



America's Future Since 1781

Capital Improvements Program Update

March 4, 2025



FY2026-FY2031 Preliminary CIP by Category



General Fund:	6-Year Total
Administrative Services	\$ 16,629,900
Public Safety - Sheriff's Office	1,200,000
Public Safety - Fire & Life Safety	27,995,000
Public Safety - Emergency Comm	12,675,000
Public Works	59,329,000
Community Services	11,127,000
Schools	97,164,497
Total General Fund:	\$ 226,120,397

Other Funds:	6-Year Total
Stormwater Maintenance	11,725,000
Vehicle Maintenance	1,350,000
Solid Waste Management	450,000
Sewer Utility	33,250,000
Water Utility	500,000
Total Other Funds:	\$ 47,275,000

CIP Funding Sources FY 2026 - 2031

General Fund							
Funding Source (in millions)	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	6-Year Total
Cash Capital - Operating Budget	\$ 5.0	\$ 5.5	\$ 5.5	\$ 6.0	\$ 6.0	\$ 6.5	\$ 34.5
Cash Capital - School	3.0	2.0	1.5	1.0	1.0	1.0	9.5
Debt Financed	24.4	33.2	11.6	19.3	28.2	24.5	141.2
Grant/Proffers/Other	1.6	2.8	3.8	1.5	3.2	1.4	14.3
Use of Reserve/Surplus	6.4	1.1	1.5	3.6	7.6	6.4	26.6
Total Funding Sources	\$ 40.4	\$ 44.6	\$ 23.9	\$ 31.4	\$ 46.0	\$ 39.8	\$ 226.1

Other Funds							
Funding Source (in millions)	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	6-Year Total
Cash Capital - Operating Budget	\$ 0.6	\$ 0.2	\$ 0.6	\$ 0.2	\$ 0.6	\$ 0.2	\$ 2.4
Grants/Proffers	0.5	-	-	-	-	-	0.5
Meals Tax (Stormwater & Sewer)	4.6	4.1	2.4	2.4	4.9	3.2	21.6
User Fees	3.6	3.6	3.7	3.7	3.8	3.8	22.2
Use of Reserve	0.6	-	-	-	-	-	0.6
Total Funding Sources	\$ 9.9	\$ 7.9	\$ 6.7	\$ 6.3	\$ 9.3	\$ 7.2	\$ 47.3

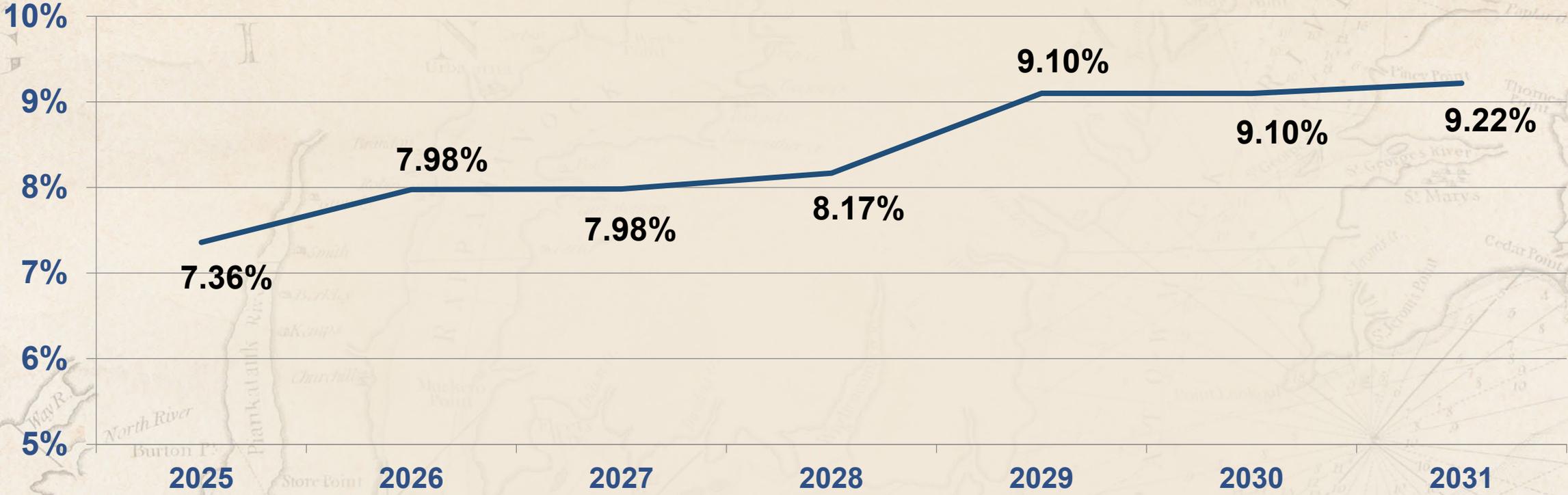
Debt Policy

- Board Policy 14-26 – Financial Management Policies
- Will not fund current operations with long-term debt or Tax Anticipation Notes
- Term of issue will not exceed useful life of capital project
- General Fund supported debt principal will not exceed 3.0% of net assessed value of taxable property
- Annual debt service payments for General Fund supported debt will not exceed 10% of budgeted General Fund expenditures

Debt Management Policies

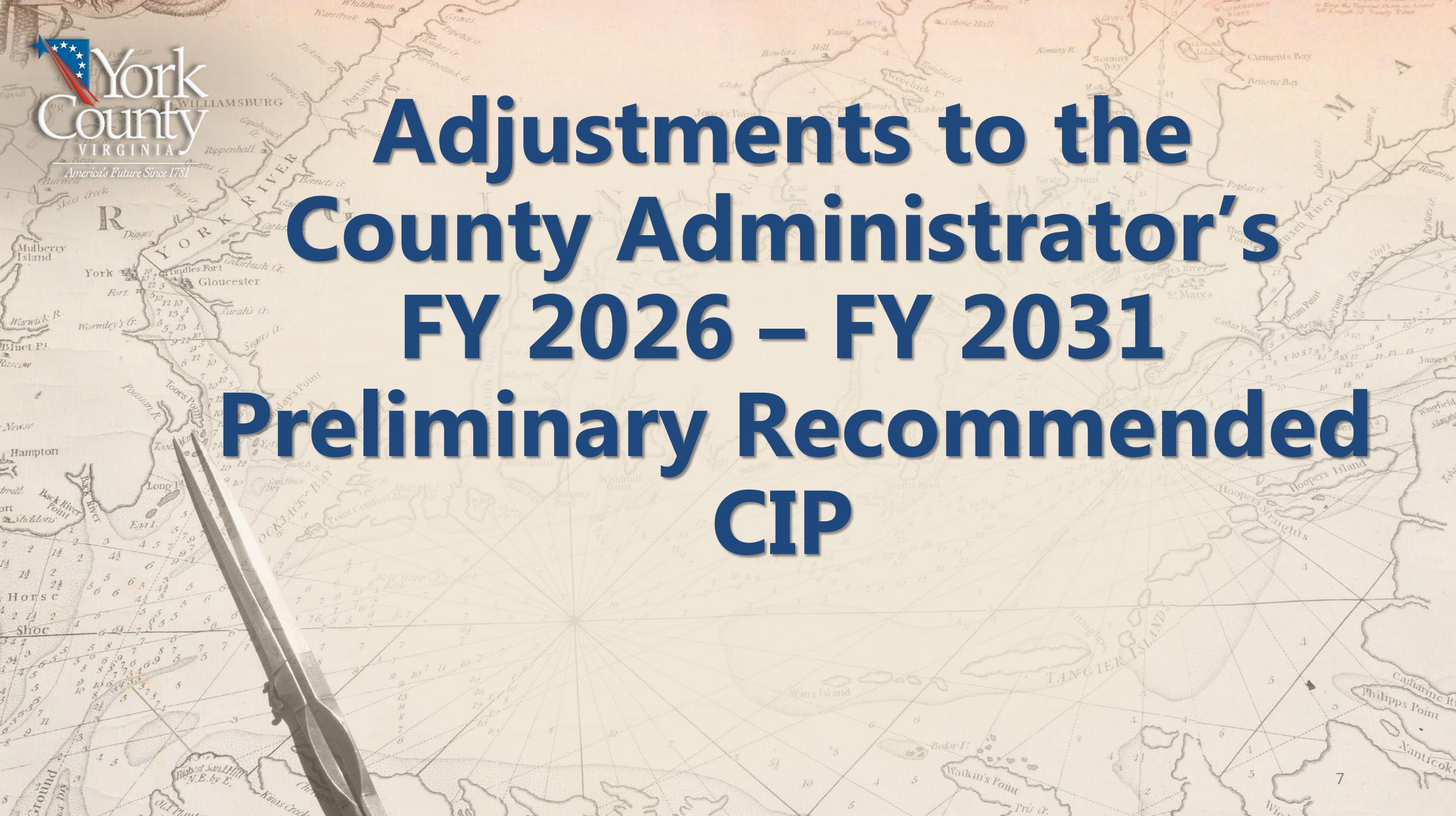
Policy	Current FY2025	Projected FY2031
Outstanding principal of General Fund supported debt will not exceed 3.0% of net assessed value of taxable property	1.03%	1.43%
Annual debt service expenditures for all General Fund supported debt should not exceed 10% of the total General Fund expenditure budget	7.36%	9.22%

FY2026-FY2031 Preliminary CIP Impact on Debt Service Ratio





Adjustments to the County Administrator's FY 2026 – FY 2031 Preliminary Recommended CIP



CIP Adjustments

Project	Recommended Change
Firing Range Project	Move out of CIP
Sheriff Armored Vehicle	Change Funding Source to Grants/Proffers/Other
Dockmaster and Waterfront Operations	Reduce project funding by \$2.5M based on change in scope
Bldg Renovation/Replacement Study	Add \$500K funding for design in FY 28
Cash Capital - FY 25 Surplus	Reduce this funding source by \$2M based on FY 25 YE projection
Vehicle Maint Heavy Truck Facility Space Study	Remove project. Address all County space needs as part of Bldg Renovation/Replacement Study

CIP Adjustments

Project	Recommended Change
York Hall	Delay construction funding one year to FY 28 and reduce construction cost from \$5M to \$3M
Williamsburg Regional Library	Replace with a North County Library Services project. No change to funding
Lightfoot/Mooretown Road	Delay project to FY 31 and reduce funding to \$1M grant
Building Renovation - IT Consolidation	Increase project cost by \$500K based on increase in engineers estimate

FY2026-FY2031

Adjusted Preliminary CIP by Category

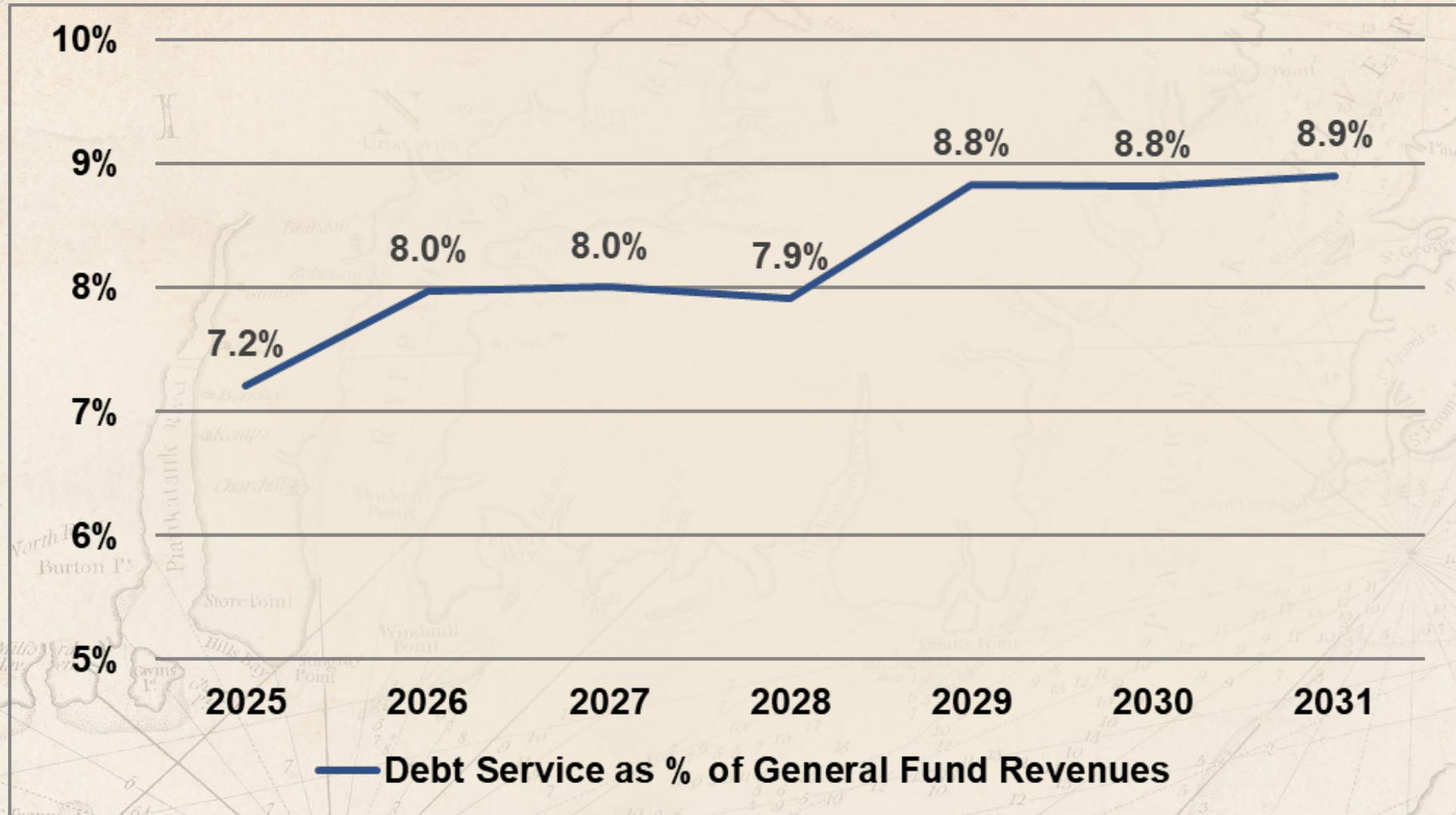
General Fund:	Preliminary Recommended CIP 6-Year Total	Adjusted Preliminary Recommended CIP 6-Year Total	Increase/ (Decrease)
Administrative Services	\$ 16,629,900	\$ 15,129,900	\$ (1,500,000)
Public Safety - Sheriff's Office	1,200,000	1,050,000	(150,000)
Public Safety - Fire & Life Safety	27,995,000	27,995,000	-
Public Safety - Emergency Comm	12,675,000	12,675,000	-
Public Works	57,029,000	50,029,000	(7,000,000)
Community Services	13,427,000	10,877,000	(2,550,000)
Schools	97,164,497	97,164,497	-
Total General Fund:	\$ 226,120,397	\$ 214,920,397	\$ (11,200,000)
Other Funds:	Preliminary Recommended CIP 6-Year Total	Adjusted Preliminary Recommended CIP 6-Year Total	Increase/ (Decrease)
Stormwater Maintenance	11,725,000	11,725,000	-
Vehicle Maintenance	1,350,000	1,150,000	(200,000)
Solid Waste Management	450,000	450,000	-
Sewer Utility	33,250,000	33,250,000	-
Water Utility	500,000	500,000	-
Total Other Funds:	\$ 47,275,000	\$ 47,075,000	\$ (200,000)

FY2026 Adjusted CIP by Category

General Fund:	Preliminary Recommended CIP FY 2026	Adjusted Preliminary Recommended CIP FY 2026	Increase/ (Decrease)
Administrative Services	\$ 3,700,000	\$ 4,200,000	\$ 500,000
Public Safety - Sheriff's Office	575,000	550,000	(25,000)
Public Safety - Fire & Life Safety	4,450,000	4,450,000	-
Public Safety - Emergency Comm	3,050,000	3,050,000	-
Public Works	6,117,000	6,117,000	-
Community Services	2,152,000	1,902,000	(250,000)
Schools	20,346,820	20,346,820	-
Total General Fund:	\$ 40,390,820	\$ 40,615,820	\$ 225,000

Other Funds:	Preliminary Recommended CIP FY 2026	Adjusted Preliminary Recommended CIP FY 2026	Increase/ (Decrease)
Stormwater Maintenance	3,000,000	3,000,000	-
Vehicle Maintenance	850,000	650,000	(200,000)
Solid Waste Management	75,000	75,000	-
Sewer Utility	5,900,000	5,900,000	-
Total Other Funds:	\$ 9,825,000	\$ 9,625,000	\$ (200,000)

Impact of Changes on GF Debt Service Ratio



A historical map of the Chesapeake Bay region, showing the Potomac River, James River, and York River. The map is detailed with various points, rivers, and soundings. The text 'Board Discussion' is overlaid in the center in a large, bold, blue font.

Board Discussion

Next Steps

- Incorporate additional BOS adjustments, if any
- Planning Commission certification of consistency with Comprehensive Plan
- Presentation of Proposed CIP in conjunction with FY2026 Operating Budget proposal (March 18th meeting)