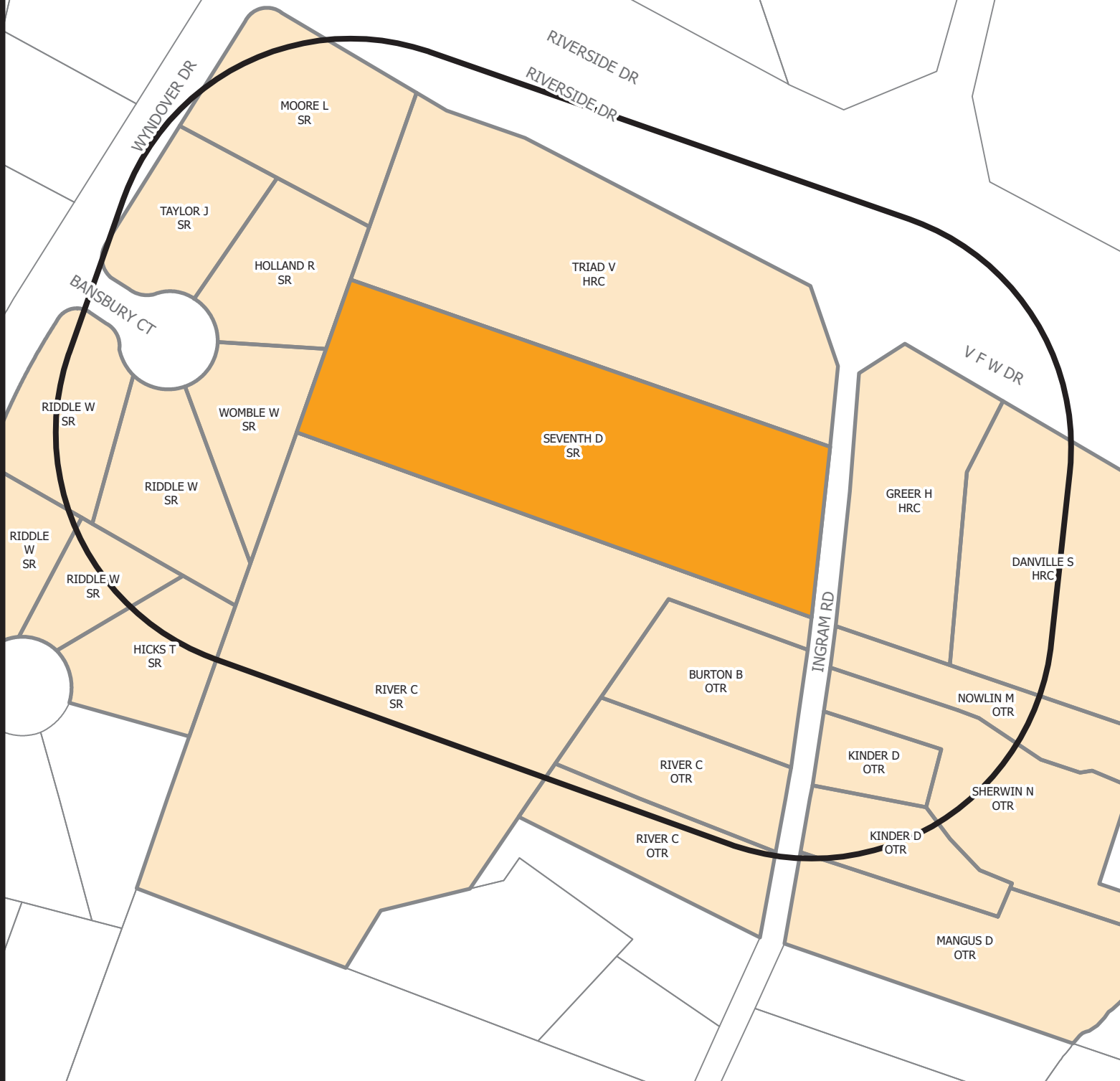


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/11/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/11/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: AUGUST 11, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: REZONING REQUEST PZ25-00370

Rezoning application PZ25-00370 filed by Hylton Commercial Properties LLC to rezone Parcel 72270 (212 Ingram Road) from S-R Suburban Residential to HR-C Highway Retail Commercial.

RECOMMENDATION

The Planning Commission, at their August 11, 2025, meeting voted 6-0 to recommend approval of Rezoning request PZ25-00370 with the following conditions:

- A minimum buffer of the existing vegetation of 100 feet in the rear yard
- A minimum vegetative buffer of 10 feet in the side yard adjacent to the residential zoning
- Fencing placed in rear yard must include screening to prevent visibility of outdoor storage
- Parking is limited to side and rear yards


Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2293

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Special Use Permit Application at 301 Lowes Drive.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Granting Special Use Permit Application PZ25- 00373 filed by Rivermont Schools Requesting a Special Use Permit to Allow a School to Operate at Parcel 72415 (301 Lowes Drive) In Accordance with Article 3.M Section C Item 15.

SUMMARY

Rivermont Schools has submitted Special Use Permit application PZ25-00373 to allow a private school at 301 Lowes Drive (Parcel 72415). The proposed school will serve students with autism and emotional disabilities, services currently offered at Rivermont's existing location at 441 Piney Forest Road. Initial enrollment at the facility is projected at approximately 80 students, with expected growth of 10 students annually. Daily transportation, to include bus and van pickup as well as parent drop off, will require a dedicated drop-off and pick-up zone on site. Existing parking appears adequate for the proposed use. However, staff believes a traffic management plan is necessary to ensure internal vehicle traffic does not negatively impact traffic flow along Lowes Drive and has advised the applicant to provide one.

The Danville 2023 Comprehensive Plan encourages adaptive reuse within the PS-C district. This proposal supports that goal by repurposing a vacant commercial building to provide essential services for a vulnerable student population. On August 11, 2025, the City Planning Commission voted 6-0 to approve Special Use Permit application PZ25-00373 to allow a school to operate at Parcel ID 72415 (301 Lowes Drive).

RECOMMENDATION

It is recommended that City Council adopt an Ordinance for a Special Use Permit at Parcel 72415 (301 Lowes Drive) to allow a school to operate in accordance with Article 3.M. Section C Item 15.

Attachments

1. Ordinance
 2. Application
 3. Plat
 4. 301 Lowes Drive - Aerials Map
 5. 301 Lowes Drive - Owners Zoning Map
 6. Planning Commission Recommendation
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPLICATION PZ25-00373 FILED BY RIVERMONT SCHOOLS REQUESTING A SPECIAL USE PERMIT TO ALLOW A SCHOOL TO OPERATE AT PARCEL 72415 (301 LOWES DRIVE) IN ACCORDANCE WITH ARTICLE 3.M SECTION C ITEM 15.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia, that the report of the Planning Commission recommending approval of Special Use Permit Application PZ25-00373, filed by Rivermont Schools, requesting a Special Use Permit to allow a school to operate at Parcel ID 72415 (301 Lowes Drive) in accordance with Article 3.M Section C Item 15, be and the same is hereby received; and

BE IT FURTHER ORDAINED THAT, in consideration of said report and the public hearing this day held by Council, Special Use Permit Application PZ25-00373, filed by Rivermont Schools, requesting a Special Use Permit to allow a school to operate at Parcel ID 72415 (301 Lowes Drive) in accordance with Article 3.M Section C Item 15, is hereby granted and approved.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

- 1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.*
- 2. If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.*

PLANNING DIVISION PROVIDED INFORMATION

Application #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	_____
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Future Land Use:	_____

APPLICANT PROVIDED INFORMATION

Property Location:	301 Lowes Dr., Danville VA 24540
Applicant:	Rivermont Schools
Applicant's Address:	2 Villiage Square, Suite 210, Batimore, MD 21210
Applicant's Phone Number:	231-878-5358
Applicant's Email:	jair.kollasch@newstory.com

DANVILLE, VA

Describe Proposed Request: _____

Rivermont Schools exists to offer a safe, nurturing environment for our students with Autism and their families. We ensure that each student's unique needs are met, and that they have the necessary supports to learn, grow and achieve their goals of being productive, independent members of our communities and ultimately, good neighbors. Rivermont Schools has a 38-year history of empowering students with special needs from the Danville community and your surrounding counties.

Jair Kollasch 7/11/25
Applicant's Signature Date
V. P. of Facilities & Development
Jair Kollasch

[Signature] 7/11/2025
Property Owner's Signature Date
(if not applicant)

PLEASE ATTACH THE FOLLOWING

1. A preliminary site plan in accordance with the Site Plan Regulations.
2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
3. A written statement of proposed project compatibility with the following:
 - a. The Comprehensive Plan.
 - b. The applicable zoning district.
 - c. The surrounding properties.
 - d. Current and future neighborhood conditions.
 - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
 - f. Adequate public facilities.
4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - a. The architectural elevations and floor plans of proposed building(s).
 - b. Traffic impact analysis.
 - c. Fiscal impact analysis.
 - d. Parking and site circulation analysis.
 - e. Photographs of property and surrounding area.
 - f. Environmental impact statement.

301 Lowes Dr, Danville, VA 24540

ISSUE:	<i>SPACE PLANNING</i>
ISSUE DATE:	07/29/2025
PSH+ No:	2198-05
AGENCY No:	Number
PROJECT CODE No:	

[illegible]

SK01



01 SPACE PLAN 01

SCALE: 1/8" = 1'-0"

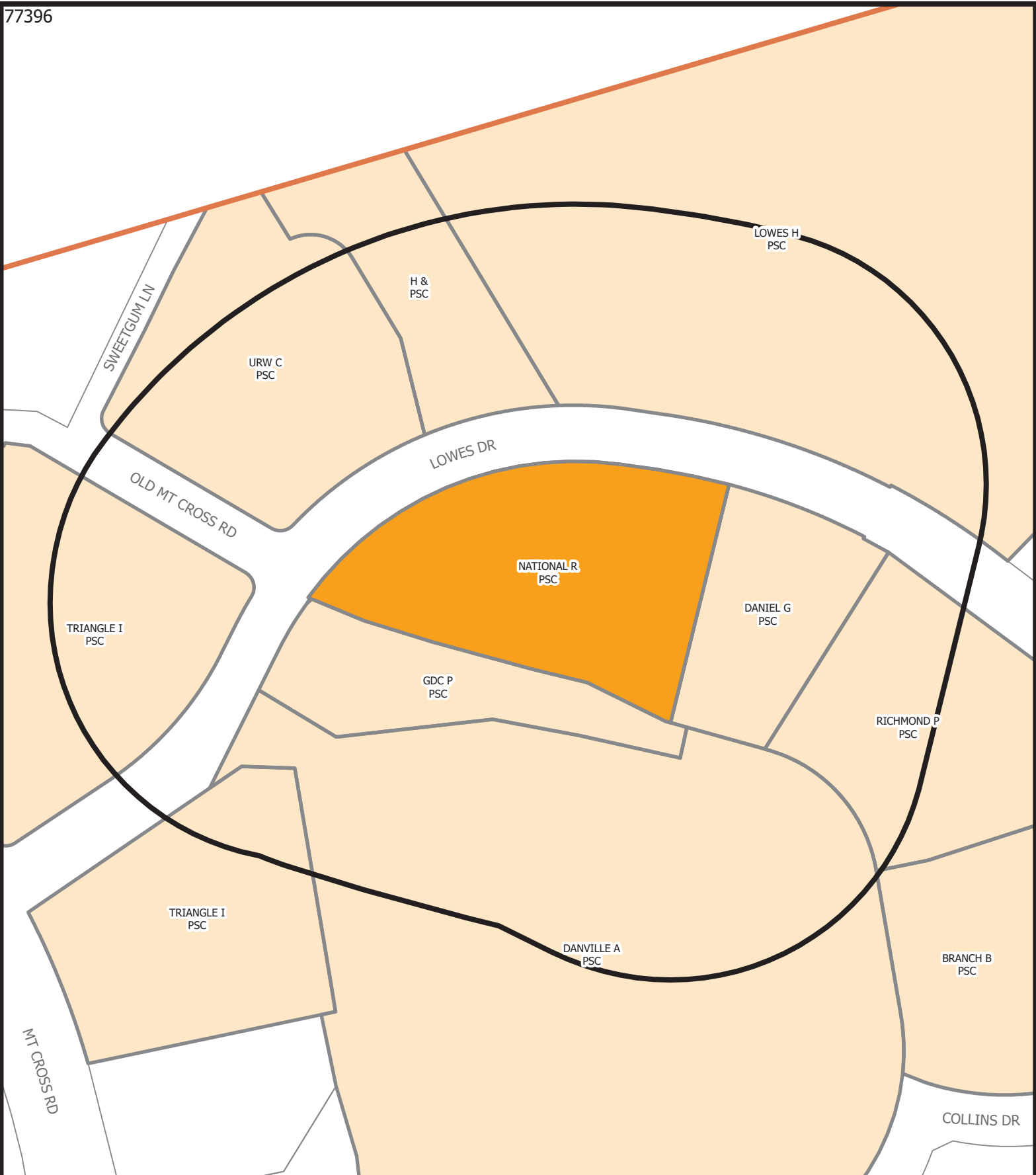


2025 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
7/15/2025



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



CITY OF DANVILLE

Community Development Division of Planning and Zoning

MEMORANDUM

DATE: AUGUST 11, 2025
TO: CITY COUNCIL
FROM: CITY PLANNING COMMISSION
RE: SPECIAL USE PERMIT REQUEST PZ25-00373

Special Use Permit application PZ25-00373 filed by Rivermont Schools to allow a school at Parcel 72415 (301 Lowes Drive) in accordance with Article 3.M Section C Item 15.

RECOMMENDATION

The Planning Commission, at their August 11, 2025, meeting voted 6-0 to recommend approval of Special Use Permit request PZ25-00373.

A blue ink signature of Steve Petrick, with the initials "RB" written to the right of the signature.

Mr. Steve Petrick, Chair

Council Letter City of Danville, Virginia



CL - 2257

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Amendment to the Caswell County Water Agreement.

From: Jason Grey, Director of Utilities

COUNCIL ACTION

A Resolution Approving the City Manager to Execute Amendment #7 of the Caswell County Water Agreement to Reflect New Terms and Notice Requirements.

SUMMARY

The City of Danville has had an agreement with Caswell County since 1990 to supply water to the North Elementary School on Route 86 and the Pelham Industrial Park and Visitor's Center on U.S. 29. Caswell County has requested that the City consider changing the terms and notice requirements to ensure safe and reliable drinking water for their customers. The current agreement allows for successive one-year renewals. Caswell County has requested an initial 20-year term from the date of this new amendment, with additional 20-year successive terms. Either party may provide five-year notice of their intentions to end the agreement.

BACKGROUND

The City of Danville currently provides a water interconnection at the Virginia/North Carolina border to Caswell County on Route 86. This interconnection serves the North Elementary School and provides an emergency connection to the town of Yanceyville. Danville also provides a water interconnection to Caswell County on West Main Street at the Virginia/North Carolina border that serves the Pelham Industrial Park and Visitor's Center. The current agreement has been in place for 35 years, and the City and Caswell County have worked through various projects during that time.

RECOMMENDATION

Staff recommends City Council authorize and approve the City Manager executing Amendment #7 of the Caswell County water agreement to include new terms and notice requirements.

Attachments

1. Resolution
 2. Caswell County-Danville Agreement - 1990
 3. Amendment #7 to Water Agreement
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025- _____._____

A RESOLUTION APPROVING THE CITY MANAGER TO EXECUTE #7 OF THE CASWELL COUNTY WATER AGREEMENT TO REFLECT NEW TERMS AND NOTICE REQUIREMENTS.

WHEREAS, the City of Danville, Virginia and Caswell County currently have an agreement dated May 24, 1990, to provide daily water to the North Elementary School on Route 86, an emergency connection to the town of Yanceyville, North Carolina, and an interconnection to the Pelham Industrial Park and Visitor's Center located on U.S. 29; and

WHEREAS, Caswell County has requested the original length of the agreement be changed to reflect a 20-year term with successive 20-year terms to ensure continued service for new customer growth locating in Caswell County; and

WHEREAS, either party must provide a 5-year notice of their intention to end this agreement to ensure safe and reliable drinking water for their customers; and

WHEREAS, the City of Danville has sufficient water capacity to serve Caswell County for the two interconnections on Route 86 and U.S. 29.

NOW, THEREFORE BE IT RESOLVED that the City of Danville agrees to amend the Caswell County agreement dated May 24, 1990, to reflect the new terms requested to ensure safe and reliable service; and

BE IT FURTHER RESOLVED that the City Manager is authorized to sign contracts, agreements, and other documents related to the water agreement with Caswell County.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

Deputy City Attorney

THIS AGREEMENT, made this 24TH day of MAY, 1990, by and between the CITY OF DANVILLE, VIRGINIA, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to as "City," and CASWELL COUNTY, NORTH CAROLINA, a political subdivision of the State of North Carolina, hereinafter referred to as "County";

W I T N E S S E T H

WHEREAS, the City owns and operates both a water treatment plant and distribution system and a wastewater treatment facility and collection system; and

WHEREAS, the County desires to provide water and sewer services to residential and commercial users within an area adjoining the City by operating and maintaining an independent water and sewer system that would be connected to the City's systems for water supply and for sewerage treatment; and

WHEREAS, the City is willing to provide water and wastewater treatment capacity to the County so as to permit the County to provide a water and sewer service to its residential and commercial customers but not to industrial customers; and

WHEREAS, the City currently has sufficient excess water and wastewater treatment capacities to provide such service to the County;

NOW, THEREFORE, in consideration of the promises and the mutual covenants herein contained, and subject to the terms and conditions herein contained, the parties hereby agree as follows:

1. DEFINITIONS.

As applied to the following words, terms, and abbreviations used in this Agreement, they shall have the following meanings:

a. City's wastewater treatment facility shall mean any arrangement of land, structures, other improvements, devices, equipment, or vehicles used for treating wastewater, including industrial waste water. (However, the provisions of Section 21 of this Agreement prohibit the inclusion of industrial wastewater in the County's wastewater to be treated by the City.)

b. Commercial customer shall mean any nonresidential user as to premises not included within the definition of an industrial user as defined in § 34.5-3 of the Code of the City of Danville, Virginia, 1986, as amended.

c. Industrial customer shall mean any nonresidential user identified in Division A, B, D, or E of the Standard Industrial Classification Manual.

d. Meter shall mean the two (2) master meters required under this Agreement, one for the water connection and one for the sewer connection.

e. Point of service shall mean the point at which water and wastewater treatment service is provided to the County and the point at which the water and sewer meters shall be located. It shall also be the point at which the responsibility for the operation and maintenance of the City's

and the County's respective systems are determined unless otherwise provided for in this agreement.

f. Residential customer shall mean a user who uses water for or discharges wastewater from premises used only for human residency.

g. Service area shall mean the area within the County to be served by the County.

h. Sewer Use Ordinance shall mean Chapter 34.5 of the Code of the City of Danville, Virginia, 1986, as amended, or any other chapter dealing with sewers and sewage treatment including any revisions and/or amendments thereto as may from time to time be adopted by the Council of the City of Danville, Virginia.

i. Wastewater, sewage, or sewerage shall mean a combination of the water carried waste from residences, business buildings, industrial establishments, and institutions together with such ground, surface, and storm waters as may be present. (However, the provisions of Section 21 of this Agreement prohibit the inclusion of industrial waste and wastewater, sewage, or sewerage in the County's wastewater to be treated by the City.)

2. TERM.

a. The term of this Agreement shall commence at 12:01 a.m. on the ____ day of _____, 1990, and shall extend for an initial period of ten (10) years and shall renew automatically for successive one (1) year terms unless terminated as herein provided.

b. This Agreement may be terminated by either party at any time after the initial term by giving the other party written notice three (3) years in advance of the effective date of such termination.

c. In the event the County has not initiated actual physical installation and construction by July 1, 1992 of the lines and facilities required to provide the services referred to and described herein, this Agreement shall become null and void as of July 1, 1992, unless otherwise extended by mutual agreement of the parties hereto.

3. SERVICE AREA.

The service area of the County shall consist of any area within the County.

4. POINT OF SERVICE.

The point of service for water shall be within the City at or near the Virginia/North Carolina border adjacent to or near Jenny Lane (formerly State Road 736), and for sewer where the sewer force main terminates at the existing City gravity sewer main at or near the Goodyear plant located on Goodyear Boulevard (formerly State Road 737), or as may be agreed upon by the parties hereto.

5. CONSTRUCTION REQUIRED TO PROVIDE SERVICES.

The parties hereto acknowledge and agree that certain water and sewer mains, metering devices, or other facilities will have to be constructed and installed in order for the City to provide and the County to accept the water and wastewater services provided for herein. The parties further

agree that all of the cost of such construction and installation needed for the City to provide water and wastewater services to the County shall be borne by the County, regardless of which side of the point of service such construction and installation will have to be made. Nothing contained herein shall prohibit third-party participation in these costs.

6. CONSTRUCTION AND INSTALLATION OF FACILITIES.

a. The construction and installation of all facilities, including master meters in either the City or the County which relate either to the water or wastewater services delivered to the County or to the water or sewerage service provided to residential and commercial users by the County, shall be designed to applicable standards and requirements of the respective State agency having jurisdiction over same. In addition facilities constructed within the City limits of Danville shall meet the specifications set by the City for similar facilities constructed within the City; and for facilities constructed in North Carolina, the City shall have the right to review facilities, components, and materials which potentially could impact the integrity of the system as it relates to the safety and health (i.e., backflow prevention devices, etc.) of Danville systems. The County will obtain the written approval of the City prior to the installation, operation, or maintenance of any such facilities, components, or materials. Specifications required by the City for facilities constructed or installed in the County shall not be

higher than those for similar facilities constructed within the City.

b. In the event that any of the facilities installed pursuant to this Agreement must subsequently be relocated for any reason the County shall bear the cost of such relocation. If the relocation appears necessary because of changes or improvements which the City proposes to make, the City will consult with the County beforehand in order to give reasonable consideration to alternatives which might avoid the need for relocation or minimize the cost to the County of such relocation. If the relocation appears necessary because of changes or improvements which the Commonwealth or the Federal government proposes to make, the City will consult with the County regarding a possible alternative which might avoid relocation or minimize the cost to the County of such relocation and request on behalf of the County that the governmental entity involved adopt such alternative.

c. An excavation permit must be obtained by the County from the City's Department of Community Development and Engineering in accordance with the provisions of Chapter 35 of the City Code prior to the installation of any water and/or sewer lines in City streets. After installation of such water and/or sewer lines in any such City street, the pavement, shoulders, and roadside ditches of any such street shall be restored to their original condition by the County in accordance with the provisions of the excavation permit and the provisions of Chapter 35 of the City Code

7. SIZE AND LOCATION OF FACILITIES.

a. The City in its sole discretion shall determine the size and location of all meters and other facilities within the City, unless specifically provided for herein.

b. The water main serving the County shall be located within the right-of-way of Jenny Lane (formerly State Road 736) from the Virginia/North Carolina line to its intersection with Goodyear Boulevard, the specific location of which shall be determined by the City, or at such other location as may be agreed upon by the parties hereto.

c. The sewer main serving the County shall be located within the right-of-way of Jenny Lane (formerly State Road 736 from the Virginia/Carolina line to its intersection with Goodyear Boulevard (formerly State Road 737) and then in the right-of-way of Goodyear Boulevard in an easterly direction along Goodyear Boulevard and shall connect to the existing gravity sewer main on Goodyear Boulevard at or near the Goodyear Plant, or at such other location as may be agreed upon by the parties hereto. It is agreed by the parties hereto that such sewer main may be a forced sewer main.

8. OWNERSHIP OF FACILITIES.

The County acknowledges and agrees that, upon construction, or installation of the facilities, including meters, within the City necessary for the City to provide water and wastewater services to the County and acceptance of same by the City, all water facilities and gravity flow sewer mains

shall become the property of the City without compensation to the County and shall remain the property of the City even if this Agreement is terminated or cancelled, regardless of the reason for the termination or cancellation. If this Agreement is cancelled all forced sewer mains located within the City shall immediately become the property of the City. The County further agrees to take whatever action and provide whatever documents are necessary to transfer to the City ownership and title to such facilities free and clear of all liens and encumbrances of any kind. All facilities located within the County shall be and remain the property of the County unless transferred by the County in connection with assignment of this agreement as herein provided.

9. CROSS CONNECTION DEVICE.

The County acknowledges and agrees that at the point of service where connection is made to the City's water system that a cross connection device shall be installed and that the cost of such cross connection device shall be borne by the County. The City reserves the right to determine the type of device installed.

10. OPERATION AND MAINTENANCE.

a. Unless otherwise provided for herein, the City and the County shall be responsible for the operation and maintenance of water and wastewater treatment (sewer) facilities on their respective sides of the point of service; provided, however, that the City shall maintain the meters, the cost of which maintenance shall be borne by the County.

Further, if the City, in its sole discretion determines that the size of either the water or sewer meters need to be changed and, therefore, a new meter installed, the County shall bear the full cost of the replacement meter less credit for the original cost of the meter replaced.

b. The County hereby requests and the City agrees that the City shall maintain all of the forced sewer main located within the City and owned by the County and the County agrees to reimburse the City for the cost of repairs and any expenses relating thereto, including any cost incurred as a result of a break to the sewer forced main. It shall be the responsibility of the County to notify the City of any needed maintenance provided, however, in the event a break occurs to a sewer forced main owned by the County but within the City the City shall have the right to make emergency repairs to such force mains without prior notice from the County.

11. READING THE METERS.

The City shall be responsible for reading the water and sewer meters; however, the County will be granted access to the meters to verify such readings upon reasonable, advance notice to the City.

12. BILLING, PAYMENT, AND RECORDS.

a. The County will be billed on a monthly basis for both the water and sewer reserved capacity charges as well as the actual usages based upon the City's standard water and wastewater service charges in effect at the time of the effective date of this Agreement and as may be amended from

time to time by the City Council. The County will be deemed a water and wastewater service customer of the City and subject to all of the provisions of the rate schedules and ordinances of the City except as otherwise set forth in this Agreement. The County shall specifically be subject to the water and sewer reserve capacity charges as well as charges for actual usage.

b. The County shall be billed for the water and sewer reserved capacities at the time the facilities required to make such capacities available to the County have been completed; provided, however, that in the event construction of these facilities has been initiated but has not been completed prior to July 1, 1992, the County agrees to begin compensating the City for the reserved capacities as of July 1, 1992.

13. TESTING, INSPECTIONS, ETC.

The County agrees to pay for any testing, inspection, or other cost, including the cost of any facility or process that may be necessary to meet the requirements of North Carolina regulatory agencies which are above and beyond the requirements of Virginia regulatory agencies.

14. SEWER USE ORDINANCE.

a. The County agrees that prior to receiving any services provided by this Agreement it will adopt an ordinance which will contain provisions identical to the applicable provisions of the City's Sewer Use Ordinance and will appropriately enforce such ordinance. The County further agrees that if the City makes any changes in the provisions of

its Sewer Use Ordinance due to changes in Virginia and/or federal law or for any other reason, the County shall promptly amend its ordinance or ordinances to include such provisions and enforce the ordinance or ordinances as amended.

b. The County shall provide the City with responses to any surveys which the City in its sole discretion deems necessary in order to comply with the provisions of its own Sewer Use Ordinance or with the provisions of Virginia or federal law.

15. CUSTOMER INFORMATION.

The County agrees to provide the City with a list of the types and number of customers being provided water and sewer services by the County within thirty (30) days of the end of each calendar quarter. The list will be in the format and contain such information as may be required by the City.

16. CAPACITIES PROVIDED.

a. It is hereby agreed that the City will reserve for and provide the County 100,000 gallons per day capacity for potable water and 100,000 gallons per day capacity for wastewater treatment (sewerage treatment).

b. It is hereby agreed and understood that the County hereby reserves the right to request either an increase or a decrease in the reserved capacities as herein provided.

c. At such time as actual volume of usage by the County reaches eighty (80) percent of either the water or wastewater treatment reserved capacity or both, the County shall notify the City of same and within sixty (60) days

thereafter advise the City if it desires additional reserved capacity in the City's water and/or wastewater facilities in excess of that provided for in Subsection a. above. If the City's water and/or wastewater treatment facilities lack the capacity to reserve additional water and/or wastewater treatment capacity to the County, the County may accept additional water and sewer customers until such time as the County is using ninety-five (95) percent of the capacity being reserved by the City for it under this Agreement. At that point the County will not permit additional customers to connect to its system. The additional five (5) percent of water and wastewater treatment capacity reserved by the City for the County will be reserved by the County for the possible increased usage of its existing customers.

17. INTERPRETATION OF AGREEMENT.

This Agreement and any of its terms and conditions shall be construed and interpreted in accordance with the applicable laws of the Commonwealth of Virginia.

18. ASSIGNMENT OF AGREEMENT.

It is hereby agreed that if the County determines that its water and sewer system should be operated by another political subdivision, this Agreement may be assigned to such entity upon prior approval by the City. However, any such assignment shall not relieve the County of the requirement to maintain in existence and enforce an ordinance applicable to such water and sewer system which

contains provisions identical to those in the City's Sewer Use Ordinance.

19. SEVERABILITY.

If any provision of this Agreement is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

20. NOTICES.

Any notice required by this Agreement shall be sent to the following:

a. To the City:

City Manager
City of Danville
P.O. Box 3300
Danville, Virginia 24543

b. To the County:

County Manager
Caswell County
P.O. Box 98
Yanceyville, North Carolina 27379

21. PROHIBITION OF INDUSTRIAL CUSTOMERS.

a. It is expressly understood and agreed by the parties hereto that the County shall not now or in the future provide either water or sewer services from its system directly or indirectly to any industrial customer nor shall it permit any user to discharge wastewater containing toxic or poisonous substances or other substance which causes interference in the City's publicly-owned, treatment works.

b. Upon discovery by either the County or the City of a user discharging wastewater containing toxic or poisonous substances or other substance which causes interference in the City's publicly-owned, treatment works the County shall within forty-eight (48) hours of such discovery terminate the user's sewer service or to cause such discharge to cease.

c. Should the County permit an industrial customer to connect with the County's water or sewer system so as to make use of either the water or wastewater treatment capacity provided by the City or fail to terminate or cause the above prohibited discharge to cease, the City will have an absolute right to immediately terminate this Agreement upon written notice. The provisions of Section 2 shall not apply.

22. REGULATORY APPROVALS.

This Agreement, as well as all construction plans and specifications, if required, shall be subject to the approval by applicable regulatory agencies. This Agreement is made subject to the jurisdiction of any governmental authority or authorities having jurisdiction in the premises. Each party expressly recognizes that the other party herein shall, at any time and from time to time, be entitled unilaterally, to take such action before, or make such filings with, any governmental authority or authorities, or regulatory agency, having jurisdiction as such party shall deem proper.

23. LIABILITY.

a. In no event shall either party be liable to the other for any special, indirect, incidental, or consequential damages whatsoever, except that the foregoing shall not apply to any promises of indemnity or obligations to reimburse the parties expressly set forth in this Agreement.

b. Neither party shall be liable to any third party for the failure of the other party to perform its obligations hereunder.

24. FORCE MAJEURE.

The parties hereto shall be excused from performing hereunder and shall not be liable in damages or otherwise if and to the extent that they shall be unable to perform, or are prevented from performing, by the following "force majeure" events: acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, wars, blockages, boycotts, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, arrests, and restraints (either economic or physical) of government, civil disturbance, explosions, and other causes not within the reasonable control of the party claiming force majeure, and which by the exercise of reasonable diligence such party is unable to prevent, mitigate, or overcome. Any party claiming force majeure shall use its best efforts to resume in full its performance under this Agreement as soon as possible.

25. SALE OF EXCESS WATER AND WASTEWATER
TREATMENT CAPACITY.

The County recognizes that under the laws of the Commonwealth of Virginia, the City has the power and authority only to sell to the County under this Agreement its excess water and wastewater treatment capacity. Therefore, the County recognizes that the City must and does reserve the right to provide adequate water and wastewater treatment service to its own current customers, including industrial customers, as well as future customers who connect with the City's water and wastewater treatment facility.

26. MODIFICATIONS.

This Agreement may not be modified or amended except in writing signed by or on behalf of both parties by their duly authorized officers.

27. SPECIFIC PERFORMANCE.

Without regard to the requirements or other provisions of this Agreement, in addition to any of the rights and/or remedies referred to in this Agreement, either party shall have the right to obtain specific performance by such other party of any of such other party's obligations under this Agreement.

28. COUNTERPARTS.

This Agreement may be executed in counterparts, each of which shall be deemed an original but together shall constitute a single instrument.

29. APPROPRIATIONS NEEDED.

The City of Danville, as a municipal corporation of the Commonwealth of Virginia, and Caswell County, as a political subdivision of the State of North Carolina, are obligated and bound by the terms of this Agreement only to the extent that funds are lawfully appropriated therefor and are allocated and available to finance their respective obligations hereunder. In the event that and at such time as funds have not been appropriated or are not allocated or available to finance the City's or the County's obligations under this Agreement, then the City nor the County shall not be liable for any obligation under this Agreement. A failure of either party to perform its obligations under this Agreement as the result of the non-appropriation or unavailability of funds shall immediately terminate the Agreement and cancel the obligations of the other party.

30. COUNTY FACILITIES IN CITY STREETS.

The parties understand that the County will have to acquire an easement or franchise pursuant to the provisions of § 15.1-307 et seq. of the Virginia Code for sewer lines and water lines or other facilities owned by the County located over, under, or along City streets beyond the point of service.

31. WAIVER OF RIGHTS.

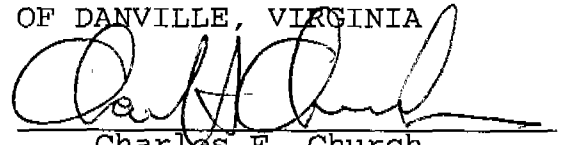
No action or failure to act by either the City or the County shall constitute a waiver of a right or duty afforded them under this Agreement, nor shall such action or

failure to act constitute an approval of or an acquiescence in a breach hereunder.

IN WITNESS WHEREOF, the City and the County have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

CITY OF DANVILLE, VIRGINIA

By:

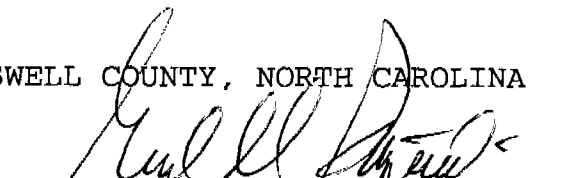

Charles F. Church
City Manager

ATTEST:

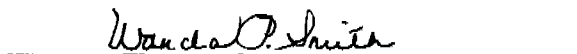

June N. Reynolds
Deputy City Clerk

CASWELL COUNTY, NORTH CAROLINA

By:


Gordon G. Satterfield
Chairman

ATTEST:


Wanda P. Smith
Board Clerk

SEVENTH AMENDMENT OF CONTRACT

THIS AGREEMENT made this 2nd day of September 2025, by the CITY OF DANVILLE, VIRGINIA, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to as “City”, and CASWELL COUNTY, NORTH CAROLINA, a political subdivision of the State of North Carolina, hereafter referred to “County”.

WITNESSETH

WHEREAS, on or about the 24th day of May 1990, the City and County entered into a certain agreement, a copy of which is attached hereto and made a part hereto; and

WHEREAS, the said City and County have agreed to modify certain terms of the aforesaid agreement.

NOW, THEREFORE, in consideration of the premises, the parties mutually agree as follows:

1. The City of Danville and Caswell County agree to modify the terms of the original agreement entered pursuant to the provisions of Article 16 Chapter 160A of the North Carolina General Statutes. Subject to termination as provided, the initial term of this agreement ends twenty (20) years from the date of this agreement. Upon the agreement of both parties, this agreement may be renewed for additional terms of twenty (20) years. Either party must provide a minimum of five years’ notice of their intention to end this agreement.
2. The terms and conditions of this Seventh Amendment shall become effective on September 3, 2025.

IN WITNESS WHEREOF, the City and the County have hereunto set their signatures and seals:

CITY OF DANVILLE, VIRGINIA

By: _____

Ken Larking

City Manager

ATTEST:

City Attorney

CASWELL COUNTY, NORTH CAROLINA

By: _____

County Administrator

ATTEST

County Attorney

Council Letter City of Danville, Virginia



CL - 2272

NEW BUSINESS E.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Project Resolutions for VDOT.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

COUNCIL ACTION

1. A Resolution of the City Council of the City of Danville, Virginia Endorsing the Fiscal Year 2027 Virginia Department of Transportation Revenue Sharing Applications for Funding of Several Transportation Projects.
2. A Resolution of the City Council of the City of Danville, Virginia Endorsing Fiscal Year 2027 Virginia Department of Transportation - Transportation Alternative Program Applications for Funding of Several Projects.

SUMMARY

The Department of Public Works - Engineering Division, has prepared Revenue Sharing Program applications and Transportation Alternative Program applications to request funding from the Virginia Department of Transportation for construction of projects as identified below:

Revenue Sharing Applications:

REVSH25 - Broadnax / Betts Street UPC 125454

REVSH21 - South Main Street Intersection Improvement UPC 117090

Memorial Drive Improvements - Goode to Poplar

Memorial / Craghead Improvements

Transportation Alternative Program Applications:

North Main Street & East Franklin Turnpike Pedestrian Improvements

Riverwalk Trail Trade Street Connection

Memorial Drive at Sycamore Street Pedestrian Improvement

BACKGROUND

The Virginia Department of Transportation (VDOT) has requested cities and counties submit applications for Revenue Sharing Program funds and Transportation Alternative Program funds for Fiscal Year 2027. Applications must be submitted by September 15, 2025. Revenue Sharing funds are matched 50/50 with local capital improvement funds. Transportation Alternative Program funds are matched 80/20 with local capital improvement funds. Pre-applications were required to be submitted by May 30, 2025 for proposed projects. VDOT reviewed the submitted pre-applications and approved them to proceed to full applications. Support Resolutions are required from City Council to support each application.

RECOMMENDATION

It is recommended that City Council approve the accompanying resolutions requesting the Virginia Department of Transportation to allocate Revenue Sharing Program funds and Transportation Alternatives Program funds for the proposed Fiscal Year 2027 projects in the City of Danville.

Attachments

1. Resolution - Revenue Sharing Applications
 2. Resolution - Alternative Program Applications
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA ENDORSING THE FISCAL YEAR 2027 VIRGINIA DEPARTMENT OF TRANSPORTATION REVENUE SHARING APPLICATIONS FOR FUNDING OF SEVERAL TRANSPORTATION PROJECTS.

WHEREAS, in accordance with the Commonwealth Transportation Board construction allocation procedures, it is necessary that a resolution be received from the sponsoring local jurisdiction or agency requesting the Commonwealth Transportation Board and the Virginia Department of Transportation to establish and fund projects in the City of Danville.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia, that the City requests the Commonwealth Transportation Board and the Virginia Department of Transportation to establish and fund the following Revenue Sharing project applications: REVSH25 - Broadnax / Betts Street UPC 125454, REVSH21 South Main Street Intersection Improvement UPC 117090, Memorial Drive Improvements - Goode to Poplar, Memorial / Craghead Improvements; and

BE IT FURTHER RESOLVED that the City of Danville hereby agrees to provide its share of the total cost for preliminary engineering, right-of-way acquisition, and construction of these projects in accordance with the project financial documents; and

BE IT FURTHER RESOLVED that the City of Danville hereby agrees to enter into project administration agreements with the Virginia Department of Transportation and to provide the necessary oversight to ensure the projects are developed in accordance with all applicable federal, state, and local requirements for design, right-of-way acquisition, and construction of the projects; and

BE IT FURTHER RESOLVED that the City of Danville will be responsible for maintenance and operating costs of the facilities as constructed unless other arrangements have been made with the Virginia Department of Transportation; and

BE IT FURTHER RESOLVED that if the City of Danville subsequently elects to cancel any of the projects, the City of Danville hereby agrees to reimburse the Virginia Department of Transportation for the total amount of costs expended by the Virginia Department of Transportation through the date the Department is notified of such cancellation. The City of Danville also agrees to repay any funds previously reimbursed that are later deemed ineligible by the Federal Highway Administration or the Virginia Department of Transportation; and

BE IT FINALLY RESOLVED that the City Manager, and/or his designee, is authorized to apply for funding and execute all agreements and addendums, as well as other documents, for any approved projects with the Virginia Department of Transportation.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Attest: _____
SUSAN M. DEMASI, CITY CLERK

ALONZO JONES, MAYOR

In my capacity as the duly appointed Clerk of the City of Danville, I hereby certify that Resolution # _____ which is hereto attached, was adopted at a duly called and constituted meeting of the City of Danville held at the Municipal Building at 427 Patton Street on _____. Said meeting was called to order by Mayor Alonzo Jones at 7:00pm with the following members present who remained in attendance throughout and constituted a quorum:

The City Council of the City of Danville voted unanimously to adopt attached Resolution # _____.

Given under my hand this _____ day of _____.

SUSAN M. DEMASI, CITY CLERK

STATE OF VIRGINIA
CITY OF DANVILLE

Attested Photocopy:

On this _____ day of _____, I Susan DeMasi, attest that the preceding document is a true, exact. Complete and unaltered photocopy made by me of Resolution # _____.

SUSAN M. DEMASI, CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA ENDORSING FISCAL YEAR 2027 VIRGINIA DEPARTMENT OF TRANSPORTATION - TRANSPORTATION ALTERNATIVE PROGRAM APPLICATIONS FOR FUNDING OF SEVERAL PROJECTS.

WHEREAS, in accordance with the Commonwealth Transportation Board construction allocation procedures, it is necessary that a resolution be received from the sponsoring local jurisdiction or agency requesting the Commonwealth Transportation Board and the Virginia Department of Transportation to establish and fund projects in the City of Danville.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia, that the City requests the Commonwealth Transportation Board and the Virginia Department of Transportation to establish and fund the following Transportation Alternative Program project applications: North Main Street & East Franklin Turnpike Pedestrian Improvements, Riverwalk Trail Trade Street Connection, Memorial Drive at Sycamore Street Pedestrian Improvement; and

BE IT FURTHER RESOLVED that the City of Danville hereby agrees to provide its share of the total cost for preliminary engineering, right-of-way acquisition, and construction of these projects in accordance with the project financial documents; and

BE IT FURTHER RESOLVED that the City of Danville hereby agrees to enter into project administration agreements with the Virginia Department of Transportation and to provide the necessary oversight to ensure the projects are developed in accordance with all applicable federal, state, and local requirements for design, right-of-way acquisition, and construction of the projects; and

BE IT FURTHER RESOLVED that the City of Danville will be responsible for maintenance and operating costs of the facilities as constructed unless other arrangements have been made with the Virginia Department of Transportation; and

BE IT FURTHER RESOLVED that if the City of Danville subsequently elects to cancel any of the projects, the City of Danville hereby agrees to reimburse the Virginia Department of Transportation for the total amount of costs expended by the Virginia Department of Transportation through the date the Department is notified of such cancellation. The City of Danville also agrees to repay any funds previously reimbursed that are later deemed ineligible by the Federal Highway Administration or the Virginia Department of Transportation; and

BE IT FINALLY RESOLVED that the City Manager, and/or his designee, is authorized to apply for funding and execute all agreements and addendums, as well as other documents, for any approved projects with the Virginia Department of Transportation.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Attest: _____
SUSAN M. DEMASI, CITY CLERK

ALONZO JONES, MAYOR

In my capacity as the duly appointed Clerk of the City of Danville, I hereby certify that Resolution # _____ which is hereto attached, was adopted at a duly called and constituted meeting of the City of Danville held at the Municipal Building at 427 Patton Street on _____. Said meeting was called to order by Mayor Alonzo Jones at 7:00pm with the following members present who remained in attendance throughout and constituted a quorum:

The City Council of the City of Danville voted unanimously to adopt attached Resolution # _____.

Given under my hand this _____ day of _____.

SUSAN M. DEMASI, CITY CLERK

STATE OF VIRGINIA
CITY OF DANVILLE

Attested Photocopy:

On this _____ day of _____, I Susan DeMasi, attest that the preceding document is a true, exact. Complete and unaltered photocopy made by me of Resolution # _____.

SUSAN M. DEMASI, CITY CLERK

Council Letter City of Danville, Virginia



CL - 2273

NEW BUSINESS F.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Transferring Project Administration to the Virginia Department of Transportation.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

COUNCIL ACTION

A Resolution of the City Council of the City of Danville, Virginia Endorsing Switching Two Approved Projects from Locally Administered to Virginia Department of Transportation Administered.

SUMMARY

To enhance efficiency and ensure better coordination between related projects, the City of Danville is requesting the Virginia Department of Transportation (VDOT) to administer two projects that are currently being administered by the City of Danville.

BACKGROUND

VDOT is currently administering a project in the City of Danville on Riverside Drive to improve safety and add pedestrian facilities. The City already has two other approved projects on Riverside Drive within the construction limits of the VDOT-administered project. To improve efficiency and ensure better coordination, the City is requesting VDOT to administer the two City projects. VDOT has agreed to administer the two City projects once a resolution is received from City Council.

RECOMMENDATION

It is recommended that City Council approve the accompanying resolution requesting the Virginia Department of Transportation to administer two projects in the City of Danville.

Attachments

1. Resolution
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANVILLE, VIRGINIA ENDORSING SWITCHING TWO APPROVED PROJECTS FROM LOCALLY ADMINISTERED TO VIRGINIA DEPARTMENT OF TRANSPORTATION ADMINISTERED.

WHEREAS, to enhance efficiency and ensure better coordination between related projects, the City of Danville is requesting the Virginia Department of Transportation to administer the following projects: UPC 121002 REVSH23 Business 58 (Riverside Drive) Structure Replacement and UPC 117101 REVSH21 Business 58 (Riverside Drive) Reconstruction.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia, that the City requests the Virginia Department of Transportation to administer the following projects: UPC 121002 REVSH23 Business 58 (Riverside Drive) Structure Replacement and UPC 117101 REVSH21 Business 58 (Riverside Drive) Reconstruction; and

BE IT FURTHER RESOLVED that the City of Danville requests the Virginia Department of Transportation to construct both projects; and

BE IT FURTHER RESOLVED that the City of Danville hereby agrees to provide its share of the total cost for preliminary engineering, right-of-way acquisition, and construction of these projects in accordance with the project financial documents; and

BE IT FURTHER RESOLVED that the City of Danville hereby agrees to enter into project administration agreements with the Virginia Department of Transportation and to provide the necessary oversight to ensure the projects are developed in accordance with all applicable federal, state, and local requirements for design, right-of-way acquisition, and construction of the projects; and

BE IT FURTHER RESOLVED that the City of Danville will be responsible for maintenance and operating costs of the facilities as constructed unless other arrangements have been made with the Virginia Department of Transportation; and

BE IT FURTHER RESOLVED that, if the City of Danville subsequently elects to cancel any of the projects, the City of Danville hereby agrees to reimburse the Virginia Department of Transportation for the total amount of costs expended by the Virginia Department of Transportation through the date the Department is notified of such cancellation. The City of Danville also agrees to repay any funds previously reimbursed that are later deemed ineligible by the Federal Highway Administration or the Virginia Department of Transportation; and

BE IT FINALLY RESOLVED that the City Manager, and/or his designees, is authorized to execute all agreements and addendums, as well as other documents, for any approved projects with the Virginia Department of Transportation.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Attest: _____
SUSAN M. DEMASI, CITY CLERK

ALONZO JONES, MAYOR

In my capacity as the duly appointed Clerk of the City of Danville, I hereby certify that Resolution # _____ which is hereto attached, was adopted at a duly called and constituted meeting of the City of Danville held at the Municipal Building at 427 Patton Street on _____. Said meeting was called to order by Mayor Alonzo Jones at 7:00pm with the following members present who remained in attendance throughout and constituted a quorum:

The City Council of the City of Danville voted unanimously to adopt attached Resolution # _____.

Given under my hand this _____ day of _____.

SUSAN M. DEMASI, CITY CLERK

STATE OF VIRGINIA
CITY OF DANVILLE

Attested Photocopy:

On this _____ day of _____, I Susan DeMasi, attest that the preceding document is a true, exact. Complete and unaltered photocopy made by me of Resolution # _____.

SUSAN M. DEMASI, CITY CLERK

Council Letter City of Danville, Virginia



CL - 2312

NEW BUSINESS G.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Purchase of Land Located along Memorial Drive and along the Dan River.

From: W. Clarke Whitfield Jr., City Attorney

COUNCIL ACTION

A Resolution of the Council of the City of Danville, Virginia Approving and Authorizing the Purchase of 6.87 Acres of Land Located Along Memorial Drive and Along the Dan River to the City of Danville from the Industrial Development Authority of Danville, Virginia.

SUMMARY

The City of Danville has been awarded a grant by the Virginia Department of Conservation and Recreation for the purchase of property and development of a Whitewater Channel.

The City wishes to purchase PIN #26621 containing 6.87 acres of land located along Memorial Drive and along the Dan River, from the Industrial Development Authority of Danville for the development of the Whitewater Channel, for a purchase price of One Million Two Hundred Thousand Dollars (\$1,200,000) plus closing costs.

RECOMMENDATION

It is recommended that City Council adopt a Resolution approving and authorizing the purchase of 6.87 acres of land located along Memorial Drive and along the Dan River, from the Industrial Development Authority of Danville for a purchase price of One Million Two Hundred Thousand Dollars (\$1,200,000) plus closing costs, and it is further recommended that the City Manager be authorized to sign the purchase contract for this transaction as well as any other documents necessary to complete this transaction, and to take any acts consistent with the resolution.

Attachments

1. Resolution
 2. Contract for 6.87 acres of land along Memorial Drive
 3. Appraisal Report
 4. Map PIN 26621
-

PRESENTED:_____

ADOPTED:_____

RESOLUTION NO. 2025-____.____

A RESOLUTION OF THE COUNCIL OF THE CITY OF DANVILLE, VIRGINIA APPROVING AND AUTHORIZING THE PURCHASE OF 6.87 ACRES OF LAND LOCATED ALONG MEMORIAL DRIVE AND ALONG THE DAN RIVER TO THE CITY OF DANVILLE FROM THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

WHEREAS, the City has been awarded a grant by the Virginia Department of Conservation and Recreation for the purchase of property and development of a Whitewater Channel; and

WHEREAS, the City of Danville wishes to purchase PIN #26621 containing 6.87 acres of land located along Memorial Drive and along the Dan River, from the Industrial Development Authority of Danville, Virginia (IDA) for the and development of a Whitewater Channel.

NOW THEREFORE BE IT RESOLVED, by the Council of City of Danville that it hereby approves and authorizes the purchase of PIN #26621 containing 6.87 acres of land located along Memorial Drive and along the Dan River, from the Industrial Development Authority of Danville, Virginia for a purchase price of One Million Two Hundred Thousand Dollars (\$1,200,000) plus closing costs; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to sign the purchase contract for this transaction as well as any other documents necessary to complete this transaction and to take any acts consistent with this resolution.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE ("Agreement") is made and entered into this ____ day of _____, 2025 between **Industrial Development Authority of Danville, Virginia** whose address is City of Danville, Industrial Development Authority, C/O City Attorney's Office, P. O. Box 3300, Danville, VA 24543 (hereinafter called "Seller"), and the **City of Danville, Virginia** whose address is City of Danville, Virginia, C/O City Manager's Office, P. O. Box 3300, Danville, VA 24543 (hereinafter "Purchaser").

WITNESSETH:

WHEREAS, Seller is the owner of that certain parcel of real property described as Parcel Number 26621 containing 6.87 acres of land along Memorial Drive and the Dan River, located in the City of Danville, Virginia and shall hereinafter be referred to collectively as the "Property"; and

WHEREAS, Seller desires to sell the Property to Purchaser, and Purchaser desires to purchase the Property from Seller, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, do hereby agree as follows:

1. Purchase and Sale. Subject to the terms and conditions hereinafter set forth, Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller the Property, together with (a) all rights, easements and privileges, appurtenances belonging and appertaining thereto, including, without limitation, all easements, rights of way or other interests in, on or under any lands, highways, alleys, streets, or rights of way abutting or adjoining the Property (b) all buildings and other improvements thereon, and (c) and any fixtures attached to the Property.

2. Purchase Price (a) The purchase price ("Purchase Price") to be paid by Purchaser to Seller for the Property shall be One Million Two Hundred Thousand Dollars (\$1,200,000).

(b) At or within ninety (90) days of closing "Closing", the Purchase Price payable by Purchaser to Seller shall be paid by cash, cashier's check or wire transfer

3. Deposit. None

4. Representations and Warranties of Seller. Seller, to induce Purchaser to enter into this Agreement and to complete Closing, makes the following representations and warranties to Purchaser, which representations and warranties are true and correct as of the date of this Agreement, and shall be true and correct at and as of the Closing Date in all respects as though such representations and warranties were made both at and as of the date of this Agreement, and at and as of the Closing Date:

(a) There is no action, suit or proceeding pending or, to the knowledge of Seller, threatened against or affecting the Property or any portion thereof.

(b) Seller has not received any written notice of any condemnation proceeding or other proceedings in the nature of eminent domain ("Taking") which is currently pending in connection with the Property, and to Seller's knowledge no Taking has been threatened.

(c) Seller is and on the closing date shall have full power and authority to enter into and perform this Agreement and all documents, instruments and contracts entered into or to be entered into by it pursuant to this Agreement and to carry out the transactions contemplated hereby. This Agreement is, and all documents to be executed by Seller and delivered to Purchaser at the Closing will be on the Closing Date, duly authorized, executed and delivered by Seller and all consents and approvals of third parties have been obtained. This Agreement is, and all documents to be executed by Seller and delivered to Purchaser at the Closing will be the legal, valid and binding obligations of Seller, enforceable in accordance with their respective terms will not violate any provisions of any agreement, judicial order or any other thing to which Seller is a party or to or by which Seller or the Property is subject or bound.

(d) The Property is not subject to any roll back tax or any similar tax related to the discontinuance of any use to which the Property has been put.

(e) Seller has not received any notice or notices of violation (or claimed violations) of any law, ordinance, order, statute, rule or regulation or any complaints, order, citation or notice with regard to, affecting or relating to the Property.

(f) No tax appeals are currently pending with respect to the Property.

(g) Seller has not entered into any presently effective contract regarding the sale, conveyance, transfer or disposition of the Property (except for this Agreement). Seller has not granted to anyone and no one possesses any option to purchase or right of first refusal to purchase the Property. Seller has not entered into any occupancy agreement, lease or the like with respect to, and no one has any right to use or occupy, the Property.

5. Covenants by Seller. Between the date hereof and the Closing, Seller agrees that:

(a) Seller will maintain the Property in the same condition as it is on the date of this Agreement (reasonable wear and tear excepted);

(b) Seller will not, by reason of any action or omission of Seller, cause or permit any representation or warranty to become not true, incorrect or inaccurate;

(c) Seller shall perform any and all material obligations with respect to the Property under all easements, covenants, restrictions and contracts of record;

(d) Seller will promptly give notice to Purchaser of every threatened or actual litigation whether or not covered by insurance against or relating to the Property (including,

without limitation, the sale thereof to Purchaser) or any portion thereof between the date of this Agreement and the Closing;

(e) Seller will not, without the prior written consent of Purchaser, apply for, consent to or process any applications for zoning, re-zoning, variances, site plan approvals, subdivision approvals or development with respect to the Property or any portion thereof;

(f) Seller will not, without the prior written consent of Purchaser, grant any rights or other privileges in or with respect to the Property or any portion thereof or grant, or consent to or waive the right to object to, any easements, covenants or restrictions affecting all or any portion of the Property;

(g) Seller will not enter into or modify any mortgages, operating agreements, ground leases, space leases or other agreements or encumbrances with respect to or affecting the Property or any portion thereof; and

(h) Seller will promptly notify Purchaser if it discovers, determines or is notified that any warranty or representation made by Seller hereunder is not (or is no longer) true.

6. Seller's Defaults; Purchaser's Remedies. In the event that Seller shall be in material default hereunder for any reason other than Purchaser's default, Purchaser may deliver a written notice to Seller stating with particularity the alleged default of Seller, the action required by Seller to cure such default, and Purchaser's intent to exercise its remedies provided below if the default is not cured. Seller shall have five (5) business days after receipt of such notice to cure the alleged default to Purchaser's reasonable satisfaction (and the Closing Date shall be delayed, if necessary, until the end of such five (5) business day period). In the event such default is not cured within such five (5) business day period, then Purchaser may elect, as its sole and exclusive remedy, for such default to terminate this Agreement by written notice to Purchaser and the Closing Agent. Purchaser hereby expressly waives its right to seek damages in the event of Seller's default hereunder.

7. Purchaser's Default; Seller's Remedies. In the event that Purchaser shall be in default hereunder for any reason other than Seller's default, Seller may deliver a written notice to Purchaser stating with particularity the alleged default of Purchaser, the action required by Purchaser to cure such default and Seller's intent to terminate this Agreement if the default is not cured. Purchaser shall have five (5) business days after receipt of such notice to cure the alleged default to Seller's reasonable satisfaction (and the Closing Date shall be delayed, if necessary, until the end of such five (5) business day period). In the event such default is not cured within such five (5) business day period, then Seller may, as Seller's sole and exclusive remedy for such default, terminate this Agreement by written notice to Purchaser and the Closing Agent. Seller hereby expressly waives its rights to seek damages in the event of Purchaser's default hereunder.

8. Prorations. At Closing, real estate taxes, assessments and all other items of income and expense shall be prorated as of the Closing Date. Any assessments for prior years due to

change in land usage or ownership, including, without limitation, rollback taxes, shall be the sole responsibility of Seller. The terms and provisions of this Section shall survive Closing

9. Closing Costs. (a) Seller shall be responsible for the (i) costs of preparing the Deed (ii) the Grantor's Tax on the Deed and (iii) the cost of curing any Title Defects.

(b) Purchaser shall be responsible for (i) the cost to obtain the Commitment, (ii) all premiums, and other charges on the owner's title policy issued to Purchaser pursuant to the Commitment (the "Title Policy") and any endorsements to the Title Policy, (iii) all documentary stamps, taxes and transfer taxes on the Deed, with the exception of the Grantor's Tax, (iv) documentary stamps and intangible costs on any deed of trust and notes, and (v) the recording costs on the Deed.

(c) Each party shall be responsible for payment of its own legal fees.

10. Closing. The "Closing" shall be held no later than thirty (30) days from the Inspection Completion Date. Notwithstanding the foregoing provisions of this Section 12, Purchaser shall have the right to adjourn the Initial Scheduled Closing Date for any reason one (1) time (for not more than thirty (30) days) to a date specified by Purchaser (the "Purchaser Adjourned Closing Date") by (i) delivering notice to Seller on or before the Initial Scheduled Closing Date and (ii) depositing the amount of _____ Dollars (\$ _____) (the "Closing Extension Deposit"), by wire transfer of immediately available federal funds to the order of the Closing Agent, as escrow agent, which Closing Extension Deposit shall be deemed part of the Deposit and held by the Closing Agent in escrow pursuant to the provisions of Section 3 of this Agreement and applied to the Purchase Price at Closing. As used herein, the term "Closing Date" shall mean the Initial Scheduled Closing Date and the Purchaser Adjourned Closing Date, as applicable. It is expressly agreed by Seller and Purchaser that time is of the essence with respect to the parties' obligations to close this transaction on the Closing Date. For the avoidance of doubt, Seller and Purchaser acknowledge that any adjournment of the Closing Date pursuant to any right of adjournment granted hereunder, then time shall be of the essence with respect to Seller's and Purchaser's obligation to close this transaction on such adjourned Closing Date.

(a) At Closing, Seller shall cause to be executed and delivered to Purchaser the following documents with respect to the Property being conveyed:

(i) A general warranty deed ("Deed") subject only to the Acceptable Exceptions;

(ii) A non-foreign affidavit in a form reasonably acceptable to Purchaser;

(iii) Such other documents that the Closing Agent may reasonable require in connection with the issuance of the owner's policy to Purchaser, including but not limited to, such affidavits required for deletion of the parties in possession and mechanics' lien exceptions appearing on an owner's title insurance policy; and

(b) At Closing, Purchaser shall deliver the Purchase Price (subject to prorations and adjustments, including, but not limited to, a credit for the Deposit).

(c) At Closing, Seller and Purchaser shall each execute counterpart closing statements in a customary form, and such other documents required by the Closing Agent that are reasonably necessary to consummate Closing.

(d) At Closing, both parties shall pay their respective costs by wire transfer, or by cashier's check drawn on a bank reasonably acceptable to Closing Agent.

11. Brokers. Each party warrants and represents to the other that no real estate broker or agent has been involved in negotiations leading to the execution of this Agreement and that no other commission is owed to any other broker or agent as a result of the action of such party.

12. Assignability. Purchaser shall not have the right to assign this Agreement and its rights hereunder to any entity or person.

13. Notices. Any notices required or permitted to be given under this Agreement shall be in writing and shall be deemed given if delivered by hand, sent by recognized overnight courier (such as Federal Express), transmitted via facsimile transmission or mailed by certified or registered mail return receipt requested, in a postage pre-paid envelope, and addressed as follows:

If to Seller:

Industrial Development Authority of Danville, VA
C/O City Attorney's Office
P.O. Box 3300
Danville, VA 24541

With a copy to:

City Attorney's Office
P.O. Box 3300
Danville, VA 24541

If to Purchaser:

City of Danville, Virginia
C/O City Manager's Office
P.O. Box 3300
Danville, VA 24541

With a copy to:

City Manager's Office
P.O. Box 3300
Danville, VA 24541

Notices personally delivered or sent by overnight courier shall be deemed given on the date of receipt, notices sent via electronic mail or facsimile transmission shall be deemed given upon transmission and notices sent via certified mail in accordance with the foregoing shall be deemed given when deposited in the U.S. Mails.

14. Eminent Domain. If, prior to Closing, the Property or any material portion thereof is taken by eminent domain, Seller shall promptly notify Purchaser and Purchaser shall have the option of either: (i) canceling this Agreement by delivery of written notice to Seller, whereupon Closing Agent shall return to Purchaser the Deposit, together with interest thereon, and both parties shall be relieved of all further obligations under this Agreement; or (ii) Purchaser may proceed with the Closing, whereupon Purchaser shall be entitled to and Seller shall assign to Purchaser all of Seller's interest in all condemnation payments, awards and settlements applicable to the Property.

15. Special Conditions. The following Special Condition serves as a primary inducement for Seller to sell this property, therefore Purchaser agrees:

The City of Danville must adhere to and follow all of the terms and conditions of and provide all documents as enumerated in the Virginia Land Conservation Foundation Grant Contractual Agreement dated February 23, 2023.

16. Miscellaneous.

(a) This Agreement shall be construed and governed in accordance with laws of the Commonwealth of Virginia and in the event of any litigation hereunder, the venue for any such litigation, shall be the City of Danville, Virginia. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof and, accordingly; this Agreement shall not be more strictly construed against any one of the parties hereto.

(b) In the event any interpretation of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or reconstrued as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

(c) In the event of any litigation between the parties under this Agreement, each party shall be responsible for its own attorneys' fees and courts costs through all trial and appellate levels. The provisions of this subparagraph shall survive the Closing and any termination or cancellation of this Agreement.

(d) In construing this Agreement, the singular shall be deemed to include the plural, the plural shall be deemed to include the singular and the use of any gender shall include every other gender and all captions and paragraph headings shall be discarded.

(e) All of the Exhibits to this Agreement are incorporated in and made a part of this Agreement.

(f) This Agreement constitutes the entire agreement between the parties for sale and purchase of the Property, and supersedes any other agreement or understanding of the parties with respect to the matters herein contained. This Agreement may not be changed, altered, or modified except in writing signed by the party against whom enforcement of such a change would be sought. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

(g) The term “Effective Date” or such other similar term, shall mean the date on which Seller and Purchaser have executed and delivered this Agreement.

(h) The parties hereby agree that time is of the essence with respect to performance of each of the parties’ obligations under this Agreement. The parties agree that in the event that any date on which performance is to occur falls on a Saturday, Sunday or state or national holiday, then the time for such performance shall be extended until the next business day thereafter occurring.

WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

SELLER:

By: _____
Name: T. Neal Morris
Title: Chairman

PURCHASER:

By: _____
Name: Kenneth F. Larking
Title: City Manager

**APPRAISAL REPORT OF THE
6.87 OF RECREATIONAL LAND
LOCATED ALONG MEMORIAL DRIVE AND
ALONG THE DAN RIVER
CITY OF DANVILLE, VIRGINIA 24541
MLA FILE: 24-428**



MILLER, LONG & ASSOCIATES, INC.
REAL ESTATE APPRAISAL COMPANY



MILLER, LONG & ASSOCIATES, INC.
REAL ESTATE APPRAISAL COMPANY
2618 Colonial Avenue, SW
Roanoke, Virginia 24015-3834

SAMUEL B. LONG, MAI, CRE, SRA
JARED L. SCHWEITZER, MAI, SRA
THOMAS D. BARLOW, MAI, SRA
M. KIRBY SMELTZER, JR.
PATRICIA C. BOONE, MAI
GREGORY W. MACKEY, MAI, AI-GRS
M. HANES FELDMANN
H. LUKE HIGGINBOTHAM
BRENT L. STOVER
JOHN H. MILLER, MAI (1920 – 2013)

BUSINESS TELEPHONE
(540) 345-3233

WEB ADDRESS
www.millerlongandassociates.com

February 6, 2025

Mr. Samuel J. Howarth
Parks and Recreation Facilities and Services Planner
125 N. Floyd Street
Danville, Virginia 24541
Delivered via email to: howarsj@danvilleva.gov

Re: Appraisal Report of:
6.87 Acres of Recreational Land located
Along Memorial Drive and along the Dan River
Danville, Virginia 24541
MLA File: 24-428

Dear Mr. Howarth,

As requested, we are submitting an appraisal of the above captioned property, further identified as a portion of Tax Map Number 2709014000008000 (Parcel ID 21322), located within the corporate limits of the City of Danville, Virginia.

Please note that a personal observation was made of the land, with due consideration given to all factors that influence the market value of the subject property. The market value opinion is subject to the Assumptions and Limiting Conditions included as part of this appraisal report.

In our opinion, the report conforms to the minimum standards of the Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2024, and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. This is an appraisal report that includes the information necessary to understand the expressed opinions.

As an end result of our investigation, it is our opinion that the fee simple market value of the subject property, with a ± 1 -year exposure period, as of December 20, 2024, is:

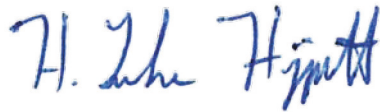
ONE MILLION TWO HUNDRED NINETY THOUSAND DOLLARS.....\$1,290,000

This letter of transmittal precedes our appraisal report. This letter of transmittal must remain attached to the report, which contains 40 pages, plus related exhibits, in order for the value opinion to be considered valid.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jared L. Schweitzer".

Jared L. Schweitzer, MAI, SRA
VIRGINIA CERTIFIED GENERAL APPRAISER #4001009036

A handwritten signature in blue ink, appearing to read "H. Luke Higginbotham".

H. Luke Higginbotham
VIRGINIA CERTIFIED GENERAL APPRAISER #4001018426

JLS/HLH/rlb

P:\APPRAISALS\2024\24-428 DANVILLE FALLS REPORT.DOC

VCS NAD 83 - SOUTH ZONE

UNION ST. BRIDGE RD.
Variable R/W Per DB 529 Pg 86
MB 7 Pg 86

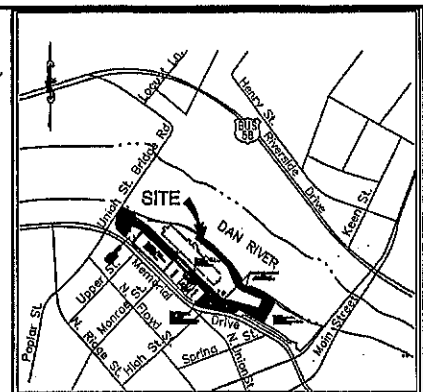
PIN: 21788
EDWARD DALE WHITLOW &
ELLEN HASKINS WHITLOW
INSTR# 82-2362
MB 22 Pg 221

PIN: 21344 PART 2
424 MEMORIAL DRIVE, LLC
INSTR# 17-4783
INSTR# 09-2697(PLAT)

PIN: 21344 PART 1
424 MEMORIAL DRIVE, LLC
INSTR# 17-4783
INSTR# 09-2697(PLAT)

MAP SHOWING: R/W FOR MEMORIAL DRIVE
CITY ENGINEERING FILE # 1-350
MAP SHOWING: R/W FOR MEMORIAL DRIVE
CITY ENGINEERING FILE # G-574

PIN: 26621
IDA OF DANVILLE, VA
INSTR# 17-2116
MEMORIAL DRIVE
0.047 ACRES BY ASSESSMENT
6.87± ACRES ADDED BY THIS PLAT
6.92± ACRES AFTER ADJUSTMENT



VICINITY MAP
1"=1000'

VIRGINIA IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DANVILLE ON THE 18th DAY OF October 2022 AT 12:30 O'CLOCK P.M. THE FOREGOING MAP BEING A PART OF DEED RECORDED AS INSTRUMENT NO. 22-4309 WAS ADMITTED TO RECORD ACCORDING TO LAW.
TESTE: Paul D. Brown CLERK

OWNERS' CONSENT:

THE PROPERTIES INVOLVED IN THIS BOUNDARY LINE ADJUSTMENT ARE WITH THE FREE CONSENT AND DESIRES OF THE UNDERSIGNED OWNERS/REPRESENTATIVES, TO BE ADJUSTED AS SHOWN ON THIS PLAT.
GIVEN UNDER OUR HANDS AND SEALS THIS 11th DAY OF Oct, 2022

BY: [Signature] Chairman
424 MEMORIAL DRIVE, LLC, A
VIRGINIA LIMITED LIABILITY COMPANY
TITLE
BY: [Signature] Chairman
INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF DANVILLE, VIRGINIA,
A POLITICAL SUBDIVISION OF THE
COMMONWEALTH OF VIRGINIA,
ITS MANAGING MEMBER
TITLE

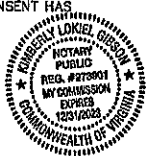
COMMONWEALTH OF VIRGINIA:
CITY/COUNTY OF Danville TO WIT:

I, Kimberly Lokiel Gibson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY OF Danville, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

T. Neal Morris WHOSE NAME IS SIGNED TO THE OWNERS' CONSENT HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October, 2022

Kimberly Lokiel Gibson 12-31-2023
NOTARY PUBLIC (MY COMMISSION EXPIRES)



COMMONWEALTH OF VIRGINIA:
CITY/COUNTY OF Danville TO WIT:

I, Kimberly Lokiel Gibson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY OF Danville, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT

T. Neal Morris WHOSE NAME IS SIGNED TO THE OWNERS' CONSENT HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October, 2022

Kimberly Lokiel Gibson 12-31-2023
NOTARY PUBLIC (MY COMMISSION EXPIRES)



- LEGEND:**
● IRP-IRON PIPE FOUND
● IRP-IRON ROD FOUND
● IRS-IRON ROD SET (5/8"REBAR)
▲ COMPUTED POINT

SURVEYOR'S CERTIFICATE:

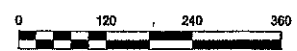
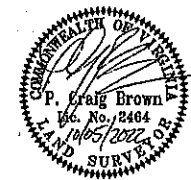
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ANY REQUIREMENTS FOR A BOUNDARY LINE ADJUSTMENT IN THE CITY OF DANVILLE, VIRGINIA HAVE BEEN COMPLIED WITH. NEW PROPERTY CORNERS WILL BE SET BY 12/31/2022.

CITY OF DANVILLE APPROVAL:

THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED BY THE CITY OF DANVILLE, VIRGINIA AND MAY BE COMMITTED TO RECORD.

BY: [Signature] DATE: 10-11-2022
CITY ENGINEER

BY: [Signature] DATE: 10-11-2022
ZONING ADMINISTRATOR



SHEET 1 OF 6
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
IDA OF DANVILLE, VA
PIN: 26621 AND
424 MEMORIAL DRIVE, LLC
PIN: 21344
CONTAINING 6.87± ACRES
CITY OF DANVILLE, VIRGINIA

SURVEY PREPARED BY:



Dewberry Engineers Inc
4805 LAKE BROOK DRIVE SUITE 200
GLEN ALLEN, VIRGINIA 23060-0278
PHONE: 804.290.7057
FAX: 804.290.7923
WWW.DEWBERRY.COM

NOTES:

1. THIS PLAT WAS MADE BASED ON ALTA/NSPS LAND TITLE SURVEY OF PARCEL # 21344 PERFORMED BY DEWBERRY DURING OCTOBER, 2021, BASED ON TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: NCS-1095498-MAD, DATED 10/25/2021, AT 8:00 A.M. AND SURVEY INCLUDING PARCEL 26621, BY DEWBERRY DATED 7/29/2021.
2. HORIZONTAL DATUM: VIRGINIA COORDINATE SYSTEM, NAD 83, SOUTH ZONE.
3. THE PURPOSE OF THIS PLAT IS TO ADJUST THE SOUTHEASTERN BOUNDARY LINE OF PARCEL 26621, STANDING IN THE NAME OF IDA OF DANVILLE, VIRGINIA, TO INCLUDE 6.87± ACRE AREA (SHOWN HATCHED) FROM PARCEL 21344, STANDING IN THE NAME OF 424 MEMORIAL DRIVE, LLC.
4. PROPERTY IS ZONED TW-C, (TOBACCO WAREHOUSE COMMERCIAL DISTRICT).
5. SEE SHEETS 2 THRU 6 FOR MORE DETAILED INFORMATION.

Council Letter City of Danville, Virginia



CL - 2267

NEW BUSINESS H.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for an Airport Maintenance Grant.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for State Department of Aviation Maintenance Grant Funds Related to the Maintenance of Certain Airport Properties in the Amount of \$100,000 and for the Local Share in the Amount of \$42,000 for a Total Appropriation of \$142,000 and Appropriating the Same.

First Reading

SUMMARY

The Virginia Department of Aviation provides airport maintenance funds to assist airports with preserving facilities in a safe and economical operating condition. Maintenance grant funding will allow Virginia airports to complete repairs and purchase building and grounds equipment.

BACKGROUND

Eligible maintenance activities for State Airport Maintenance funds include scheduled and unscheduled repairs that are not completed each quarter. State maintenance funds can also be used to finance equipment purchases. Funding levels vary for different projects based on state guidelines. Projects that support facility preservation, such as crack sealing, are funded at higher levels than the replacement of building and grounds equipment. For FY26, the Danville Regional Airport plans to use available maintenance funding to repair the Operations Tower roof and remove brush from a ravine that requires special equipment. The airport also plans to use maintenance funds to replace a tractor.

RECOMMENDATION

It is recommended that City Council approve the Ordinance amending the Fiscal Year 2026 Budget Appropriation Ordinance to provide for Virginia Department of Aviation Maintenance funds and for the local share appropriating the same.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025 - _____ - _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR STATE DEPARTMENT OF AVIATION MAINTENANCE GRANT FUNDS RELATED TO THE MAINTENANCE OF CERTAIN AIRPORT PROPERTIES IN THE AMOUNT OF \$100,000 AND FOR THE LOCAL SHARE IN THE AMOUNT OF \$42,000 FOR A TOTAL APPROPRIATION OF \$142,000 AND APPROPRIATING THE SAME.

BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2026 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues from the Commonwealth of Virginia, Department of Aviation, in an amount of \$100,000 and the local share for \$42,000 for an aggregate amount of \$142,000 for the purpose of providing for a State funded Airport Maintenance Program at the Danville Regional Airport such funds to be appropriated in the Support of Grants Fund as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
FY2026 Airport Maintenance		
Categorical Aid – State	62054000-45712	\$ 100,000
Local Share	62054000-6101	<u>\$ 42,000</u>
	TOTAL	<u>\$ 142,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
FY 2026 Airport Maintenance	62054999-50	<u>\$ 142,000</u>

AND BE IT FURTHER ORDAINED that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter City of Danville, Virginia



CL - 2268

NEW BUSINESS I.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for an Aviation Promotion Grant.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for a State Department of Aviation Grant for the Purpose of Providing Funding to Promote Aviation Awareness at the Danville Regional Airport in the Amount of \$5,000 and for the Local Share in the Amount of \$5,000 to be Provided by the General Fund Support of Grants for a Total Appropriation of \$10,000 and Appropriating Same.

First Reading

SUMMARY

The Virginia Department of Aviation approved an aviation promotion grant request to support an Airport Open House and Free Fly Day for children. Available grant funding will be used to assist with related costs for the special event. The Free Fly Day will be held on Saturday, November 1, 2025.

BACKGROUND

An Airport Open House and Free Fly Day for children will be held on Saturday, November 1, 2025. A state aviation grant was awarded by the Virginia Department of Aviation to assist with financing related costs for the special event. Free airplane rides will be provided by Averett University's flight instructors for children aged 8 to 17. Tours of airport facilities will be completed as part of the Airport Open House activities.

RECOMMENDATION

It is recommended that City Council approve the attached Ordinance to appropriate state aviation promotion grant funds to support the special event.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-_____- _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A STATE DEPARTMENT OF AVIATION GRANT FOR THE PURPOSE OF PROVIDING FUNDING TO PROMOTE AVIATION AWARENESS AT THE DANVILLE REGIONAL AIRPORT IN THE AMOUNT OF \$5,000 AND FOR THE LOCAL SHARE IN THE AMOUNT OF \$5,000 TO BE PROVIDED BY THE GENERAL FUND SUPPORT OF GRANTS FOR A TOTAL APPROPRIATION OF \$10,000 AND APPROPRIATING SAME.

BE IT ORDAINED by the Council of the City of Danville, Virginia that the 2025-2026 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues for a grant from the Commonwealth of Virginia, Department of Aviation, in an amount of \$5,000 for promotion activities at the Danville Regional Airport, and the local share for said grant in an amount of \$5,000 to be provided by the General Fund Support of Grants for an aggregate amount of \$10,000, such funds to be appropriated as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
FY26 Aviation Promotion Grant		
Categorical Aid - State	62055000-45712	\$ 5,000
Local Share		
Transfer from General Fund	62055000-6101	<u>\$ 5,000</u>
	TOTAL	<u>\$ 10,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
FY26 Aviation Promotion Grant	62055999-50	\$10,000

AND BE IT FURTHER ORDAINED that all other accounts and provisions of the 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter City of Danville, Virginia



CL - 2269

NEW BUSINESS J.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Consideration of Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Older Americans Act Grant.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance by Increasing Certain Revenues to Provide for Title III-B Grant Funds and Local Share for Senior Citizen Transportation Services and Appropriating the Same.

First Reading

SUMMARY

The City of Danville applies annually for federal Older Americans Act funds and state transportation funds to serve as a subcontractor for the Southern Area Agency on Aging to provide transportation services for senior citizens aged sixty and over.

BACKGROUND

The Transportation Services Department requests the City Council's approval to appropriate Title III-B Older Americans Act Grant funds for the federal fiscal year from October 1, 2025, through September 30, 2026, in the amount of \$48,100. In addition, this request applies to the appropriation of \$21,583 in State Transportation funds. Total federal and state aging funding was reduced by \$2,535 for FY26 compared to FY25 funding levels. The Ordinance includes an appropriation for in-kind services for the Title III-B Older Americans Act Grant for \$380,790. These charges are appropriated in the Transportation Services budget. The appropriation for in-kind service is necessary for administrative and reporting activities to complete operational and supervisory duties to support the Senior Transportation program.

RECOMMENDATION

It is recommended that City Council approve the attached Ordinance appropriating the Title III-B Older American Act Grant funds received through the Southern Area Agency on Aging for Fiscal Year 2026.

Attachments

1. Ordinance
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025 - _____ - _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE BY INCREASING CERTAIN REVENUES TO PROVIDE FOR TITLE III-B GRANT FUNDS AND LOCAL SHARE FOR SENIOR CITIZEN TRANSPORTATION SERVICES AND APPROPRIATING THE SAME.

BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2026 Budget Appropriation Ordinance be, and it is hereby, amended to provide for a grant from Title III-B Older Americans Act funds in the amount of \$48,100; Virginia General Fund monies in the amount of \$21,583, administered by the Southern Area Agency on Aging to the Department of Transportation Services for the Federal Fiscal Year beginning October 1, 2025 and ending September 30, 2026; \$380,790 In-Kind Services for a total of \$450,473, and appropriating such funds within the Special Grants Fund, such revenue and appropriations to be as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Categorical Aid – Federal:		
Older Americans Act		
Title III-B Funds (FY25-26)	62051000-48050	\$ 69,683
Local Share:		
Older Americans Act		
Title III-B In Kind (FY25-26)	62053000-44890	380,790
	TOTAL	<u>\$ 450,473</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Older Americans Act Title III-B (FY25-26):		
Salary and Wages	62051000-51200	\$ 22,500
FICA	62051000-51450	1,721
Mass Transit Services	62051000-52660	45,462
	Subtotal	\$ 69,683

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Older Americans Act Title III-B In-Kind (FY25-26):		
Salary and Wages	62053000-59500	\$ 341,014
FICA	62053000-59510	23,058
Outside Services	62053000-59610	550
Postage	62053000-59630	2,150
Travel/Training Expense	62053000-59645	1,833
Office Supplies	62053000-59650	4,000
Lease/Rent Buildings	62053000-59670	8,185
	Subtotal	\$ 380,790
	TOTAL	\$ 450,473

AND BE IT FURTHER ORDAINED that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

BE IT FURTHER ORDAINED, that this appropriation shall be continuing appropriation and such appropriation shall carry forward from year to year until such funds are expended for the purpose for which they were appropriated.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter City of Danville, Virginia



CL - 2274

NEW BUSINESS K.

City Council REGULAR MEETING

Meeting Date: September 2, 2025

Subject: Amending the Fiscal Year 2026 Budget Appropriation Ordinance for Federal and State Grants to Fund Aviation Training Facility Project.

From: Marc Adelman, Director of Transportation Services

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2026 Budget Appropriation Ordinance to Provide for Additional Federal and State Funding to Construct an Aviation Training Facility Building and Hangar at the Danville Regional Airport in the Amount of \$7,390,859 and for the Local Share in the Amount of \$213,020 for a Total Appropriation of \$7,603,879 and Appropriating the Same.

First Reading

SUMMARY

Federal and state funding has been approved to construct an aviation training facility building and hangar to support aviation maintenance and flight instruction training activities at the Danville Regional Airport.

BACKGROUND

During FY2025, site prep construction work was completed to support the construction of a 13,244-square-foot aviation training facility building and 80'x 80' hangar. Also, during FY2025, an Economic Development Administration grant was awarded in the amount of \$4,069,528 to provide sixty percent funding to construct the aviation training facility building and to renovate an existing hangar. State funding was approved in the amount of \$2,500,000 to assist with financing construction of the aviation training facility building. The estimated cost for the aviation training facility project, including construction administration and inspection services and possible change orders related to building construction, is \$6,782,548. On August 1, 2025, bids were opened to construct the training facility building and renovate a hangar to support aviation maintenance training activities; the low bid price received was \$6,485,617.

Through the Infrastructure Investment Jobs Act, the Danville Regional Airport has received federal funding allocations over the past three years that will be used to construct an 80'x 80' hangar that will be used by Averett University to store aircraft, so an existing hangar currently rented by Averett University can be used by the Danville Community College for aviation maintenance training activities.

Federal funding will provide ninety-five percent funding for construction of the new hangar.

Construction of the aviation training facility building and hangar is expected to be completed by the first quarter of 2027.

It is anticipated that the completion of the aviation training facility building will promote excellent job opportunities for students completing aviation maintenance and flight instruction training offered by Averett University and the Danville Community College. In addition, it is expected that the availability of

enhanced workforce development aviation training could enhance possible airport development opportunities.

RECOMMENDATION

It is recommended that City Council approve the attached Budget Appropriation Ordinance appropriating federal and state funds to complete the construction of an aviation training facility building and new hangar at the Danville Regional Airport.

Attachments

1. Ordinance
 2. Exhibit 2 - Rendering of Facility and Hangar
 3. Exhibit 3 - Floor plan
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025 - _____ - _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR ADDITIONAL FEDERAL AND STATE FUNDING TO CONSTRUCT AN AVIATION TRAINING FACILITY BUILDING AND HANGAR AT THE DANVILLE REGIONAL AIRPORT IN THE AMOUNT OF \$7,390,859 AND FOR THE LOCAL SHARE IN THE AMOUNT OF \$213,020 FOR A TOTAL APPROPRIATION OF \$7,603,879 AND APPROPRIATING THE SAME.

WHEREAS, the Danville Community College and Averett University will share an Aviation Training Facility building that will be constructed to provide aviation maintenance and flight instruction training at the Danville Regional Airport; and

WHEREAS, the Economic Development Administration and the Commonwealth of Virginia have provided federal and state funding to assist with the construction of a 13,244 square foot aviation training facility building and to renovate an existing hangar; and

WHEREAS, the Economic Development Administration will provide sixty percent federal funding to construct the aviation training facility building and to renovate an existing hangar; and

WHEREAS, Infrastructure Investment and Jobs Act funding, which is administered by the Federal Aviation Administration will provide ninety-five percent federal funding to construct a hangar; and

WHEREAS, the Commonwealth of Virginia has approved state funding to assist with the local share requirement to construct the aviation training facility building and to renovate a hangar.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Danville, Virginia that the Fiscal Year 2026 Budget Appropriation Ordinance be, and

it is hereby, amended by increasing revenues for a grant from the Economic Development Administration in the amount of \$4,069,528, Infrastructure Investment and Jobs Act funding in the amount of \$821,331, State aid in the amount of \$2,500,000, and local funding in the amount of \$213,020, such funds to be appropriated as follows:

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Aviation Training Facility		
Economic Development		
Administration	62010350-48056	\$ 4,069,528
State Funds	62010351-45712	2,500,000
	Subtotal	<u>\$ 6,569,528</u>
Local Funding		
Casino Revenues	62010352-6111	\$ 90,000
Bonds - 2024	62001352-43024	85,020
Transfer In from General Fund	62001352-6101	25,000
Recoveries and Rebates	62001352-43810	13,000
	Subtotal	<u>\$ 213,020</u>
	TOTAL	<u><u>\$ 6,782,548</u></u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Aviation Training Facility	62010999-50	\$ 6,782,548

ANTICIPATED REVENUES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Construct 80X80 Hangar		
Federal Aviation Administration		
Funds	61935000-48420	\$ 821,331

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Construct 80X80 Hangar	61935999-50	\$ 821,331

BE IT FURTHER ORDAINED, that a transfer from Capital Projects Undesignated Funds revenue and appropriation is hereby authorized to cover the local share as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Capital Projects Fund Undesignated		
Bonds - 2024	60000022-43024	(\$ 85,020)
Recoveries and Rebates	60000022-43810	(13,000)
	Subtotal	<u>(\$ 98,020)</u>
Project Expenditures	60000022-6999	(\$ 98,020)

BE IT FURTHER ORDAINED, that a transfer from Capital Projects Funds revenue and appropriation in the Construct 80X80 Hangar project is hereby authorized to cover the local share as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Construct 80X80 Hangar		
Casino Revenues	61935000-6111	(\$ 90,000)
Project Expenditures	61935999-50	(\$ 90,000)

BE IT FURTHER ORDAINED, that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated; and

BE IT FURTHER ORDAINED, that a flexible budget is hereby authorized whereby appropriations may be increased to the extent that actual revenues differ from the original budget amount; and

BE IT FURTHER ORDAINED, that this appropriation shall be a flexible budget for local funding, to the extent additional local funds are available, to cover project costs not funded by Federal or State grants;

AND BE IT FINALLY ORDAINED, that all other accounts and provisions of the Fiscal Year 2026 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney



**Hangar
100**

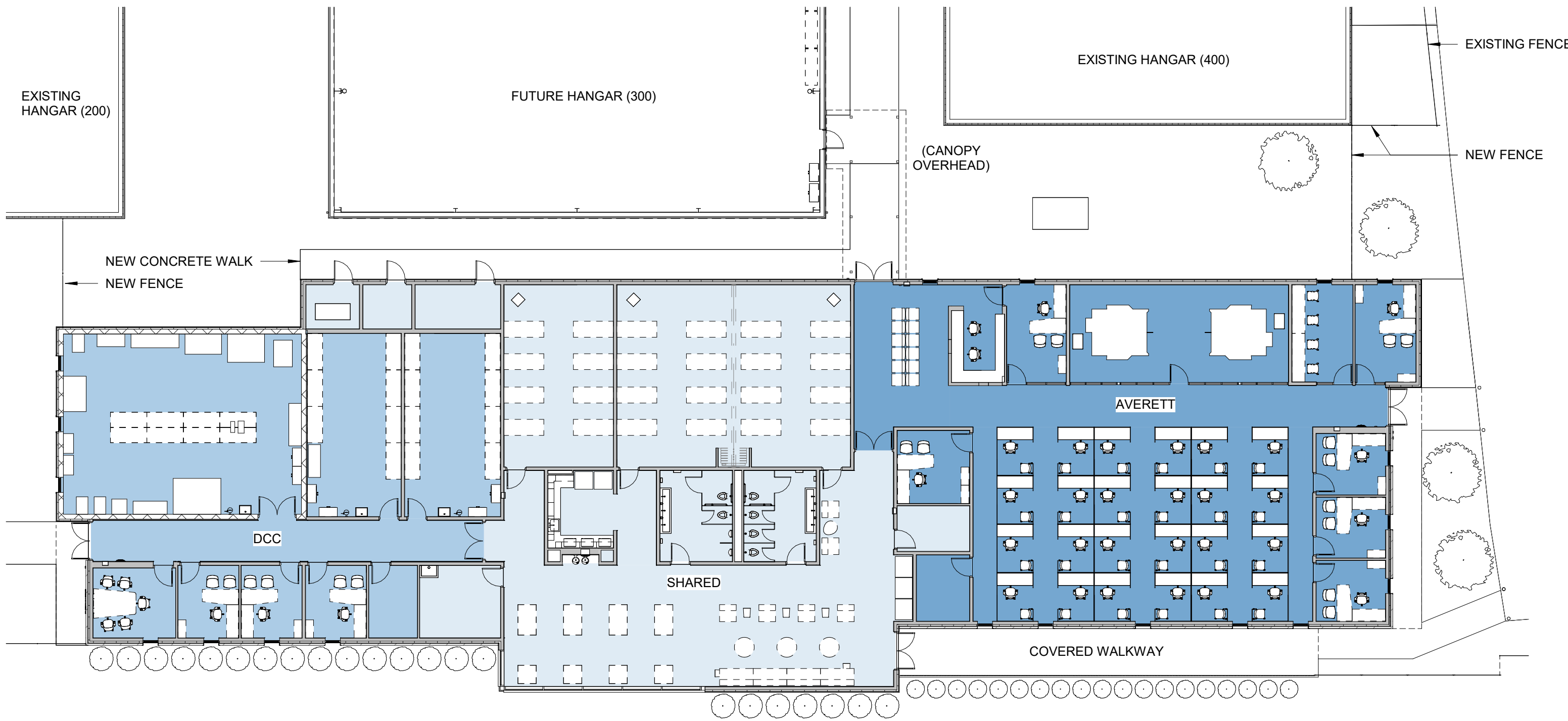
**Hangar
200**

**New 80' x 80'
hangar**

**Hangar
400**

**Civil Air
Patrol
Hangar**

**13,244 square foot Aviation Training Facility
building to be shared by DCC and Averett
University's flight school**



- AVERETT
- DCC
- SHARED

BUILDING AREA	
AVERETT	4,866 SF
DCC	3,548 SF
SHARED	4,830 SF
	13,244 SF



Dewberry®
Dewberry Engineers Inc.
551 Piney Forest Road
Danville, VA 24540
434.797.4497 Phone
434.797.4341 Fax
www.dewberry.com

Subject:	Date: 08/11/2025	Figure: E
LEASABLE TENANT PLAN	Scale: 1/16" = 1'-0"	
Project:	Project No.: 50169876	
DANVILLE AVIATION TRAINING FACILITY		