CHARLOTTESVILLE CITY COUNCIL SPECIAL MEETING MINUTES
Joint Public Hearing with Planning Commission
Capital Improvement Program 2027-2031
December 9, 2025 at 6:00 PM
Council Chamber

The Charlottesville City Council met in a special meeting on Tuesday, December 9, 2025, joining the Charlottesville Planning Commission in a public hearing on the City's Capital Improvement Program (CIP) for Fiscal Years 2027-2031.

The Planning Commission meeting already underway, Mayor Juandiego Wade called the City Council meeting to order with the following councilors present: Mayor Juandiego Wade and Councilors Natalie Oschrin, Michael Payne and Lloyd Snook. Vice Mayor Brian Pinkston gave prior notice of his absence.

Krisy Hammill, Director of the Office of Budget and Performance Management, presented the proposed FY 2027-2031 Charlottesville Capital Improvement Program for Planning Commission and City Council consideration. Specific priority areas noted were Affordable Housing, Education, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, and Technology Infrastructure. A copy of the proposed CIP was made available prior to the meeting at: https://stories.opengov.com/charlottesvilleva/7a255557-28b2-47c8-8be2-703d36aadc7f/published/O8kIyOWJj?currentPageId=68922e28465c7854b62242f8.

Ms. Hammill, Deputy Public Works Director Mike Goddard, and Deputy City Manager James Freas, answered clarifying questions from the Planning Commission about funding from prior years, the timeline for the Oak Lawn project and Westhaven redevelopment, solar projects, the Affordable Housing Plan, and the objectives of a CIP.

Councilor Oschrin asked for clarity in presentation of information related to bike infrastructure and projects that overlap; about quick-build projects associated with transportation; about affordable housing project capacity versus spending, and about the need for more permanent supportive housing among other housing needs. Ben Chambers, Transportation Planning Manager, stated that quick-build projects are under evaluation through the winter and spring, and funding is available for hardening some of the projects. Ms. Hammill stated that while the debt level is not at capacity, the affordability of the CIP is becoming an issue.

Councilor Payne asked about expected funding requests from CATEC (Charlottesville Area Technical Education Center). Mr. Goddard stated the scale of future requests is unknown. Regarding a potential one percent sales tax proposal in the General Assembly, Mr. Goddard stated that there would be a list of priorities to work from related to school infrastructure projects should the referendum be approved. Regarding inclusionary zoning, Mr. Payne encouraged payment in lieu of taxes (PILOT) fees be added to the $10 Million commitment to affordable housing. He asked about performance measures for bike infrastructure spending, and Ben Chambers outlined evaluation metrics. Director Kellie Brown stated that the addition of the Transportation Plan will be a way to measure success.

Councilor Snook asked about funding set aside for Dominion power pole replacement, and right-of-way

appurtenance. Brennen Duncan, City Engineer, stated that in instances when the pole can't be moved, the City will use the funds for mitigation to comply with ADA requirements. Regarding affordable housing, Mr. Snook suggested creating a list of projects for using any potential PILOT fees, and he recommended not earmarking funds just for buildings, but to help with affordability in a variety of ways. Concerning the status Carlton Mobile Home Park, Mr. Snook asked if funding set aside is sufficient. Staff stated that a principal payment on the loan was made this year and agreement was to give residents of the mobile home park to remain in their homes for up to three years before the commencement of redevelopment should anyone choose to move. Mr. Snook requested a presentation of the proposed budget in a way that shows programmatic consistencies and overlaps, look at funds as direct expenses as well as their indirect impact, and looks at affordable housing and poverty in a broader capacity. Regarding CATEC, he asked operational questions related to evaluation of impact. Mr. Snook expressed a desire to have a list to show how funds would be spent should the General Assembly authorize a one percent local sales tax referendum.

Mayor Wade mentioned a meeting he had earlier in the day as Council representative on the workforce development committee (Virginia Career Works), where the school division hired Sarah Morton to work on programming at CATEC. On the purchase of a building for shelter, he mentioned the financial impact of renovations and operation. He expressed the need to be mindful of the costs to maintain aging infrastructure.

Commissioner Stolzenberg cautioned against repurposing proffered funds for affordable housing.

Chair Carl Schwarz opened the public hearing.

- Yong-Yeol Ahn spoke about bike infrastructure and against building projects that no one will use, encouraging building safe connected pathways for bicycling. He spoke about benefits of bicycling over driving cars, and the positive return on investment and he spoke about a need for traffic calming measures to make biking safer.

- Terry Tyree, city resident, asked about the cost for a Pre-K center. She asked about investment in Westhaven redevelopment and a timeline, a decrease in funds for the redevelopment project, the need for the pedestrian bridge over US29 and related costs. She expressed a desire to see a simplified and clarified budget for the public, and she asked other budgeting questions about CIP roll0ver funds and a list for potential one percent sales tax expenditures.

- Angela Carr, city resident, spoke about the need to redevelop the Westhaven neighborhood. She asked the reasons for recent infrastructure projects such as the pedestrian bridge over US29 and the interchange at US29 and Hydraulic. She expressed concerns about the sinking park at Westhaven.

- Mike Bodette, city resident, spoke about inadequacies in bike and pedestrian infrastructure in the city. He recommended additional funding for safe and connected bicycle and pedestrian infrastructure, and investment in Westhaven redevelopment, including bike lanes.

- Peter Krebs, speaking on behalf of Piedmont Ability Alliance, spoke about the importance of the CIP to show the specific projects. He stated that the line item for milling and paving does not create bike infrastructure. Regarding the Parks Master Plan, he asked for increased funding to

make it more feasible to implement. He asked that the budget show two years of funding for bike infrastructure and quick-builds.

- James van Vranken, city resident and Co-Chair of the Bicycle and Pedestrian Committee, asked that bike projects be better delineated in the CIP and city budget. Regarding operational expenses, he spoke about lost opportunities because of lack of communication or inadequate staffing to complete projects requested. He applauded the success of temporary quick-build traffic safety projects and asked for additional funding to make these permanent.

- Chris Meyer, city resident, expressed concern about school infrastructure and the need for significant investment to improve school buildings for the benefit of students having adequate learning spaces.

With no additional speakers, the public hearing was closed.

Councilor Snook asked for clarity regarding who is responsible for the park at Westhaven. It was clarified that CRHA (Charlottesville Redevelopment and Housing Authority) is responsible for the park infrastructure.

Commissioners engaged in discussion and voted on moving the CIP forward for Council consideration with clarifying language.

Mr. Freas stated that a specific list of projects will be inserted into the CIP.

Mayor Wade adjourned City Council at 8:17 p.m. and he, along with other councilors, thanked Commissioner Rory Stolzenberg during his final official meeting for contributions he made during his years of service on the Planning Commission.

BY Order of City Council   BY Kyna Thomas, Clerk of Council