



City Manager's Report

City Departments

1-20-2026

City Manager – Sam Sanders (he/him)

- Congratulations to Juandiego Wade and Natalie Oschrin for being selected to serve as Mayor and Vice Mayor, respectively! They will serve through December 31, 2027.
- Attached to this City Manager's Report is the Q&A document for the December 17 Neighborhood Leaders Meeting. The City Manager's Office hosted this quarter's engagement as a holiday reception.
- January 8:
 - Received a presentation by Charlottesville Police Department (CPD) on the use of drones in our law enforcement operations.
 - Met with Latricia Giles, the director of the Public Housing Association of Residents (PHAR), to discuss funding priorities.
- January 9:
 - City Council met all day in a retreat where they received a financial health update from PFM, the City's financial advisor, FOIA training and review of Council Procedures by City Attorney John Maddux, and a strategic goal setting session facilitated by Joshua Rene with The Spill Team.
- January 13:
 - Held a monthly check in with Albemarle County Executive Jeff Richardson.
 - Attended the CHO Airport Authority meeting. Key meeting notes:
 - 2026 Election of Officers: Jeff Richardson as Chair, I will serve as Vice Chair, and COO Penny Shifflett will serve as Secretary/Treasurer.
 - CHO has openings for team positions. If you know someone looking for a job, [use this link](#) to take a look.
 - CHO has a 90% load factor so far this year, which reflects our likelihood of filling all available seats on aircraft leaving Charlottesville.
 - The Authority Board accepted a clean audit with no findings, suggestions, or adjustments.
 - Robinson, Farmer, Cox was approved to continue its audit services for the remaining renewal year on the existing contract; a new RFP will be issued next year for these same services.
 - The Authority Board approved the following representatives to serve on the Audit Committee: Chris Cullinan as Chair, then Jacob Sumner, Roger Martin, John Mattern, and David Dallas.

Utilities – Director Lauren Hildebrand (she/her)

- There is still time to enter the Charlottesville Utilities Storm Drain Art Contest, but the clock is ticking! The contest submission deadline is Monday, February 9 at 5:00 PM.
 - The Charlottesville Department of Utilities encourages the community to put on their creative thinking caps and submit artwork that communicates the theme, “Stormwater Pollution Prevention: Only Rain Down the Drain!”, for a chance to win a \$500 Visa gift card and paint their design on a storm drain inlet.
 - With two submissions categories, Youth (ages 12-17) and Open (ages 18+), this is a great opportunity to visually communicate an educational and inspirational message on how and why pollutant-free stormwater is essential to the health and vitality of the City’s creeks, streams, and the Rivanna River.
 - A panel of judges selected by the Department of Utilities will choose two winning designs, one from the Youth category and one from the Open category. A third Fan Favorite winner will be selected from the top entries via online voting by the community. The three winners will each receive a \$500 Visa gift card and paint their design on one of three storm drain inlets at a painting event in the spring.
 - More information on the Charlottesville Utilities Storm Drain Art Contest, including a blank storm drain template to assist with designs, the official rules, and the official submission form, can be found at www.charlottesville.gov/stormwater.

Parks & Recreation – Director Riaan Anthony (he/him)

- Trails & Greenways
 - The Washington Park Ramp VDOT project is complete. Parks will install a vehicle-control bollard at the upper end of the ramp to prevent unauthorized vehicle access.
 - Ragged Mountain trail relocation efforts continue, with volunteer support focused on elevating trail sections that will be impacted when the reservoir level is raised approximately 12 feet later this year.
 - The irrigation project at Meadowcreek Golf Course is underway and is anticipated to be completed by spring. The course remains open during construction.
- Events
 - Father–Daughter Dance
 - A Valentine-themed dance for fathers, uncles, and grandfathers with daughters ages 3–12.

- Registration is per couple; only the daughter needs to be registered.
 - Dates and times:
 - February 13, 6:00–8:00 PM.
 - February 14, 6:00–8:00 PM.
 - [Early registration](#) is encouraged as this program fills quickly.
- [Summer Camp](#)
 - General summer camp registration dates:
 - City residents: February 2 at 10:00 AM
 - Non-City residents: February 17 at 10:00 AM
 - Adaptive camp registration opens Monday, February 17 at 10:00 AM.
- Winter Break Camp was successfully held, serving 80 participants over five days, including a field trip to Skate Nation in Richmond.
- City Market
 - [Applications for the 2026 City Market](#) season are now open.
 - Vendors seeking reserve status must submit applications by Sunday, February 1, 2026.
 - Applications received after this deadline will be considered for non-reserved status only.

Human Services – Director Misty Graves (she/her)

- The Community Attention Youth Internship Program (CAYIP) successfully launched a new program, CAYIP 2.0, in partnership with the Office of Economic Development (OED) and Lugo-McGinness Academy’s Knight School. Students engage with the OED staff to gain valuable career readiness instruction including certifications such as CPR/First Aid and ServSafe. Then, participants will transition to hands-on internship sites for a holistic approach to career readiness while earning a performance-based stipend of \$15.00 an hour.
- The Department of Human Services’ Community Based team is getting a jump on hiring for summer staff. They are looking for engaged community members who enjoy working with teens for their Teens GIVE Service Learning program or to serve as coaches in the CAYIP program. Stay tuned on the HR Jobs Board for more information!
- The Youth Opportunity Coordinator launched the Summitt Elementary Book Club with immediate success and there is interest in expanding Book Club initiatives in other City Schools.
- Youth Council engaged in conversations with Charlottesville High School Principal, Dr. Malone, and a member of the School Board that centered mental health supports for teens. Future Youth Council sessions will include additional exploration of challenges and solutions regarding mental health for students.

- The Vibrant Community Fund staff and review teams are currently preparing their evaluation and recommendations of non-profit's applications for program needs. There were approximately 85 applications submitted, representing the work of approximately 70 local organizations. Funding recommendations will be discussed during the regular City Council Budget work sessions in the coming months.

Charlottesville Fire Department (CFD) – Chief Michael Thomas (he/him)

- CFD continues to work collaboratively with the County to restore access to the City's fire training props. This is a gradual process, and a memorandum of understanding (MOU) may be developed to outline future joint use. The Chief will continue to provide updates as progress is made.
- Our Firefighters and Single Role members completed their annual live fire and rescue training this week. This year's training not only reinforced core firefighting and rescue skills but also placed a strong emphasis on mayday preparedness. These scenarios are designed to ensure our crews are fully prepared to rescue and remove trapped occupants, as well as to locate and assist a fellow firefighter in the event of separation or entrapment during a structure fire.
- Our medical personnel trained in receiving and treating occupants rescued from the building. Following the transfer of care, crews were provided with scenario-based injuries and tasked with delivering appropriate medical treatment. All training was conducted in strict accordance with NFPA 1403, the national standard for safe and effective live fire training. Adhering to these guidelines ensures a controlled training environment that prioritizes safety while reinforcing tactical proficiency and operational readiness. We remain committed to training that strengthens safety, builds teamwork, and supports our mission to protect both the community and one another.

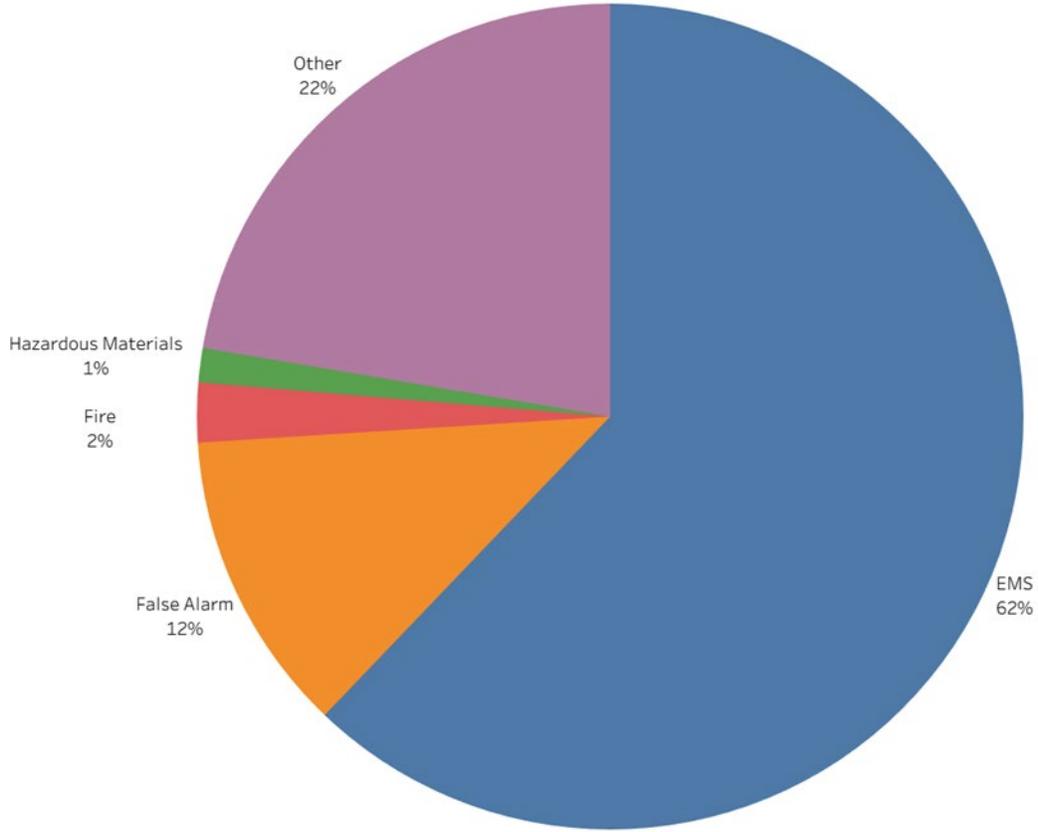
Key Metrics:

Incident Type	Fiscal Year		
	23	24	25
EMS	5,167	4,881	2,523
Fire	178	204	86
Other	2,318	2,840	1,450
Grand Total	7,663	7,925	4,059

- From July through December of FY25, call volume decreased by 1.65% overall compared to the same period in FY24. EMS call volume over the equivalent period showed a slight decrease of 0.28%. Fire calls volume is also down from last year, with a particularly notable decline in December.

Trends and Patterns		
Average Monthly EMS Incidents July-December: 421	Average Fire Incidents July-December: 14	Average Monthly Other Incidents July-December: 241
Change in Average Monthly EMS Incidents Since This Time Last Year: -0.28%	Average Change in Monthly Fire Incidents Since This Time Last Year: -15.71%	Average Change in Monthly Other Incidents Since This Time Last Year: -3.01%

- Option 1 – Professional and clear
 - On average this fiscal year, CFD has responded each month to 421 EMS incidents, 14 fire incidents, and 241 incidents classified as other.
- Year-End Report
 - In 2025, the Charlottesville Fire Department responded to 7,839 unique incidents within the City of Charlottesville. Of these, 183 were fire responses, including vehicle, structure, and outdoor fires. Among those fire incidents, there were only three civilian fire-related injuries and one firefighter injury, and there were no fire-related fatalities in Charlottesville this year. The first-arriving unit met the performance benchmark of arrival within six minutes and 20 seconds in 88% of fire responses.
 - There were 105 hazardous materials incidents, including gas leaks and chemical or fuel spills. The department also responded to 929 false alarms, consisting of both good-intent and malicious activations. Other incident types, such as motor vehicle accidents and miscellaneous hazards, totaled 1,751 unique responses.
 - Medical emergencies made up the majority of CFD’s workload, with 4,871 calls for service. CFD met the six-minute arrival benchmark from dispatch on 76.3% of all EMS responses, representing a significant improvement over the 61% achieved in CY 2024.



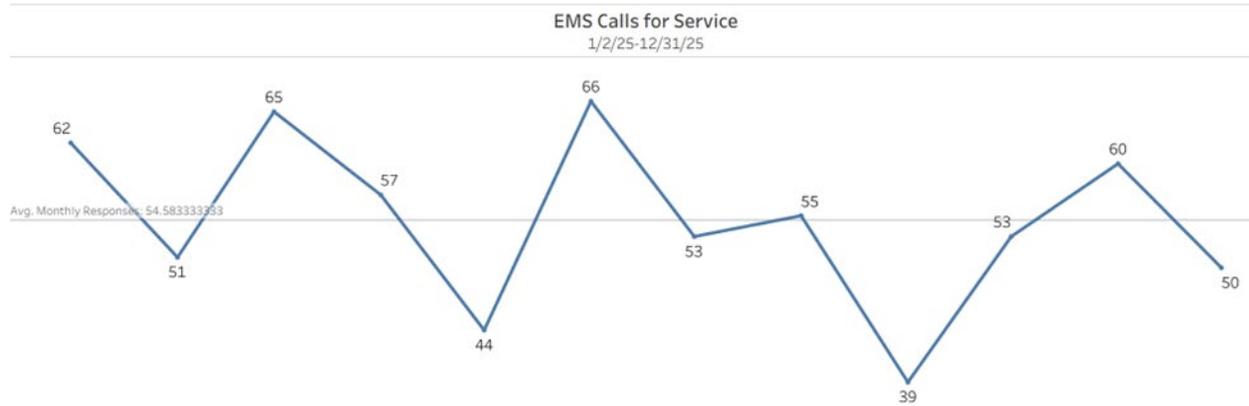
Opioid Overdoses

City EMS System Opioid Overdose Incidents



- Opioid overdoses in the City have decreased in 2025. CFD and Charlottesville Albemarle Rescue Squad (CARS) have run below an average of less than three overdoses monthly in 2025, a decrease from 2024's average of six overdoses monthly. This continues a clear trend of decreased opiate overdoses since 2023.

Unhoused EMS Patients



- Our records show that since January 2025, CFD & CARS have responded to 55 unhoused patients monthly on average. The top findings of attendants in charge on these incidents were bodily injuries (14.7%), non-traumatic pain (12.6%), behavioral health (12.3%), and alcohol abuse (8.0%).

Neighborhood Leaders' Meeting and Holiday Social
December 17, 2025
5:30pm-7:00pm at CitySpace
Questions & Answers

Greenleaf Terrace

1. I would love to know if there is a plan to add a crosswalk at the intersection of Rugby Ave and Sherwood Road. It's one of the main ways kids cross to get to the Y, skatepark, and CHS...and particularly challenging for folks who may not have a runner's pace to cross. Feels a bit like Frogger.

Response: The plan is to create a crosswalk parallel to Rugby across Sherwood Road, build a small section of sidewalk to connect Sherwood to the 250 off-ramp, and install a crosswalk at the new 4 way stop. We are hoping to get this accomplished within the next year, but that could get pushed with other funding/priority needs.

2. The city is all about sustainable landscapes yet property owners who maintain their gardens and yards in such a state have to pay for the city to haul away landscape debris. The cost is high, starting at \$35, then subsequent payments of \$50 and \$100. The city removes leaves for free three times per year in the fall and winter. This is not fair or equitable for those of us who have more environmentally friendly yards.

Further, residents who pile debris on the street for removal are required to do so the night before pick-up. This assumes we all can hire landscape crews to do the work for us, because it takes a long time to cut back, by hand, perennials and grasses. It doesn't happen overnight. We are not contributing to air and noise pollution with landscape crews with their power tools and leaf blowers. These crews theoretically haul the landscape debris away. Homeowners don't always have trucks or trailers.

I propose the city encourage more "green" and sustainable landscaping by giving residents a minimum of two free pick-ups a year for landscape material: once in the spring and once in late fall.

We pay exorbitant property taxes in Charlottesville, and it seems entirely reasonable to expect more in return. In West Palm Beach where I lived for 20 years, the city hauled landscape material away twice a week every week, and it was part of our property taxes, which were significantly less than in the city of Charlottesville.

Response: Thank you for your feedback regarding yard waste disposal options. The City of Charlottesville does not currently offer curbside yard waste collection, with the exception of Leaf Collection in the fall/winter, and the scheduling of large item collection appointments. For alternative options, landscaping and yard waste material is accepted for drop-off by several local composting farms/facilities and at the Rivanna Solid Waste Authority's Ivy Materials Utilization Center. Curbside composting collection vendors can accept yard waste material and is available for direct contract from private providers. You can compost your yard waste in a backyard compost pile. Information and resources can be found here: <https://www.charlottesville.gov/701/Composting-in-Charlottesville>.

3. Any word on when a follow up meeting will be scheduled regarding the intersection of Oakleaf/Del Mar/Greenleaf?

Response: A meeting is scheduled for Thursday, January 15, 2026, at Walker Upper Elementary. Notices should be going out shortly. Meeting information will also be posted on the Public Works News Section and provided to Greenleaf Neighborhood Association Becky Calvert, for email distribution. The City's Communications team will also be looking to promote the meeting on some of our various communication platforms.

Belmont – Carlton

4. First, there continues to be the usage of the term "Belmont" when referring to the neighborhood (see neighborhood factsheet online). Please remember that we are the Belmont-Carlton neighborhood, and not just "Belmont". We point this out because it is a thorny issue with those who live in the Carlton area, so we would also like to request that future communications, documents, and signage consistently use "Belmont-Carlton" to accurately reflect and honor both parts of our neighborhood. This recognition is important for community identity and helps foster inclusion among all residents. Thank you for making this adjustment in all official references moving forward.

Response: Thank you. We will make this change.

5. The Alley Ways are supposed to be clear for ingress and egress.

A. Who monitors all alleyways to ensure that they are free and clear for passage?

Response: Most alleyways are not publicly owned and maintenance responsibilities belong to the adjacent property owners.

B. The Detter property on the corner of Monticello/Blenheim is blocked by 2 sheds erected by Detter so other residents cannot access the alley way. Why has this been allowed, and what can be done to rectify the situation?

Response: There are two sheds in the alley that runs parallel to Blenheim and Montrose Avenues between Monticello Avenue and Avon Street. The sheds are located at the Monticello Avenue end of the alley. This is one of the alleys on the Belmont plat and is not currently a public alley. As it is not public space, the issue must be resolved between neighbors who have private rights to access the alley.

6. A while back, we had gotten this message from MyCville regarding a sidewalk on Elliot/2nd that goes to the IX Park....this is strange because there is still no sidewalk painted at that intersection. Why does this message say that the request was complete?

Hi Civility,

Great news! Your Crosswalk Request #16809058 was completed on Sep 17, 2025, 4:04 PM EDT.

If you have any questions or comments, please feel free to add them here:

https://iframe.publicstuff.com/#?client_id=1000141&request_id=16809058

Response: This is a standard system generated message issued when an item has been resolved. As part of a current review of the MyCville system, we are looking at changes to how these standard messages are used in order to improve clarity.

7. There are still a lot of questions regarding what is going on with the change from Belmont Condos to Belmont Apts as well as the hold that has been put on the project.

A. Why is there a hold on Carlton Avenue Construction Project?

There are no holds from the City on this project. The owner has an approved plan as of November 14, 2023, which was approved under the old Zoning Code. The applicant is currently assessing the feasibility of developing under the new

Development Code. To this end, they have submitted a Development Plan to determine zoning compliance with their updated proposal.

- B. Impact of traffic: What is the new projected number of car trips per day for the Apartment Complex, and what plans has the City made to accommodate the increase in traffic in this already-congested section of Belmont?

Response: From the Development Plan submitted 10/6/25 and denied approval on 11/7/25

- SITE TRIP GENERATION (ITE TRIP GENERATION, 11TH EDITION):

	<u>MULTIFAMILY HOUSING (206 UNITS)</u>
AVERAGE DAILY TRIPS -	1,428 VPD (714 ENTER / 714 EXIT)
AM PEAK HOURS -	84 VPH (21 ENTER / 63 EXIT)
PM PEAK HOURS -	108 VPH (68 ENTER / 40 EXIT)

EXISTING TRIPS PER DAY (ITE, 11TH EDITION - CODE GENERAL LIGHT INDUSTRIAL FOR 6.21 ACRES) = 341 ADT

PROPOSED PROJECT CREATES 1,087 ADDITIONAL VEHICLES PER DAY

IN ADDITION, DUE TO THE WALKABILITY OF THIS PROJECT TO THE DOWNTOWN AREA, A 20%-30% REDUCTION IN VPD CAN BE EXPECTED FOR THIS PROJECT. THIS WOULD REDUCE THE TOTAL TRIPS TO 1,142 TO 1,000 VPD, RESULTING IN A NET INCREASE IN TRAFFIC OF 659 TO 801 VPD.

- C. What will be the impact on city storm sewer adjacent to construction project?

Response: The applicant has only submitted a Development Plan which is a document related to Zoning Compliance and is not a document that approves construction. Prior to any final approval, the applicant will need to submit a Final Site Plan that will be reviewed for compliance with all other standards such as stormwater.

- D. What plans has the City made to accommodate the increased demand on the storm sewer that runs along the boundary between the western edge of the development and the properties along the eastern side of Douglas Avenue?

Response: Any development on the site will conform to the City's Standards and Design Manual (SADM) and meet state-required stormwater management regulations.

8. Additionally, there are still questions regarding the process of what happens in Belmont Center.

A. The growth of the Mockingbird restaurant went against what had been previously stated to neighbors regarding the expansion of that outside venue.

B. Next, there was no warning regarding the installation of new steak restaurant across from Mas.

- C. And now, there are plans to destroy a historic church/office building (and most likely the trees there) at 914 Monticello Ave....to make way for what? Why are we finding out about such things by an article from Sean Tubbs rather than receiving any notice by the City?

Response: The proposed development at 914 Monticello Avenue is a by-right 33-unit project currently undergoing Development Review. Information regarding by-right development can be found on the City's website, specifically on the Development Map on the NDS webpage.

- D. What was the process in approving these new buildings/businesses and destroying historic buildings? Moving forward, is the City completely leaving neighbors out of the equation for such changes?

Response: The City is dedicated to community engagement. Although we have transitioned away from direct engagement for each development project, we utilize additional communication channels such as the City's website, Development Map, and the online Permit Portal to ensure that information related to these projects is accessible to the public. We are committed to continuously evaluating our engagement strategy and anticipate updates to enhance the provision of information in the future.

All of these changes have a direct impact on the quality of our daily lives due to bringing in large numbers of people (tour buses dropping off crowds of people to party), increased congestion, traffic issues, parking issues, noise issues, trash issues, increase in rodents -new presence of rats, and the destruction of green space as well as the established, historic, neighborhood character.

9. AVON EXTENDED MULTI MODAL BIKE/PED PLAN

- A. First, many neighbors were not even aware of these planned changes, so people feel blind-sided one again by a plan that adversely affects them. I must stay that even the Board was not aware of this plan, so we wonder if the City tried to reach out to the Association?
- B. Second, neighbors are confused because there was a listening session the first week of May 2025 (the 8th?), and then there was supposed to be a public meeting in Spring of 2026, so how is it possible that the City Council has already voted it through? What happened to the additional public input before the vote?

- C. Also, They chose a design that was different from the ones proposed at the May meeting that many attended. <https://www.vdot.virginia.gov/projects/culpeper-district/avon-street-multimodal-improvements/>
- D. Third, How did the City calculate parking spaces that would be lost? Are they calculating spots north of Rockland? By an affected neighbor's count, there will be more than 33 spaces lost (considering that some people park on the grass). One neighbor commented: *"They've made zero plans or suggestions for those that will be impacted, more or less a shrug and "well, it's only 33 spaces", Well, it isn't ; it's more spaces than that. And not only does it impact those living here, but it also permanently shuts down how the properties along this corridor can develop. I'm in a duplex that will be impacted. Our front door opens to Avon, and the house was built with the ability to park there in mind, i.e. there is no driveway. Now, I'm going to have to find a parking spot on an interior street and walk up this mixed-use path just to enter my front door! It's ironic that they want more 'missing middle' type of housing, e.g. duplexes and triplexes per recent zoning, and then penalize these types of living situations that already exist by taking away their parking."*
- E. People have commented that the cost is astronomical and that it's a waste of time and money since there are no bike and pedestrian paths south of that point. Will the county be building a continuation of the sidewalks and bike paths on Avon Extended?

Response: Bike and pedestrian improvements in the Avon Street corridor were identified in the City's 2015 Bicycle and Pedestrian Master Plan. The project on Avon St between Druid Ave in the City and Avon Ct in Albemarle County was developed between 2021 and 2023 by the Charlottesville-Albemarle Metropolitan Organization as a VDOT-administered and funded project. This project, which included sidewalks and bicycle lane improvements, spans the City-County border, but supports priorities of each locality, providing safe multimodal options in the City's entrance corridor while providing one of the needed connections to the Avon St shared use path and sidewalk improvements in the County. The original project designs had impacts to on-street parking, but as VDOT moved forward through design, also had substantive project costs associated with needed right-of-way and construction of retaining walls to address topographical challenges.

To address these project costs, VDOT recommended evaluating an alternative design that would reassign space for bicycles and pedestrians into a single shared use path,

rather than into sidewalks and unprotected bike lanes. VDOT held a public information meeting in May 2025 to collect public feedback on this new alternative, along with a revised version of the initial design that had been engineered to reduce costs to the greatest extent possible. VDOT's analysis showed that 33 on-street parking spots would be removed with both alternatives, but that the recommended shared use path design would be within the project's current budget and could be designed to calm traffic to a lower 25 mph speed limit. City Council voted for VDOT to continue to design and construction of the recommended shared use path design in August 2025. VDOT will continue to develop construction plans for the project and is currently aiming for Spring 2026 to hold their public hearing on those plans. Work on any necessary right-of-way purchases and relocations on utilities would take place in 2027, with construction of the project occurring in 2028.

Any additional questions on this project can be shared with the VDOT project manager responsible for the Avon St Multimodal Improvements project, John Rose, as john.rose1@vdot.virginia.gov.

Fifeville

10. What are the city's plans for the Oaklawn property and do you plan to connect with the neighborhood at some point in the future to do community engagement?

Response: The City is considering the feasibility of shifting the proposed early childhood learning center previously proposed for the Walker site to this location. Yes, any planning process involving the Oaklawn property would include community engagement.

Fry Springs

11. Some localities have instituted a tax on blighted properties. Charlottesville gives tax discounts if your property is unoccupied. I can think of at least 10 properties in Fry's Spring that have been abandoned / not legally occupied for more than 5 years (and some 10 or 20 years). To name a few -2500 Jefferson Park Ave, 2538 Woodland Drive, 424 Mobile Lane, 126 Old Lynchburg Road, 1617 CHERRY AVE)

Has the City considered taxing blighted properties to not only remove the problems that blight bring, but also encourage property owners to make their properties habitable since we have a housing shortage?

Response: The City has a Vacant Building Registration program. The form is mailed in late November to owners of known vacant buildings and the \$25 registration fee is due January 1. The properties mentioned above are currently on the vacant registration list. 2538 Woodland Dr. is a vacant parcel with a partial structure (fire damage) and does not qualify for the registration. Property owners are not required to have the sites occupied.

Currently we assess the properties based on 100% fair market value based on their current condition. There is no additional levy that we impose on blighted properties. This would be something done outside of the annual assessment and handled by the treasurer's office.

12. A neighbor inquired about painting a road mural at the intersection of Monte Vista and Middleton with the purpose to beautify the street but also slow folks down at the intersection. I understand the City may need to establish a public art committee and there are some other steps involved for the permitting of this process. I'm checking to see if there is any update to this?

Response: A draft ordinance to create a public art committee will be discussed by Council at their January 5, 2026, meeting.