

INTRODUCED: June 22, 2026

AN ORDINANCE No. 2026-163

To declare a public necessity for and to authorize (i) the acquisition of the real property known as 5624 Campbell Avenue and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, for the purpose of implementing the combined sewer overflow mitigation project known as the CSO-012 Storage Tank project.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for (i) the acquisition of the real property known as 5624 Campbell Avenue, identified as Tax Parcel No. E010-0198/020 in the 2026 records of the City Assessor, containing a approximately 1.87 acres, more or less, owned by CSX Transportation, Inc., and as more particularly shown with bolded and hatched black lines on a drawing prepared by CSX Transportation, Inc., designated as “Exhibit A,” and dated May 5, 2026, a copy of which is attached to and made a part of this ordinance, and (ii) the grant and acceptance of certain easements relating

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

to the acquisition of such real property, for the purpose of implementing the combined sewer overflow mitigation project known as the CSO-012 Storage Tank project located.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for (i) the acquisition of the real property known as 5624 Campbell Avenue, identified as Tax Parcel No. E010-0198/020, in the 2026 records of the City Assessor, containing a total of approximately 1.87 acres owned by CSX Transportation, Inc., and as more particularly shown with bolded and hatched black lines on a drawing prepared by CSX Transportation, Inc., designated as “Exhibit A,” and dated May 5, 2026, a copy of which is attached to and made a part of this ordinance, and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, for the purpose of implementing the combined sewer overflow mitigation project known as the CSO-012 Storage Tank project.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized (i) to acquire the real property described in section 1 of this ordinance from CSX Transportation, Inc., (ii) to grant and accept certain easements relating to the acquisition of such real property, and (iii) to execute the deeds and such other documents necessary to complete the acquisition and acceptance of such real property and the grant and acceptance of such easements relating to such real property in such locations as the Chief Administrative Officer may approve, together with all appurtenances belonging thereto, and subject to all valid encumbrances thereof, provided that all such deeds and other documents first must be approved as to form by the City Attorney.

§ 3. This ordinance shall be in force and effect upon adoption.

CITY OF RICHMOND

O&R REQUEST

DATE: June 3, 2026

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Alfred Wiggins, DCAO of Operations

THROUGH: Letitia Shelton, Director of Finance

THROUGH: Meghan Brown, Director of Budget and Strategic Planning

THROUGH: Scott Morris, Director of Department of Public Utilities

FROM: Robert Stone, Deputy Director, DPU

RE: Acquisition of property located at 5624 Campbell Avenue identified as Tax Parcel No. E0100198020

ORD. OR RES. No. _____

PURPOSE: To declare that a public necessity exists and to authorize the acquisition of the real property known as 5624 Campbell Avenue containing 1.87 acres, more or less, from CSX Transportation, Inc., for the purpose of facilitating the construction of the Combined Sewer Overflow (CSO) 12 Storage Tank.

BACKGROUND: On August 7, 2024, the Department of Public Utilities received approval for its Combined Sewer System (CSS) Final Plan in response to the 2020 CSO Law (SB 1064). The CSS Final Plan included a concept project to mitigate overflows at the CSO 12 outfall to Almond Creek located at the CSX railroad tracks south of Campbell Ave. in east Richmond. The initial plan for this sewershed was to separate the sanitary and stormwater sewer piping, however, as the design of the new stormwater piping progressed, it became apparent that construction would have major negative impacts on traffic, parking and other existing utilities in the project's neighborhood. Evaluation of flow data for this sewershed indicated that a similar level of CSO control could be accomplished at a lower cost and substantially less neighborhood impact through the construction of a 650,000 gallon CSO storage tank adjacent to the existing CSO 12 regulator structure located on a parcel of land presently owned by CSX Transportation. Pending expeditious purchase of the land, American Resue Plan Act funds would be used. The property is also needed to complete the project, which is needed to meet the requirements of the 2020 CSO Law.

CITY OF RICHMOND

COMMUNITY ENGAGEMENT: Community outreach efforts have been ongoing throughout the planning phase of the CSO 12 project and will continue through the design and construction phases. Outreach efforts to date have included:

- Coordination with a Public Stakeholder Group made up of two citizen members from each City Council district to inform the development of the CSO Final Plan;
- In coordination with 7th District Councilmember Newbille and her office, DPU attendance and presentation at several Council District group meetings;
- Project updates at www.rvah2o.org

STRATEGIC INITIATIVES ALIGNMENT: The CSO 12 Storage Tank Project aligns with the goals of the RVA Clean Water Plan, Combined Sewer System Final Plan, the James River Bacteriological TMDL, the requirements of the 2020 CSO Law (SB 1064), and the goal of A Thriving and Sustainable Built Environment in the current Mayoral Action Plan.

FISCAL IMPACT: None. The purchase of this parcel will have a small reduction in general fund property tax revenue which should be fully offset through a corresponding increase in DPU Payments In Lieu of Taxes (PILOT) general fund revenue. The cost of purchasing this property parcel is expected to be reimbursed through the ARPA Grant No. CSO-02A. The anticipated sale price is \$215,000 based on discussions between CSX Transportation and the City.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 22, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Planning Commission

AFFECTED AGENCIES: Department of Public Utilities

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: Exhibit A

STAFF: Robert Stone, Deputy Director, DPU
Jeff McBride, Director of Water and Administration, DPU

EXHIBIT A

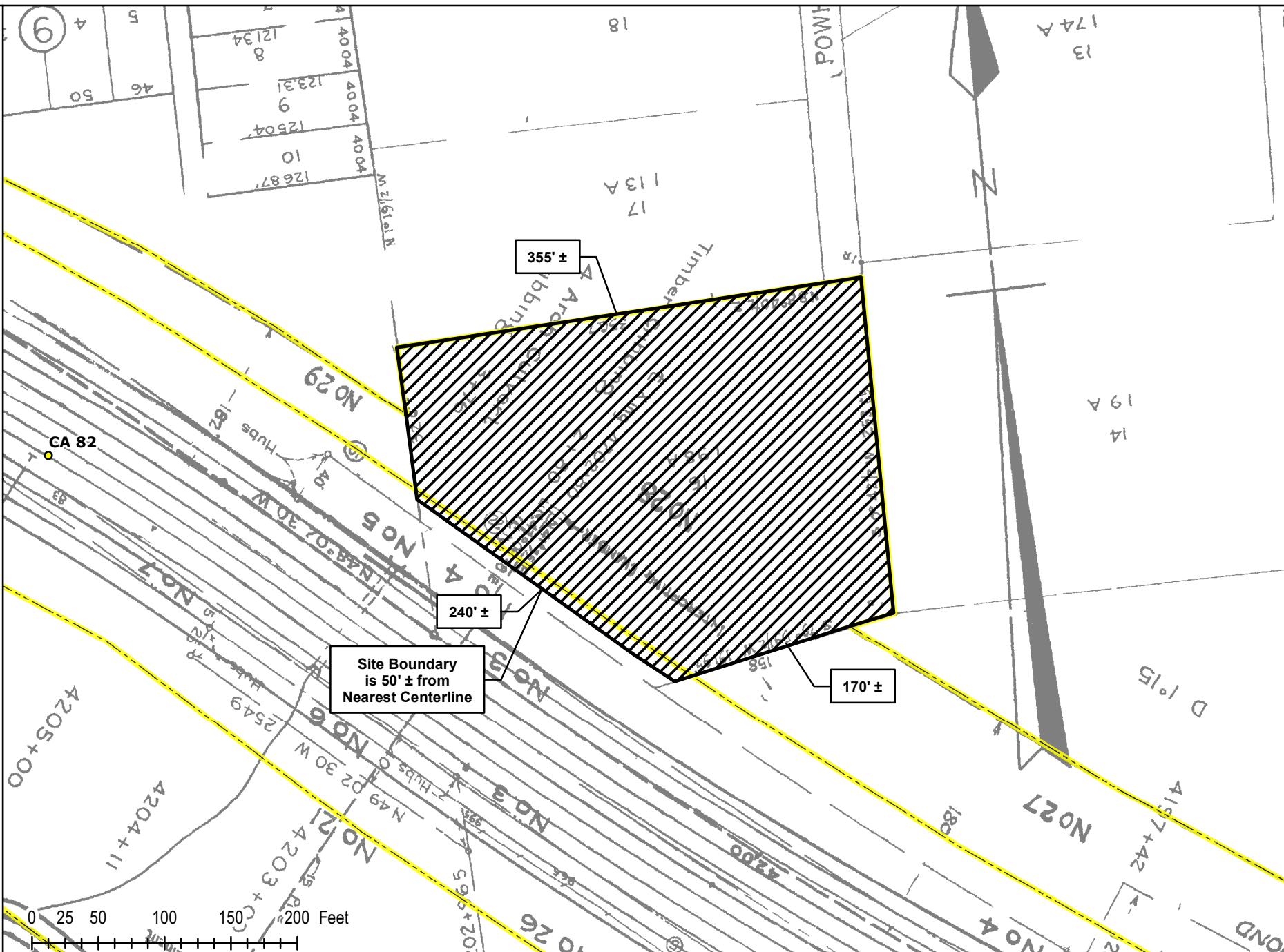
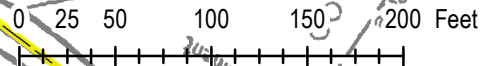
GIS #
13079-001

INTEL #
V2/50

PIN #
51087 0004
51087 0081



1" = 100'



355' ±




240' ±

Site Boundary
is 50' ± from
Nearest Centerline

170' ±

CSX TRANSPORTATION, INC.
VA-RICHMOND-CITY OF RICHMOND SEWER INT
SITE: VA-760-1116150
RICHMOND CITY COUNTY - RICHMOND, VA
MILEPOST: CA 81.92

REGION: S ZONE: SOUTHERN
SUBDIVISION: PENINSULA
DATE: 05/05/2026
REVISED: 05/05/2026
DRAWN BY: 07525

-  Engineering Milepost
-  Premises 1.87 ± Acres
-  CSX Ownership / Rights

THIS RAILROAD MAP EXHIBIT GRAPHICALLY REPRESENTS A PROPOSED REAL ESTATE TRANSACTION. IT MAY NOT REFLECT CURRENT "ON THE GROUND" CONDITIONS AND/OR ACTUAL LOCATIONS OF FEATURES. ALL DIMENSIONS, OFFSET DISTANCES, AREA CALCULATIONS AND MEASUREMENT NOTATIONS SHOWN ON THIS EXHIBIT ARE APPROXIMATE.