



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
December 15, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, December 15, 2025. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting all councilors present: Mayor Juandiego Wade, Vice Mayor Brian Pinkston and Councilors Natalie Oschrin, Michael Payne and Lloyd Snook.

On motion by Snook, seconded by Oschrin, Council by a vote of 5-0 (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none) adopted the meeting agenda.

REPORTS

1. REPORT: Emergency Management Update

John Oprandy, Emergency Management Coordinator, presented and overview of the City's current and future approach to managing complex emergencies and disasters, with a focus on the roles and coordination of key stakeholders.

The City's ability to effectively manage complex emergencies and disasters depends on a strong, coordinated framework that brings together planning, operational readiness, and leadership engagement. The presentation provided a high-level overview of that framework, beginning with our foundational Emergency Operations Plan (EOP) and Continuity of Operations Plan (COOP). It outlined how the Emergency Operations Center (EOC) is activated, the structure and function of local and regional Multi-Agency Coordination (MAC) groups, and how to ensure that timely and accurate information flows to City leadership during a crisis. It also highlighted ongoing investments in preparedness through training and exercises, and the critical role elected officials play in setting the tone for the community before, during, and after a disaster.

Mr. Oprandy stated that there will be a recruitment process for the Incident Management Team, needing about 30 people to cover all roles and to account for redundancy. Regarding communication with local residents, Mr. Oprandy encouraged residents to do a website search for CUA911 Alerts, and the page will guide them through the process for signing up for emergency alerts.

Councilor Snook asked Mr. Oprandy to look into VOIP (Voice Over Internet Protocol) service for CUA911 Alerts on home telephones.

2. REPORT: Housing Budget Brief

City Manager Samuel Sanders, Jr., provided a high-level overview to touch on the different affordable housing related investments being considered for meeting City Council's identified objectives. City Council identified Affordable Housing as a high priority and high impact issue area within the strategic plan. Past budgets have included significant investments and an array of affordable housing projects and programs including ongoing efforts to fund the reconstruction and improvement of the Charlottesville Housing Authority's properties, various supports to help keep residents in their homes, and investments to help address the homelessness issue in our community.

Supporting the construction of new affordable housing units has been a primary focus of the City. The overview looked at existing programs and accomplishments including the funding for several critical housing projects and the different relief programs the City supports. The presentation reviewed several

new funding requests related to new affordable housing proposals and possible new investments at the Kindlewood development.

CLOSED MEETING

On motion by Oschrin, seconded by Snook, Council voted 5-0 (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none) to meet in closed session as authorized by Virginia Code Section 2.2-3712 for the following reason:

1. Pursuant to Virginia Code Section 2.2-3711(A)(1) for discussion and consideration of prospective candidates to be appointed to the following boards and/or committees:
 - a. Board of Zoning Appeals
 - b. Charlottesville Affordable Housing Fund (CAHF) Committee
 - c. Charlottesville Albemarle Convention & Visitors Bureau (CACVB) Board
 - d. Charlottesville Redevelopment and Housing Authority (CRHA) Board
 - e. Community Development Block Grant (CDBG) & HOME Taskforce
 - f. Historic Resources Committee
 - g. Housing Advisory Committee
 - h. Human Rights Commission
 - i. Local Board of Building Code Appeals
 - j. Minority Business Commission
 - k. Personnel Appeals Board
 - l. Piedmont Family YMCA Board of Directors
 - m. Sister Cities Commission
 - n. Social Services Advisory Board
 - o. Thomas Jefferson Water Resources Protection Foundation
 - p. Towing Advisory Board
 - q. Tree Commission
 - r. Vendor Appeals Board
 - s. Youth Council

On motion by Oschrin, seconded by Snook, Council by a vote of 5-0 (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none) certified that to the best of each Council member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening the closed session were heard, discussed, or considered in the closed session.

On motion by Pinkston, seconded by Snook, Council by a vote of 5-0 appointed the following members to city boards and commissions:

- Charlottesville Affordable Housing Fund Committee: Sarah Malpass - At-Large; Jamaala Hamilton - Affordable Housing Beneficiary
- Charlottesville-Albemarle Convention & Visitors Bureau Board: Brad Uhl - Food and Beverage; Zarina Yafizova - Accommodations
- Community Development Block Grant & HOME Taskforce: Syleethia Carr – Rose Hill; Jamaala Hamilton - Fifeville
- Historic Resources Committee: Jennifer Trompetter
- Human Rights Commission: Hannah Langlet, Callum McCain von Schill

- Local Board of Building Code Appeals: Robert Pineo
- Personnel Appeals Board: Rafiullah Daudzai, Adam Hastings
- Sister Cities Commission: Huehuetenango Representative: Kristen Petros de Guex, rescinding her appointment as the CSCC Business Representative and appoint her as the Huehue Representative.

BUSINESS SESSION

The business session of the meeting began with a moment of silence.

ANNOUNCEMENTS

Mayor Wade announced a new parking technology system in the Downtown parking garages, commencing the following day.

RECOGNITIONS/PROCLAMATIONS

Mayor Wade presented a plaque to Vice Mayor Pinkston in honor of his years of service from January 1, 2022 to December 31, 2025, on City Council.

Vice Mayor Pinkston made remarks commemorating his years of service on City Council.

Councilor Snook commended Vice Mayor Pinkston for his suggestions and guidance on moving building renovations forward for Buford Middle School, now Charlottesville Middle School, after years of there being no solid plan. Other councilors thanked Mr. Pinkston for his important contributions to many issues facing Charlottesville.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. Rebecca Ellison, city resident and Director of Advancement representing VIA Centers for Neurodevelopment, expressed the importance of VIA's services in the Charlottesville region, and thanked Council for their support and partnership.
2. Wendy Gao, Friends of PHAR (Public Housing Association of Residents), spoke in opposition to luxury student housing developments and their negative impacts on historically Black and Brown residents. She shared historical information about Gospel Hill, which no longer exists in the area of West Main Street. She mentioned The Mark project on 7th Street being presented to the Board of Architectural Review (BAR) on December 16, and requested denial as well as zoning protections for historically Black neighborhoods.
3. Alicia Lenahan, Albemarle County resident, spoke in support of a Resolution to Unmask ICE, and she addressed concerns that have been raised since the proposal of the resolution to City Council earlier in the year.
4. Paul Reeder, city resident, applauded City Council on holding a future work session to discuss student housing development. He stated that he was correcting a statement made to City Council by the Director of Neighborhood Development Services on November 3 regarding the boundaries of UVA Grounds and said that he plans to appeal to the BAR the Zoning Administrator's definition of proposed 7th Street luxury student housing proposal, which he believes was based on incorrect criteria and past practice. He invited Council members to attend the BAR meeting on December 16 to hear resident arguments on both sides of the issue involving luxury student housing.

CONSENT AGENDA

Clerk Thomas read the following Consent Agenda items into the record, and on motion by Pinkston, seconded by Oschrin, Council unanimously adopted the Consent Agenda (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none), with Payne expressing concerns about Item #4, as stated in the December 1 City Council meeting.

3. MINUTES: October 20, November 3, November 17, and December 1 regular meetings
4. RESOLUTION to Amend the FY 2026 Contribution to the Charlottesville-Albemarle Convention and Visitor's Bureau (CACVB) - \$167,867 (2nd reading)

Resolution to Amend the FY 2026 Contribution to the Charlottesville-Albemarle Convention and Visitor's Bureau (CACVB) - \$167,867

WHEREAS, the City of Charlottesville is party to a funding agreement for the Charlottesville-Albemarle Convention and Visitor's Bureau; and

WHEREAS, the City of Charlottesville's FY 2026 budgeted contribution for CACVB was incorrectly calculated;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that funds in the amount of \$167,867 be transferred from previously appropriated funds in the citywide reserve account as follows:

Transfer From:

\$ 167,867 Fund: 105 WBS: 1631001000 G/L Account: 599999

Transfer To:

\$ 167,867 Fund: 105 WBS: 9783004000 G/L Account: 540090

5. RESOLUTION to appropriate Virginia Department of Education Special Nutrition Program Child and Adult Care Food Program - \$25,000 (2nd reading)

RESOLUTION

Virginia Department of Education Special Nutrition Program Child and Adult Care Food Program - \$25,000

WHEREAS, the City of Charlottesville, through Parks and Recreation, has received approval for reimbursement up to \$25,000 from the Virginia Department of Education Special Nutrition Program to provide free dinner to children attending select drop-in afterschool centers; and

WHEREAS, the grant award covers the period from period October 1, 2025 through September 30, 2026;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the sum of \$25,000, received from the Virginia Department of Education Special Nutrition Program is hereby appropriated in the following manner:

Revenue – \$ 25,000

Fund: 209 Internal Order: 1900619 G/L: 430120

Expenditures - \$25,000

Fund: 209

Internal Order: 1900619

G/L: 530670

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$25,000 from the Virginia Department of Education Special Nutrition Program.

6. ORDINANCE Amending City Code to Define School Zones for all Schools and Reflect their Current Names (2nd reading)

ORDINANCE AMENDING AND RE-ORDAINING SECTION 15-98 OF THE CHARLOTTESVILLE CITY CODE, "MAXIMUM LIMITS IN SCHOOL ZONES," TO INCLUDE ALL CHARLOTTESVILLE CITY SCHOOL DIVISION SCHOOLS WITHIN CITY BOUNDARIES AND TO REFLECT THEIR CURRENT NAMES

7. ORDINANCE granting a Franchise Agreement to MCI Communication Services, LLC (2nd reading)

AN ORDINANCE GRANTING A FRANCHISE TO MCI COMMUNICATIONS SERVICES LLC., ITS SUCCESSORS AND ASSIGNS TO USE THE STREETS AND OTHER PUBLIC PLACES OF THE CITY OF CHARLOTTESVILLE, VIRGINIA FOR ITS POLE, WIRES, CONDUITS, CABLES AND FIXTURES, FOR A PERIOD OF FIVE (5) YEARS

8. ORDINANCE Amending City Code Section 2-38 — Organizational meeting (2nd reading)

ORDINANCE AMENDING CITY CODE SECTION 2-38 - ORGANIZATIONAL MEETING

9. RESOLUTIONS to 1) Dissolve the Regional Transit Partnership and 2) approve a Memorandum of Understanding for administration of the Charlottesville-Albemarle Regional Transit Authority by the Thomas Jefferson Planning District Commission

**RESOLUTION
To Dissolve the Regional Transit Partnership**

WHEREAS, the City Council made and entered into a Memorandum of Understanding establishing the Jefferson Area Regional Transit Partnership on October 30, 2017; and

WHEREAS, on December 16, 2024, City Council approved a resolution to join the Charlottesville-Albemarle Regional Transit Authority (CARTA); and

WHEREAS, over the past year CARTA has been activated and will serve as the primary forum for regional transit discussions and decision making; and

WHEREAS, the City Council finds it in the best interest of the County to dissolve the Jefferson Area Regional Transit Partnership;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Charlottesville, Virginia, hereby authorizes the City manager to execute a revised Memorandum of Understanding on behalf of the City, dissolving the Jefferson Area Regional Transit Partnership, once the revised Memorandum has been approved as to substance and form by the City Attorney.

RESOLUTION
To Approve a Memorandum of Understanding on
The Charlottesville-Albemarle Regional Transit Authority

WHEREAS, on December 16, 2024, City Council approved a resolution to join the Charlottesville-Albemarle Transit Authority (CARTA); and

WHEREAS, Council finds it in the best interest of the City to approve a Memorandum of Understanding to establish a framework for collaboration and cooperation between the Thomas Jefferson Planning District Commission (TJPDC), the County of Albemarle, and the City of Charlottesville regarding the administration, coordination, and support of CARTA, identifying the payment terms, roles, and responsibilities of each party.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Charlottesville, Virginia hereby approves a Memorandum of Understanding on the Charlottesville-Albemarle Regional Transit Authority and authorizes the City Manager to execute the Memorandum of Understanding on behalf of the City once it has been approved as to substance and form by the City Attorney.

10. RESOLUTION to Grant \$50,000 to the Residential Energy Retrofit Mini-Grant Program (layover)

11. RESOLUTION to Accept Huntley Avenue and Morgan Court into City Street System

RESOLUTION
ACCEPTING HUNTLEY AVENUE AND MORGAN COURT IN THE HUNTLEY
SUBDIVISION INTO THE CITY STREET SYSTEM FOR MAINTENANCE

WHEREAS, Huntley of Charlottesville, LTD, submitted to the City of Charlottesville, Virginia (“City”), Department of Public Works (“Department”) a subdivision plan (“Huntley PUD”) for approval; and

WHEREAS, the Huntley PUD was originally approved by the Department on March 3, 2004; and

WHEREAS, Huntley Avenue and Morgan Court (“Streets”), located in the Huntley PUD, have been substantially completed; and

WHEREAS, to help facilitate the completion of the Streets in the Huntley PUD, the City has agreed to accept a one (1)-time financial contribution of \$300,000 from Huntley of Charlottesville, LTD, to facilitate the City’s assumption of maintenance responsibility for the Streets; and

WHEREAS, the City’s Public Services Manager requested the City accept the Streets into the City’s Street System for maintenance; and

WHEREAS, City Staff have inspected the subject Streets of the Huntley PUD and recommend the acceptance into the City’s Street System for maintenance; and

WHEREAS, the City accepts this infrastructure, with all known and unknown defects, and the acceptance will conclude all outstanding matters related to the Huntley PUD.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Charlottesville, Virginia, on recommendation of the Department that the Streets located in the Huntley PUD, as shown on the

attached drawing, are hereby formally accepted into the City Street System for maintenance.

12. RESOLUTION for Compromise of Claim: Water and Wastewater Leak Credit of \$10,707.03 for Melbourne Park Owners Association

RESOLUTION

Approval of a Compromise of Claim in the Form of a Leak Credit of \$10,707.03 for Water and Wastewater Charges to the Utility Account of “Melbourne Park Owners Association”

WHEREAS, the Director of Finance, City Attorney, and City Manager concur that circumstances associated with a leak at 104/101 Melbourne Park Circle warrant a credit in the amount of \$10,707.03 for water and wastewater charges, and in accordance with City Code Sec. 11-132(4), City Council has authority to grant such a compromise of claim; now, therefore

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the Director of Finance is hereby authorized to apply a credit of \$10,707.03 to the utility account of “Melbourne Park Owners Association”.

13. RESOLUTION for Compromise of Claim: Water and Wastewater Leak Credit of \$12,454.93 for McGuffey Homeowners Association

RESOLUTION

Approval of a Compromise of Claim in the Form of a Leak Credit of \$12,454.93 for Water and Wastewater Charges to the Utility Account of McGuffey Homeowners Association”

WHEREAS, the Director of Finance, City Attorney, and City Manager concur that circumstances associated with a leak at 301 2nd Street NW warrant a credit in the amount of \$12,454.93 for water and wastewater charges, and in accordance with City Code Sec. 11-132(4), City Council has authority to grant such a compromise of claim; now, therefore

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the Director of Finance is hereby authorized to apply a credit of \$12,454.93 to the utility account of “McGuffey Homeowners Association”.

14. RESOLUTION to appropriate \$303,660.00 from the Building Resilient Infrastructure and Communities (BRIC) Grant Program for the City of Charlottesville - Rock Creek Watershed Management Plan (layover)

CITY MANAGER REPORT

City Manager Samuel Sanders, Jr. reported an update on the City’s use of the Flock system, stating that while the police department reported some success with solving cases using information from the license plate reader technology, the one-year pilot ended in October, and for a variety of reasons City Councilors requested not moving forward with implementing the program. He shared that cameras are being removed and a technology work session will be scheduled for 2026.

A tentative work session to discuss the approach to student housing is scheduled for the January 20 City Council meeting.

A City Manager budget series of three budget work sessions is being scheduled for January 13, 14 and 15 around the city.

Mr. Sanders announced new hires. Abigail Wade will join on January 5th as the new Economic Mobility Officer. Evan Pilachowski will join on January 5th as an Assistant City Manager. Samuel Roman will join on February 2nd as an Assistant City Manager.

ACTION ITEMS

15. ORDINANCE to vacate Clarke Court, a City-maintained street (2nd reading)

John Maddux, City Attorney. Provided an update on negotiations for the terms regarding vacation of Clarke Court. He recommended approval of the ordinance to vacate Clarke Court, with a proposed amendment as requested during the meeting by the Applicant.

Scott Rainey with Flora & Pettit, representing the Applicant, explained the need for amendment to the ordinance to remove specific measurements and to reference vacating property between two properties owned by the Applicant.

Following clarifying questions from Councilors, Councilor Payne expressed concerns that he considered “odd” about the transaction.

On motion by Pinkston, seconded by Snook, Council voted 3-2 (Ayes: Pinkston, Snook, Wade; Noes: Oschrein, Payne) to adopt the ordinance:

ORDINANCE CLOSING, VACATING, AND DISCONTINUING THE PUBLIC ROAD KNOWN AS CLARKE COURT ON CITY REAL ESTATE TAX MAP 17

16. BY MOTION: Dairy Road Bridge Public Hearing Summary Presentation for Endorsement

Michael Goddard, Deputy Public Works Director, presented the summary from a Dairy Road Bridge Public Hearing, requesting Council’s approval to move forward with the design phase.

The City of Charlottesville Department of Public Works received \$12,620,000 in grant funding through the Virginia Department of Transportation (VDOT) to reconstruct the Dairy Road bridge over the Route 250 bypass. The existing bridge has reached the end of its useful life. Recent inspection data dated March 6, 2025, shows the overall condition of the bridge as “poor.” A full replacement of the bridge is necessary and has been funded through VDOT’s State of Good Repair (SGR) program using a combination of state and federal dollars, with no local match required.

A design public hearing was held on July 15, 2025, at Walker Upper Elementary School to inform the public and adjacent neighborhoods about the project needs, background, and construction impacts. A 10-day comment period was provided after the meeting to allow any citizen to provide comment on the project. A total of 16 formal comments were received in writing or orally through the City-provided court reporter present at the public hearing. In general, feedback was focused on the inconvenience of the detour, the appearance of the bridge, and the duration of construction and detour.

A second public meeting is planned in mid-2026 prior to construction to update the public on the project’s progress, provide a rendering of the proposed bridge, and hear comments regarding the project and detour.

Brennen Duncan, City Engineer, shared responses to questions from Councilor Snook regarding costs of inconvenience caused by the project, in addition to the contract cost of the project, and several scenarios for costs related to length of time for constructing the bridge.

Councilor Oschrein confirmed that the pedestrian bridge will remain open while the Dairy Road Bridge is being constructed.

Council and staff engaged in further discussion and John Oliver with Kimely Horn Associates clarified that a portion of the funds from VDOT can be used to incentivize the contractor to complete the project sooner than the projected 14 months.

On motion by Pinkston, seconded by Oschrein, Council voted 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none) to endorse the Dairy Road Bridge project, voicing a preference to make an effort to incentivize a shorter disruption period.

GENERAL BUSINESS

17. REPORT: Presentation of the FY25 audit results by the City's auditors

Chris Cullinan, Director of Finance, introduced Michael Lupton, representing the city's auditing firm Robinson, Farmer, Cox and Associates, who presented the audit report for Fiscal Year 2025 (July 1, 2024 - June 30, 2025). He stated that the auditors are working to finalize their results but expect to issue an Unmodified rating. The Code of Virginia requires that localities have their accounts and records audited annually as of June 30 by an independent certified public accountant in accordance with the specifications furnished by the Auditor of Public Accounts (APA).

Mr. Cullinan stated that there is a concerted effort to provide the report on the city's website by December 31, 2025. Once the audit is finished, a year-end appropriation request will be presented to City Council.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public and there were no speakers.

ADJOURNMENT

On motion by Pinkston, seconded by Oschrein, Council voted unanimously to adjourn the meeting at 8:00 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council