



January 14, 2026 Planning Commission Meeting

## **Title**

Consider recommendation of the FY 2026-2027 Through 2030-2031 Capital Improvement Program to City Council – Adam Fletcher, Community Development

## **Summary**

The Capital Improvement Program (CIP) is a multi-year presentation of planned capital projects of \$50,000 or greater with an appropriate financing plan to fund the projects. The CIP is prepared annually to facilitate planning and to set priorities among capital improvement needs over a subsequent five-year period. The CIP is designed to identify projects for all City departments, as well as for Harrisonburg City Public Schools, for which funding has already been committed or is being sought for within the five-year planning period.

## **Recommendation**

Option 1. Recommend approval as presented.

## **Context & Analysis**

Planning Commission's objective is to review and evaluate the CIP and, once the document is in an acceptable format, recommend the document for approval to City Council. The CIP is not a budget and inclusion of projects in the document does not guarantee that such projects will be funded by the City or by any external sources in the year presented or at the level proposed. The actual commitment of funds by the City for any capital item comes with the approval of the annual budget for each fiscal year. However, the CIP serves as an important planning tool for formulating the capital portion of the annual budget.

As can be observed by reviewing previous CIP documents, the CIP is not a static plan. It is a part of annual planning and programming, where after each passing year, another year is added to the planning period to maintain the five-year forecast. Each year, costs, needs, and revenue sources are reevaluated.

Staff provided Planning Commission with the completed draft CIP at the December 10, 2025, Regular Meeting. The next day, the draft was posted to the CIP website at: <https://www.harrisonburgva.gov/cip>. At the meeting, staff requested Commissioners submit comments and questions to staff prior to the official Planning Commission review so that responses could be prepared and provided in advance of the January 14, 2026, Meeting. The questions and responses are attached herein. As part of one of the submitted questions (associated with the Transfer Center project, CIP document page 145), a request was made to receive a copy of the

2022 Harrisonburg Multimodal Transit Center Feasibility Study. A copy of the study is included within the packet.

As explained last month, something that is different in the proposed CIP as compared to previous years is that there is no Sanitation Fund section. As explained in the Introduction of the CIP, “[d]uring this year’s review, the CIP Review Committee decided to eliminate the lone project that was customarily included in the Sanitation Fund—that being the City Landfill Closure & Monitoring project. The project was removed because the financial obligations associated with the landfill monitoring program are routine and known obligations that are, and must be, accounted for in the annual budget. Because this project was removed, there is no Sanitation Fund section in the CIP document. Revenue projections associated with that fund, however, are still included in the Appendices.”

### **Options**

1. Recommend approval as presented.
2. Recommend approval with recommended changes.
3. Recommend denial. If denied, ultimately Planning Commission must re-review the Capital Improvement Program and a recommendation must be provided to City Council at a later date.

### **Attachments**

- The draft CIP is available at the following web address:  
<https://www.harrisonburgva.gov/cip>.
- Responses to CIP Questions that were Submitted by Planning Commission.
- 2022 Harrisonburg Multimodal Transit Center Feasibility Study.