

February 17, 2026

A Regular Work Session of the Danville City Council convened on February 17, 2026, at 7:52 p.m. in the City Council Conference Room located on the Fourth Floor of the Municipal Building, 427 Patton Street, Danville, Virginia. The following Council Members were present: Vice Mayor James B. Buckner, L.G. "Larry" Campbell Jr., Bryant Hood, Mayor Alonzo L. Jones, Daniel W. Marshall, Barry Mayo, Dr. Gary P. Miller, Sherman M. Saunders, and J. Lee Vogler, Jr. (9)

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

WORK SESSION ITEMS

Meeting Minutes

Upon **Motion** by Council Member Mayo and **second** by Council Member Campbell, Minutes of the Regular Work Session held on January 20, 2026, and Special Work Session held on January 29, 2026, were approved as presented. Draft copies were distributed to Council Members prior to the Meeting.

WORK SESSION ITEMS

Presentation on Data Center Land Use

City Manager Ken Larking stated currently, data centers were not allowed anywhere within the City limits per the Zoning Code. The City has had some contact with data center operators who have shown interest in locating to the city, but they had to be told that particular development was on pause until a suitable location could be found. Staff did a lot of analysis and a handout was provided to Council. Mr. Larking noted staff recommendations included some changes to the UDC to be presented to Planning staff, consistent with the recommendations shared in this document, and later for City Council review and approval. Since the major advantage of the data center was the tax revenue generated, staff recommended a change in the tax rate to \$1.25, which will be included in the recommended budget for next year.

Generally, what this presentation recommended was there was really only one location in the City suitable for a data center and that was the Coleman Site, near the Goodyear Plant on Gypsum Road. There was some property in and around the Goodyear Plant that might also be suitable for data centers because there was sufficient capacity in water and the City can get electricity there in fairly short order. Anywhere else within the City, there would be a challenge with water and electricity.

Council Member Vogler noted he has been recommending data centers in Danville for years. At a presentation at VML, they said the most profitable thing they could put on a piece of property was a data center; he was glad the City was looking into this. The rate recommendation to go to \$1.25, where does that put Danville in terms of other localities and Mr. Larking noted it would be the same as Pittsylvania County's, and the lower end of the middle statewide, it was not the lowest.

Council Member Miller noted those Council Members that went to VML this year and the year before, the hottest topic was the data centers. Loudon County on the one hand, was the biggest success, with data centers everywhere in the County; on the other hand it was disaster that they

February 17, 2026

could put one wherever they wanted. There were no regulations at all. People found out transformer lines were coming across their backyard; there was no regulations saying where they couldn't put them. They regretted that and have started to claw back somewhat and try to regulate the data centers they have. Danville needs to be able to control where the data centers go.

Rev Campbell questioned if the only negative thing about having a data center was the water usage and Mr. Larking noted there were a few things that people were concerned about including energy use, water use, noise and sometimes the aesthetics. Sometimes the noise can be loud especially when they were exercising their generators. When they have to turn on generators, it can be loud but it was for a very brief period of time. In this case, staff was recommending they be near some other industry that was probably already louder than the data center.

Council Member Marshall stated to Ms. Bobe, listening to the data center discussions in his other job, the number one issue was electrons, they want electricity; that was what they have to have and that was the number one thing they were looking for. Ms. Bobe noted that was correct, and going back to the rate, \$1.25 was on par with other localities. Data centers were after every ounce of electricity a locality can provide. Ms. Bobe noted it was incumbent upon the City to ensure that not every ounce of electricity was absorbed by one particular customer and ensuring they still have capacity to enable additional development to happen throughout the community. That was why having conversations with the client as well as the electric provider, in this particular case the site was served by Danville Utilities, to ensure they have a long term plan of how to continue to assist in growth throughout the City.

Mr. Marshall questioned the pay in a data center and Ms. Bobe noted it can range depending on the particular position. A portion of data center jobs were engineer level, so on average that would be around \$100,000 per year; what was not typically thought of in data centers was the trades seen in the Danville Community College programs. A large percentage of those working in the facility were HVAC technicians, pipefitters, welders, and electricians, and they typically make between \$50,000 to \$75,000 per year. Mr. Marshall questioned the prevailing wage in Danville and Ms. Bobe noted it was \$46,000.

Mayor Jones noted there was a consensus of Council agreeing with the City Manager and his presentation.

ECONOMIC DEVELOPMENT UPDATES

Ms. Bobe noted each year Economic Development sponsored the Edmunds Gala which takes place at the Institute; this year it will be Saturday and there were tickets available if members of City Council had an interest in attending. There were up to eight tickets available and that includes the VIP reception and dinner that evening.

CLOSED MEETING

At 8:04 p.m., Vice Mayor Buckner **moved** that this meeting of the City Council of the City of Danville, Virginia be recessed and that Council immediately reconvene in a Closed Meeting for the following purposes: discussion or consideration of the acquisition or disposition of real property for a public purpose where discussion in an open meeting would adversely impact the bargaining position of the City as permitted by Subsection (A)(3) of Section 2.2-3711 of the Code of Virginia, 1950, as amended and more specifically to consider discussion regarding the sale and/or potential purchase of a specific parcel of property for use by the City of Danville and/or specific parcels of property for prospective industrial, commercial, and mixed use projects looking

February 17, 2026

to locate to the City, and an Economic Development discussion and update concerning prospective businesses or industries where no previous announcement has been made and/or the expansion of an existing business or industry where no previous announcement has been made as permitted by Subsection (A)(5) of Section 2.2-3711 of the Code of Virginia, 1950, as amended and more specifically to consider an update on multiple prospective commercial, mixed use, hospitality, and industrial projects considering locating within the City and/or locating within the region in cooperation with the City's regional partners.

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall,
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

Upon unanimous vote at 8:34 p.m., Council reconvened in open session and Vice Mayor Buckner **moved** for adoption of the following Resolution:

CERTIFICATE OF CLOSED MEETING

WHEREAS, the Council convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.1-344.1 of the Code of Virginia, 1950, as amended, requires a Certification by the Council that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia Law under Section 2.2-3711 were heard, discussed or considered, and (ii) only such public business matters as were identified in the Motion by which the Closed Meeting was convened were heard, discussed or considered by the Committee.

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

VOTE: 9-0
AYE: Buckner, Campbell, Hood, Jones, Marshall,
Mayo, Miller, Saunders and Vogler (9)
NAY: None (0)

MEETING ADJOURNED AT 8:35 P.M.

APPROVED:

s/Alonzo L. Jones
MAYOR

ATTEST:

s/Susan M. DeMasi, CMC
CITY CLERK