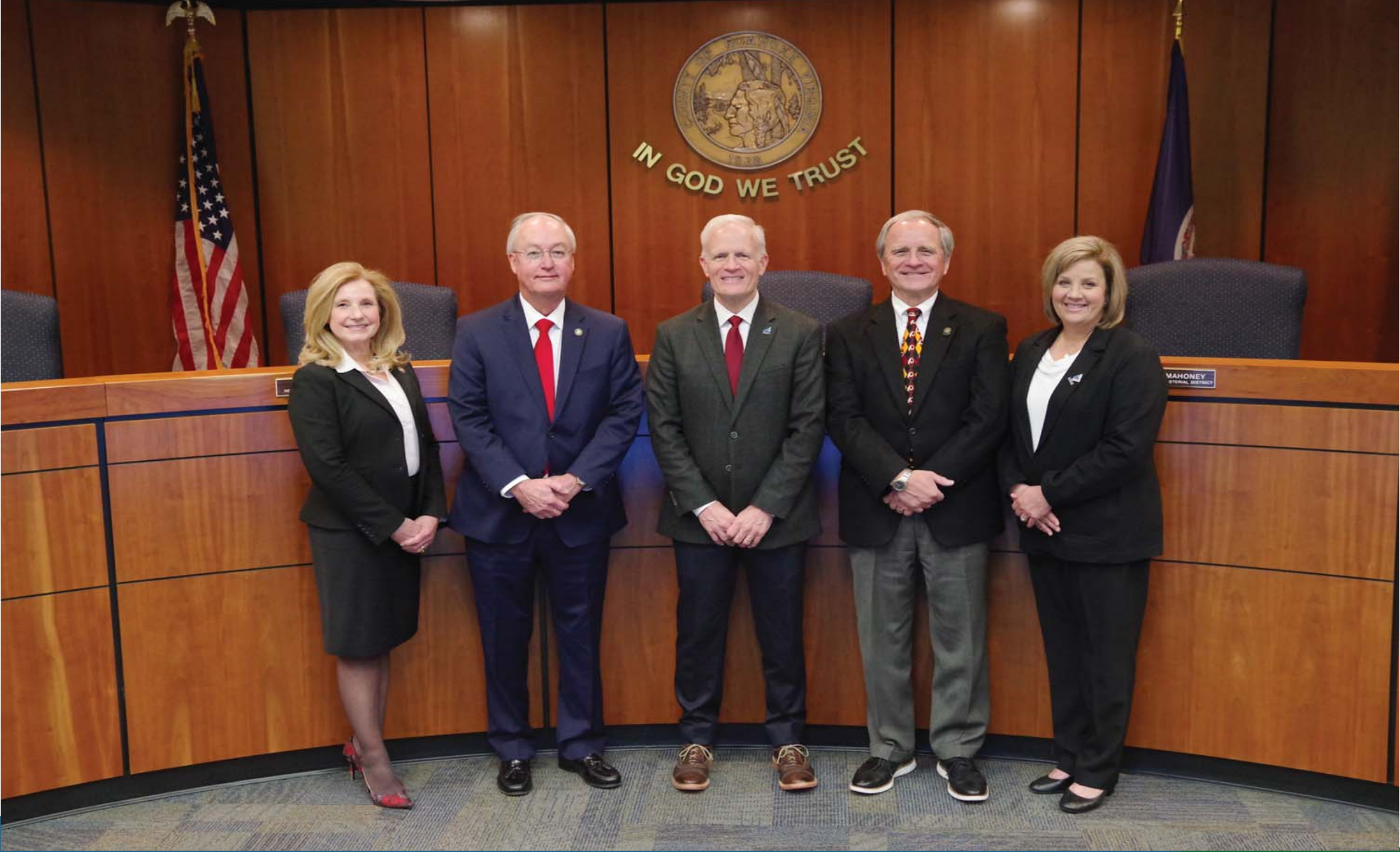




**COUNTY OF ROANOKE, VIRGINIA  
ADOPTED CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEARS 2026 – 2035**





## Board of Supervisors

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David F. Radford, Chair  
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## County Administration

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*County Administrator*

Rebecca E. Owens  
*Deputy County Administrator*

Douglas M. Blount  
*Assistant County Administrator*

## Finance and Management Services

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*Director*

Jessica E. Beemer, CPA  
*Assistant Director*

Steven R. Elliott, MPA  
*Budget Administrator*

Yen T. Ha  
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For the Fiscal Year Beginning

**July 01, 2024**

*Christopher P. Morrill*

Executive Director



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July 1, 2025

To the Honorable Chairman and Members of the Board of Supervisors, and the Citizens of Roanoke County, Virginia:

On May 27, 2025, the Roanoke County Board of Supervisors adopted the fiscal year 2026 – fiscal year 2035 Capital Improvement Program (CIP). The County Administrator's proposed fiscal year 2026 - fiscal year 2035 CIP and proposed operating budget were presented to the Board of Supervisors on March 25, 2025.

The Board of Supervisors made two changes within the Buildings and Facilities category from the proposed FY 2025-2026 CIP which did not change the overall CIP total. The Hollins Library Redevelopment was reduced by \$500,000 and a new project, Parks Restroom Facilities, has been added for \$500,000.

Starting with FY2027, the 17-17-17 debt model will change to a 20-20-20 debt model. This allows additional debt financing of projects for the County in FY 2029, FY2032, and FY 2035.

On March 20, 2025, the Roanoke County School Board approved the Schools fiscal year 2026- fiscal year 2035 CIP. This CIP developed with the new 20-20-20 debt model provides for improvements at Northside Middle, Glenvar Elementary, Hidden Valley Middle, Burlington Elementary, the Capital Maintenance Plan, and other minor capital expenditures.

As part of this section of the CIP document, the County Administrator's March 25, 2025 transmittal letter to the Board of Supervisors has been included, as it provides insight into the priorities of the ten-year CIP. The remainder of this document reflects the fiscal year 2026 – fiscal year 2035 CIP as adopted by the Board of Supervisors on May 27, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laurie L. Gearheart".

Laurie L. Gearheart, CPA  
Director of Finance & Management Services

A handwritten signature in blue ink, appearing to read "Steven R. Elliott".

Steven R. Elliott  
Budget  
Administrator



March 25, 2025

Dear Chairman Radford and Members of the Board of Supervisors:

Attached for your consideration is the Proposed FY 2026 – FY 2035 Capital Improvement Program (CIP). This proposal for the FY 2026 – FY 2035 CIP totals \$145,541,128 in capital projects over the ten-year plan. The proposed FY 2026 – FY 2035 CIP is balanced with funding identified for all projects proposed and meets all criteria set forth within the County's Comprehensive Financial Policy.

The priorities of this 10-year plan include continued funding to support maintenance of facilities and technology infrastructure, funding for replacement/improvements to County facilities, and continuing progress on commitments to promote community and economic development in Roanoke County.

In the FY 2026 – FY 2035 CIP, capital projects are presented by categories that include Building and Facilities; Capital Maintenance Programs and Recurring Items; Computer, Infrastructure, Software, and Hardware; Transportation; and Specialty Equipment.

Project planning will be funded through various sources, including capital reserves, future bond issuances, general government transfers, and other non-County funding avenues. The FY 2026 use of capital reserve funding for County projects is proposed at \$0.325 million. The County's FY 2026 – 2035 CIP includes bond funding at an increased "20-20-20" borrowing starting in FY 2027. County bond issuances are planned every 3 years, which is included in FY 2029, FY 2032, and FY 2035.

Funding for this plan also includes the transfer from the general government fund in the amount of \$3.27 million. This funding is necessary to continue to fund ongoing capital maintenance programs and yearly increases and assists with creating a sustainable funding model.

### **Funding for Replacement/Improvements of County Facilities**

#### *Buildings and Facilities*

The Proposed Capital Improvement Program plans for replacement of other County facilities through bond and other funding sources in all four of the County's borrowing years, FY 2026, FY 2029, FY 2032, and FY 2035. Bond funding in FY 2026 of \$12.05 million is planned towards the redevelopment of the Hollins Library, \$5.3 million towards the Hollins Fire and Rescue Station renovations, \$1.64 million towards Extension of Sewer Services, \$1.5 million towards Turn Lane Route 605 onto Route 601, and \$515,000 towards Explore Park (Phase II).

FY 2029 bond funding of \$19.5 million is planned for renovations to Fort Lewis and Cave Spring fire and rescue stations and Public Safety Radio Replacement. FY 2032 bond funding of \$20.5

million is planned towards the major renovations for the Roanoke County Administration Center (RCAC), Brambleton Center Replacement, and Mount Pleasant Fire Station. FY 2035 bond funding of \$20 million is planned towards the remaining renovation for the RCAC, renovations to Bent Mountain & Catawba fire and rescue stations, Bent Mountain & Mount Pleasant Library renovations, and Splash Valley Water Park improvements.

In FY 2026, the County plans to fund \$100,000 towards the Space Allocation Study. This project will help identify areas for potential consolidation of facilities and develop a more creative allocation for square footage being underutilized.

### **Supporting Maintenance of Facilities and Technology Infrastructure**

The FY 2026 – FY 2035 Capital Improvement Program provides funding for ongoing programs that allow County departments to continue proper maintenance of facilities and technology infrastructure that are vital to operations.

#### *Capital Maintenance Programs & Recurring Items*

The FY 2026 – FY 2035 CIP includes \$32.4 million in funding for Capital Maintenance Programs (CMPs) and other recurring capital items over the next ten years. In FY 2026, \$2.88 million is proposed to adequately fund maintenance programs for General Services, Parks, Recreation & Tourism, Green Ridge Recreation Center, and the Sheriff's Office. Funding is a priority as these CMP programs ensure that County facilities will remain functional and safe for our citizens, visitors, and employees.

This category also includes a grant match for Stormwater Local Assistance Fund and required debt payments for the Broadband Authority and Wood Haven Technology Park. Debt payments for the Roanoke County Broadband Authority Infrastructure are proposed to receive funding of \$768,647 through FY 2027, when the term is complete. Debt payments for the Wood Haven Property Acquisition and Improvements are proposed to receive funding of \$3.7 million in total through the 10-year plan, which will be completed in FY 2037.

#### *Computer Infrastructure, Software and Hardware*

Maintenance of technology equipment and infrastructure is vital to the ongoing operations of Roanoke County. In FY 2026 – FY 2035, \$20.7 million of funding is allocated for upgrades to computer infrastructure, software, and hardware. Of this amount, annual funding is allocated for both the County-Wide Computer Replacement Program (\$3.2 million) and the IT Infrastructure Replacement Capital Maintenance Program (\$7.7 million).

Additional funding is included for other upgrade and replacement projects for County technology equipment and software utilized throughout the County. In FY 2026, these projects include a Roanoke Valley Radio System Hardware Upgrade (\$1.3 million) which will update voice and data infrastructure to comply with the latest standard; a new Time Record Keeper System (\$0.7 million) which will allow the county an opportunity to implement a variety of time keeping practices across the departments. Paper time sheets would be replaced with time clocks, time reporting kiosks, mobile applications and software applications to allow for electronic time capture.

Further projects include Enterprise GIS Maps and Apps Upgrade (\$0.4 million); Light Detection and Ranging (LiDAR) (\$0.7 million) what uses laser light in the near infrared spectrum to measure the distance between a sensor and another object; Recurring Public Computer Replacement project (\$0.7 million over the 10-year CIP period) allows the libraries to maintain the technological requirements needed to run current and future software, and security programs.

### Transportation

The proposed CIP has set aside funds in FY 2026 – FY 2035 to provide a match for the VDOT Revenue Sharing and Transportation Alternatives Program. This support totals \$5.3 million over the 10-year CIP. In FY 2026, the County expects to receive from the Economic Development Authority (EDA) a contribution of \$700,000 to fund towards the Turn Lane Route 221 onto Route 690 project that will create safer traffic movements turning left onto Poage Valley Road. The County also plans to fund \$1,500,000 towards the Turn Lane Route 605 onto Route 601 project for intersection improvements at Sanderson Drive and Shadwell Drive.

### Specialty Equipment

Several projects are planned to receive funding related to specialty equipment in the FY2026 – FY 2035 CIP. This specialty equipment is necessary for the safety and efficiency of first responders. Future projects include the replacement of Self-Contained Breathing Apparatuses (\$2.5 million, FY 2031) and a second set of turnout gear for Fire & Rescue (\$1.3 million, FY 2032).

## **Commitments to Promote Community and Economic Development**

The Proposed FY 2026 – FY 2035 Capital Improvement Plan supports various projects that will fulfill the County's commitment to economic development. It is imperative that Roanoke County continues to forge ahead with efforts to create future opportunities for economic and community development.

## **Unfunded Projects**

The Proposed FY 2026 – FY 2035 Capital Improvement Plan does not include \$48.5 million of capital projects. This primarily includes HVAC replacements, roof repairs, office renovations, 911 dispatch phone and radio console replacement, sports field lighting replacement and technology system upgrades.

## **Conclusion**

As presented, the CIP is balanced and reflects the updated Board of Supervisors' "20-20-20" model starting in FY 2027. Each County project proposed for financing through debt issuance meets the approved debt ratios assigned in the financial policy. The Proposed FY 2026 – FY 2035 CIP reflects priorities to provide funding for replacement and improvements of County facilities, support of maintenance of facilities and technology infrastructure, and continuing Roanoke County's commitment to community and economic development.

We would like to recognize the contributions of Deputy County Administrator Rebecca Owens; Assistant County Administrator Doug Blount; our Director of Finance and Management Services Laurie Gearheart; Budget Division staff, including Steve Elliott and Yen Ha; and Department Directors, Constitutional Officers and their staff in the development of this 10-year CIP. We appreciate the collaboration of all involved to develop a capital improvement plan that is financially sound and addresses the needs of our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Caywood", with a long horizontal flourish extending to the right.

Richard L. Caywood, P.E.  
Roanoke County Administrator





## Capital Improvement Program Overview

The underlying strategy for the development of the Capital Improvement Program (CIP) is to plan for construction and maintenance of investments necessary to provide public services in compliance with the County's Comprehensive Plan and other adopted policies. It is a long-range planning tool used to schedule anticipated capital projects and coordinate capital financing in a way that manages future debt service requirements. By looking beyond the current year and projecting what, where, when and how capital investments should be made, capital programming enables the County to maintain an effective level of service for both the present and future population.

The CIP is a detailed listing of projects submitted to the Board of Supervisors for approval. For the purposes of the CIP, a capital project (or collection of projects) is defined as being beneficial to County citizens, generally costs in excess of \$100,000, and has a lifespan of over five years or, if funded by bonds, a lifespan at least equal to the length of the bond issue. This can include items such as reconstruction or replacement of buildings or equipment, new construction or development, and acquisition of property and equipment.

The CIP is a planning document and is subject to change each year as the needs of the community become more defined. The first year of the ten-year plan is the only formal appropriation of funding. The program is reviewed annually and revised based on current community needs, asset conditions, available resources, and funding opportunities.

The County Administrator established project priorities to align available resources with projects over the ten-year period. These priorities provided by the County Administrator for projects included in the ten-year plan include:

- Funding for the redevelopment of the Hollins Library to promote lifelong learning and provide a continuum of educational resources.
- Funding for major renovations for fire stations to efficiently respond to emergencies.
- Continuing support for Roanoke County's commitment to long term economic development strategies.
- Support for technology for public safety and communications infrastructure.
- Funding for ongoing projects that support the maintenance of existing facilities and equipment.

The CIP document is organized into three primary sections:

- Summary of budget and financial information on all projects, funding sources, and additional operating impacts.
- Project descriptions with budget and funding information for each project organized by categories.
- Appendices providing information on projects not funded in the ten-year plan and information regarding the County's outstanding debt and Board of Supervisors approved debt policies, and VDOT Transportation Project.



## Roanoke County Vision and Strategic Plan

### Community Strategic Plan

The County of Roanoke Board of Supervisors adopted the first-ever Community Strategic Plan back in FY2017.

#### Vision Statement:

*“Roanoke County is a vibrant, innovative, and scenic community that values its citizens, heritage, and quality of life.”*

The Community Strategic Plan was created to provide guidance and influence the development of annual budget planning including the Capital Improvement Program (CIP). The County’s CIP development process included review of the departmental requests for capital funds in light of the vision and strategic direction provided by the community through the civic engagement process.

#### Strategic Initiatives

- Connect Roanoke County to the World
- Position Roanoke County for Future Economic Growth
- Promote Neighborhood Connections
- Ensure Citizen Safety
- Be a Caring & Inclusive Community
- Promote Lifelong Learning
- Keep Roanoke County Healthy, Clean, and Beautiful

Data on these initiatives are being collected, reviewed, reported and used to adjust County services and programs. Each year, an annual report is created to highlight the accomplishments related

to the Community Strategic Plan from the prior year. The full Community Strategic Plan and annual reports can be found online at [www.roanokecountyva.gov/CSP](http://www.roanokecountyva.gov/CSP).

### Organizational Strategic Plan

Roanoke County adopted an internal Organizational Strategic Plan, which identifies strategies to be used by departments and employees to deliver quality services with integrity and distinction.

The following outcome areas were identified by staff as priorities within the Organizational Strategic Plan.

#### Outcome Areas:

- Responsive Service Delivery
- Branding and Marketing
- Workplace Culture and Being an Employer of Choice

Staff continue to monitor progress toward and prioritize goals within each outcome area.

