



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
May 18, 2026 at 4:00 PM
Council Chamber

The Charlottesville City Council met on Monday, May 18, 2026. 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 Natalie Oschrein and Councilors Jen Fleisher, Michael Payne, and Lloyd Snook.

On motion by Payne, seconded by Fleisher, Council unanimously adopted the meeting agenda.

REPORTS

1. REPORT: PCOB Proposed Ordinance Revisions

City Manager Samuel Sanders, Jr., introduced the item and referenced challenges faced by the Police Civilian Oversight Board (PCOB), leading the group to work on revisions to the existing ordinance to strengthen the Board's functionality.

Chairperson Jeffrey Fracher acknowledged members of the PCOB in attendance and stated that the proposed revisions to City Code Article XVI transition the PCOB from a model focused on independent investigations to a "Monitor, Audit, and Review" model that strengthens oversight by aligning the Board's authority with what it can legally and operationally deliver.

James Walker, Interim Executive Director of the PCOB, guided Council through recommended ordinance revisions and assured that the ordinance was still in legal review. Staff recommended that Council receive the presentation, engage in dialogue with PCOB members regarding the proposed direction, and provide feedback to inform subsequent refinement of the draft ordinance prior to any future formal action.

Council engaged in discussion with Mr. Walker and Mr. Fracher to ask clarifying questions, to highlight conditions that led to prior versions of the PCOB ordinance, and to express gratitude for the efforts put forth to strengthen the effectiveness of the PCOB and to engage the public.

2. REPORT: Home Stay/Short-Term Rentals Report

Missy Creasy, Deputy Director of Neighborhood Development Services, presented the Home Stay/Short-Term Rentals Report. City Staff conducted a comprehensive study of its Home Stay/Short-Term Rental ("STR") regulations to evaluate how these uses impact housing availability, neighborhood qualities, and community safety. This effort included a review of existing policies, public input, and best practices from other communities. The goal was to determine what changes, if any, should be made to better align Home Stay/STR regulations with City priorities, including maintaining and increasing housing supply.

City Staff recommended maintaining the current Home Stay/STR Ordinance at this time, without amendments, while continuing to strengthen monitoring of Home Stay/STR compliance, permitting requirements, and education about Homestay requirements. City Staff will also continue monitoring impacts of the recent Virginia State Code provisions requiring allowance for renter Home Stays throughout Virginia.

CLOSED MEETING

On motion by Oschrein, seconded by Payne, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to meet in closed session 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: Board of Architectural Review; Board of Zoning Appeals; Charlottesville Affordable Housing Fund Committee; Charlottesville Redevelopment and Housing Authority Board; Community Development Block Grant & HOME Task Force; Community Policy and Management Team; Historic Resources Committee; Housing Advisory Committee; JABA Board for Aging; JABA Board of Directors; Jefferson-Madison Regional Library Board; Local Board of Building Code Appeals; Minority Business Commission; Piedmont Virginia Community College Board; Region Ten Community Services Board; Retirement Commission; Sister Cities Commission; Social Services Advisory Board; Thomas Jefferson Water Resources Protection Foundation; Towing Advisory Board; Tree Commission; Vendor Appeals Board; YMCA Board; and Youth Council.

On motion by Oschrein, seconded by Snook, Council certified by the following vote: 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none.), 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.

BUSINESS SESSION

City Council began the business meeting by observing a moment of silence.

ANNOUNCEMENTS

Mayor Wade announced the May 30th unveiling of Mel's Walk on West Main Street between 7th and 8th Streets NW, honoring community pillar Mel Walker who passed away in 2024.

Vice Mayor Oschrein announced Bike Month activities.

Councilor Fleisher announced the Bike Virginia competition with online tracking of bike rides, and stated that Charlottesville was currently in second place.

On motion by Oschrein, seconded by Snook, Council voted 5-0 in favor of the following appointments to boards and commissions:

- Board of Architectural Review: Jen Trompetter
- Community Policy and Management Team: Marquez Mitchell
- Historic Resources Committee: William Bergen, Lucy Pola, Jonathan Rice, Richard Guy Wilson
- JABA Advisory Council on Aging: Catherine Zuver
- Jefferson-Madison Regional Library Board: Jennell Lynch
- Piedmont Virginia Community College Board: Brian Pinkston
- Region Ten Community Services Board: David Oppen, Emily Warren
- Retirement Commission: Casey Parker
- Sister Cities Commission: John Mason, Stella Mattioli, Elizabeth Smiley
- Thomas Jefferson Water Resources Protection Foundation: Aaron Mills
- Tree Commission: Roger Gettig

RECOGNITIONS/PROCLAMATIONS

• PROCLAMATION: Public Works Week, May 17-23

Mayor Wade presented the Public Works Week proclamation to Steven Hicks, Director of Public

Works, who accepted with remarks on behalf of staff.

- **PROCLAMATION: Dementia Awareness Month**

Vice Mayor Oschrein presented the proclamation to George Worthington, Dementia Services Director, Division for Aging Services. He introduced city residents Norman and Sue Dill, who live with dementia.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public and the following individuals spoke:

1. Laura Sirgany, city resident, spoke about City policies on encampments, and the need to engage the unhoused community members.
2. Laura Josey, city resident, spoke in opposition to the City's recent decision to pause the Stribling Sidewalk Improvement Project, citing dangerous conditions for pedestrians.
3. Alicia Lenahan, Albemarle County resident, spoke about principled and ethical leadership that benefits all community members, specifically describing student housing projects as redlining and the half-mile radius student housing boundary around UVA grounds.
4. W.N. Martin, city resident, expressed thanks to Public Works staff, and he spoke about mismanaged construction projects near Stribling Avenue, expressing concerns about pausing the Stribling Avenue Sidewalk Project.
5. Don Gathers, city resident, voiced concerns about Council decisions in favor of housing developers.
6. Jason Halbert, city resident, spoke about Stribling Avenue improvements that were completed within the last few years and expressed concerns about pausing the Stribling Avenue Sidewalk Project.
7. Carlisle Wade, city resident, spoke in support of Stribling Avenue improvements and expressed concerns about pausing the Stribling Avenue Sidewalk Project.
8. Amanda Nelson, city resident, shared her family experience of living on Stribling Avenue for years and the dangers to pedestrians and bikers with pausing the Stribling Avenue Sidewalk Project.
9. Simlan Means spoke about City policies on encampments, and the need to engage the unhoused community members to help them.
10. Sadhbh O'Flynn, Community Climate Collaborative (C3), spoke about progress from a Utility Decarbonization Study. On a personal note, she thanked Council for passing a ceasefire resolution years ago.
11. William Abrahamson, city resident, spoke about Stribling Avenue improvements and asked Council to follow through with the Stribling Avenue Sidewalk Project.
12. Stuart Gardner, city resident, spoke about quality of life and in support of Stribling Avenue improvements. He asked Council to follow through with the Stribling Avenue Sidewalk Project. He suggested that no subdivisions be built without the infrastructure such as sidewalks to support them.

Mr. Sanders asked Steven Hicks, Public Works Director, to speak about the Stribling Avenue project status. Mr. Hicks stated that there have been issues with right-of-way acquisition and purchasing temporary and permanent easements. He also shared that work is needed to mitigate rainwater runoff from the construction site.

CONSENT AGENDA

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record, and on motion by Payne, seconded by Oschrein, Council by a vote of 5-0 adopted the Consent Agenda:

(Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none).

3. MINUTES: February 17 regular meeting; March 2 regular meeting
4. RESOLUTION to appropriate \$389,975 from the Virginia Department of Housing and Community Development, Housing Opportunities for Persons with AIDS/HIV grant 26-HOPWA-303 (2nd reading)

RESOLUTION APPROPRIATING FUNDS
Housing Opportunities for Persons with AIDS/HIV (HOPWA) Grant
\$389,975

WHEREAS, The City of Charlottesville, through the Office of Budget and Grants Management, has received the H.O.P.W.A. Grant from the Virginia Department of Housing and Community Development in the amount of \$389,975;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$389,312 is hereby appropriated in the following manner:

Revenues

\$389,975 Fund: 209 IO: 1900668 G/L: 430120 Federal Pass-Thru State

Expenditures

\$389,975 Fund: 209 IO: 1900668 G/L: 530550 Contracted Services

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon receipt of \$389,975 in funds from the Virginia Department of Housing and Community Development.

5. RESOLUTION to appropriate \$98,484 from the Virginia Department of Housing and Community Development, Virginia Homeless Solutions Program Grant 26-VHSP FED RRH- 37 (2nd reading)

RESOLUTION APPROPRIATING FUNDS
Virginia Homeless Solutions Program Federal Rapid Re-housing (VHSP Fed RRH) Grant
\$98,484

WHEREAS, The City of Charlottesville, through the Office of Budget and Grants Management, has received the VHSP Fed RRH Grant from the Virginia Department of Housing and Community Development in the amount of \$98,484;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$98,484 is hereby appropriated in the following manner:

Revenues

\$98,484 Fund: 209 IO: 1900669 G/L: 430120 Federal Pass-Thru State

Expenditures

\$98,484 Fund: 209 IO: 1900669 G/L: 530550 Contracted Services

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon receipt of \$98,484 in funds from the Virginia Department of Housing and Community

6. Reallocation of \$200,000 in Capital Improvement Plan (CIP) funds for the Downtown Mall Crossing Project (2nd reading)

**RESOLUTION to Authorize Reallocation of \$200,000 Previously Appropriated
CIP Funding to Downtown Mall Crossing Project**

WHEREAS, the City of Charlottesville has previously allocated CIP funding for Flood Damage Repairs and for the renovation of the City Hall Lobby and both projects have been completed with remaining unspent project balances; and

WHEREAS, the Downtown Mall Crossing project budget may have a budget gap due to various circumstances;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville that previously appropriated CIP funding is hereby reallocated in the following manner:

Transfer From:

\$100,000	Fund: 426	Internal Order: 1000025	G/L Account: 599999
\$100,000	Fund: 426	Internal Order: 1000036	G/L Account: 599999

Transfer To:

\$200,000	Fund: 426	Funded Program: P-01138	G/L Account: 599999
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BE IT FURTHER RESOLVED by the Council of the City of Charlottesville that any unspent funds remaining at the conclusion of the Downtown Mall Crossing project will be returned to the CIP Contingency account.

7. Proposed One-Year Annual Action Plan & Associated Funding Recommendations for HUD-funded Activities for Program Year (PY) 2026-2027, a Major Amendment, approximately \$1,205,469.64 (2nd reading)
 - a. RESOLUTION to Approve the City of Charlottesville-Thomas Jefferson Area HOME Consortium One-Year Annual Action Plan for PY 2026-2027 (2nd reading)

RESOLUTION

**To Approve the City of Charlottesville-Thomas Jefferson Area HOME Consortium One-Year
Annual Action Plan for the 2026-2027 Program Year**

WHEREAS the City of Charlottesville engages as a ‘participating jurisdiction’ (“PJ”) in the CDBG & HOME programs administered by the U.S. Department of Housing & Urban Development (“HUD”) and in that role is the periodic recipient of federal funds to support eligible community development, affordable housing and planning activities as identified by HUD’s Office of Community Planning & Development (“CPD”); and

WHEREAS the City of Charlottesville is a contributing member of the Thomas Jefferson HOME Consortium (“TJHC”) in partnership with the Thomas Jefferson Planning District Commission (“TJPDC”) and the counties of Albemarle, Fluvanna, Greene, Louisa and Nelson, and through the Consortium shares in the benefits of participation in HUD’s HOME program; and

WHEREAS as such, the city is required by HUD to develop on an annual basis a One -Year Annual Action Plan (“AAP”) to inform the work of the city’s CDBG and HOME programs, a plan which is required to be presented to the public with opportunities for public comment, of which consideration by City Council is an important element.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Charlottesville, Virginia, hereby approves the Charlottesville-Thomas Jefferson HOME Consortium One-Year Annual Action Plan and its submittal to HUD for final review, as presented at a public hearing before the Charlottesville Planning Commission on April 14, 2026, and at two public hearings before Charlottesville City Council on May 4 and May 18, 2026.

- b. RESOLUTION to Appropriate Community Development Block Grant Funds anticipated from the U.S. Department of Housing and Urban Development for PY 2026-2027, approximately \$464,924.00 (2nd reading)

RESOLUTION

Appropriation of Community Development Block Grant (“CDBG”) Funds Anticipated from the U.S. Department of Housing and Urban Development for the 2026-2027 Program Year, in the Approximate Amount of \$464,924.00

WHEREAS the City of Charlottesville ("City") has been advised by the U.S. Department of Housing and Urban Development (“HUD”) that it is eligible to receive an anticipated CDBG allocation for the 2026-27 program year in the approximate amount of \$464,924.00; and

WHEREAS City Council has received recommendations for the expenditure of funds from the city’s CDBG/HOME Taskforce, as reviewed and approved by the City’s Planning Commission at a public hearing on April 14, 2026, in accordance with the City’s established Citizen Participation Plan; now

THEREFORE BE IT RESOLVED by the City Council of Charlottesville, Virginia, that upon receipt of CDBG funds anticipated from the U.S. Department of Housing and Urban Development, said funds are hereby appropriated to the following individual expenditure accounts in the Community Development Block Grant Fund in accordance with the respective purposes set forth; provided, however, that the City Manager is hereby authorized to transfer funds between and among such individual accounts as circumstances may require, to the extent permitted by applicable federal grant regulations, as set forth below:

Economic Development Activities

Fund	SAP Order #	Funding Recommendation	Award
218	1900659	CIC Entrepreneur Programs & Supports	\$23,994.75
218	1900660	BGF Cville Builds: Construction & Renovation for Nonprofits & Small Businesses	\$35,486.24

Subtotal: \$59,480.99

Public Facilities & Infrastructure Enhancements Activities

Fund	SAP Order #	Funding Recommendation	Award
218	1900661	Arc of the Piedmont Shamrock Group Home	\$20,408.76
218	1900662	The Haven Day Shelter Infrastructure	\$34,442.53

Subtotal: \$54,851.29

Affordable Housing Activities

Fund	SAP Order #	Funding Recommendation	Award
218	1900663	AHIP Charlottesville Critical Home Rehabs	\$93,934.16
218	1900664	LEAP Healthy, Safe & Energy Efficient	\$93,934.16

Subtotal: \$187,868.32

Public Services Activities

Fund	SAP Order #	Funding Recommendation	Revised Award
218	1900665	The Haven Coordinated Entry	\$26,092.82
218	1900666	LVCA Beg. Workforce Literacy	\$14,421.82
218	1900667	PHA Eviction Diversion & Housing Stabilization	\$29,223.96

Subtotal: \$69,738.60

Programmatic Funds

Fund	SAP Cost Center	Funding Recommendation	Revised Appropriation
218	3914001000	CDBG Planning & Admin	\$92,984.80

Subtotal: \$92,984.80

Total 2026-27 Funding Recommendations: \$464,924.00

BE IT FURTHER RESOLVED that this appropriation is conditioned upon the receipt by the City from HUD of not less than the full amount of anticipated CDBG funds detailed above for the 2026-27 program year, and all subrecipient awards are also conditioned upon receipt of these funds.

BE IT FURTHER RESOLVED that in the event that funds received from HUD differ from the amounts referenced above, all appropriated amounts may be administratively increased/reduced at the same prorated percentage of change to actual funding received. No subrecipient's grant may subsequently be increased above the amount(s) listed above without further consideration by Council.

BE IT FURTHER RESOLVED that any unspent funds available after the approved activity is completed and closed out with HUD will hereby be returned to the unallocated lump sum account within Fund 218, to be reallocated to suitable new activities by Council at a later date.

FINALLY, BE IT FURTHER RESOLVED that the funding awards appropriated within this resolution will be provided as grants to private non-profit, charitable organizations ("subrecipients") and shall be utilized by said subrecipients solely for the purpose(s) stated within their approved Scope of Work agreements. The City Manager is hereby authorized to enter into funding agreements with the subrecipients named herein as deemed advisable to ensure that all grant funds are expended for their intended purposes and in accordance with applicable federal and state laws and regulations. To this end, the City Manager, the Director of Finance, and public officers to whom any responsibility is delegated by the City Manager pursuant to City Code Section 2-147, are authorized to establish administrative procedures and to provide guidance and assistance in the subrecipients' execution of these approved activities.

- c. RESOLUTION to Approve Award(s) of HOME Investment Partnership Program Funds anticipated from the U.S. Department of Housing and Urban Development for PY 2026-2027, approximately \$92,568.21 (2nd reading)

RESOLUTION

To Approve Award(s) of HOME Investment Partnership Program (“HOME”) Funds Anticipated from the U.S. Department of Housing and Urban Development for the 2026-2027 Program Year, in the Approximate Amount of \$92,568.21

WHEREAS the City of Charlottesville ("City") has been advised by the U.S. Department of Housing and Urban Development (“HUD”) that the region served by the Thomas Jefferson HOME Consortium (“TJHC”) is eligible to receive an anticipated HOME allocation for the 2026-27 program year, in the approximate amount of \$740,545.64, of which the City anticipates receipt of approximately \$92,568.21 to support local affordable housing initiatives; and

WHEREAS City Council has received recommendations for the expenditure of funds from the city’s CDBG/HOME Taskforce, as reviewed and approved by the City’s Planning Commission at a public hearing on April 14, 2026, in accordance with the City’s established Citizen Participation Plan; and

WHEREAS the City of Charlottesville will continue certify with HUD certain local affordable housing activities funded through the Charlottesville Affordable Housing Fund (“CAHF”) to meet HUD’s 25% local match requirement for the use of HOME funds, as detailed in the Cooperation Agreement established between the City & the Thomas Jefferson Planning District Commission (“TJPDC”); now

BE IT RESOLVED by the City Council of the City of Charlottesville, Virginia, that upon receipt of HOME funds anticipated from the U.S. Department of Housing and Urban Development, that the following HOME-funded affordable housing activities are approved:

<i>Fund</i>	<i>Subrecipient</i>	<i>Funded Activity</i>	<i>Revised Award</i>
210	Building Goodness Foundation	BGF C'ville Builds: Local Repair & Renovation for Homeowners	\$37,727.45
210	Pending	Unallocated	\$54,840.76

Total Recommended HOME Recommendations: \$92,568.21

BE IT FURTHER RESOLVED that this appropriation is conditioned upon the receipt by the City from HUD of not less than the full amount of anticipated HOME funds detailed above for the 2026-27 program year, and all subrecipient awards are also conditioned upon receipt of these funds.

BE IT FURTHER RESOLVED that in the event that funds received from HUD differ from the amounts referenced above, all awarded amounts may be administratively increased/reduced at the same prorated percentage of change to actual funding received. No subrecipient’s grant may subsequently be increased above the amount(s) listed above without further consideration by Council.

FINALLY, BE IT FURTHER RESOLVED that any funding awards appropriated within this resolution will be provided as grants to private non-profit, charitable organizations (“subrecipients”) and shall be utilized by the subrecipient solely for the purpose(s) stated within their approved Scope of Work agreement, as approved by TJPDC staff in accordance with the Cooperation Agreement. The City Manager is hereby authorized to enter into a funding agreement with subrecipients named herein as deemed advisable to ensure that all grant funds are expended for their intended purposes and in accordance with applicable federal and state laws and regulations. To this end, the City Manager, the Director of Finance, and public officers to whom any responsibility is delegated by the City Manager pursuant to City Code Section 2-147, are authorized to establish administrative procedures and to provide guidance and assistance in the subrecipients’ execution of these approved activities.

8. RESOLUTION Initiating Amendment to Chapter 9 (Community Facilities & Services) of the City's Comprehensive Plan

**RESOLUTION
INITIATING AMENDMENT TO CITY'S COMPREHENSIVE PLAN TO UPDATE
CHAPTER 9 (COMMUNITY FACILITIES & SERVICES)**

WHEREAS, Virginia Code §15.2-2223 requires that each locality have a Comprehensive Plan ("CP") that includes, *inter alia*, the general or approximate location, character, and extent of public facilities, and the designation of a system of community service facilities; and

WHEREAS, Chapter 9 of the City of Charlottesville, Virginia's ("City"), CP, and associated Appendix documents, are intended to guide City decisions concerning planning and investment in public infrastructure, public utilities, community facilities, and public services, and were last adopted in 2021; and

WHEREAS, Chapter 9 of the City's CP needs to be amended to reflect changes within the City from 2021 to the present; and

WHEREAS, Chapter 9 of the City's CP should also be amended to reflect new and updated City and partner agency public utility and facility planning, maps, and projects; and

WHEREAS, Virginia Code § 15.2-2229 authorizes City Council to initiate CP amendments by majority vote and to refer the same to the Planning Commission ("PC") for review/recommendation.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Charlottesville, Virginia ("City Council"), as authorized by Virginia Code § 15.2-2229, that City Council hereby initiates an amendment to Chapter 9 (Community Facilities & Services) of the City's CP, and refers the same to the City's PC for review/recommendation.

9. RESOLUTION Considering a Special Exception Permit Request for 408 Harris Road

**RESOLUTION
APPROVING A REQUEST FOR A SPECIAL EXCEPTION PERMIT ("SEP") FOR
PROPERTY LOCATED AT 408 HARRIS ROAD**

WHEREAS, Neighborhood Investments LLC ("Landowner") is the current owner of a lot identified on 2025 City Tax Map 21A as Parcel 104 (City Parcel Identification No. 21A104000), having an area of approximately 0.203 acres (8,857 square feet); ("Subject Property"); and

WHEREAS, Landowner wishes to develop residential units with reduced amenity space areas on the Subject Property ("Project"); and

WHEREAS, the Project is described in more detail within Landowner's application materials submitted in connection with Application PL-26-0030 ("Application"), as required by City Development Code § 34-5.2.15.B.2 (collectively, "Application Materials"); and

WHEREAS, the City of Charlottesville Planning Commission ("PC") made a recommendation of approval at its April 14, 2026, Public Meeting, per City Development Code § 34-5.2.15.C.2.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Council of the City of Charlottesville, Virginia ("City Council"), upon consideration of the PC's recommendation and the City Staff Report discussing the Application, as well as the factors set forth within City Development Code § 34-5.2.15.D, that it finds and determines that granting the proposed SEP would serve the public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, by City Council, pursuant to City Development Code Section § 34-5.2.15, a SEP is hereby approved and granted to authorize the Project and permit reduced amenity space areas consistent with the Application Materials for the Subject Property.

10. RESOLUTION Approving the Public Works 2025-2026 Pollocks Branch Trail Bridge Activity, a Minor Amendment to the City's Annual Action Plan, in the Amount of \$55,527.91 in Community Development Block Grant ("CDBG") Funds (Previously Approved by Council)

RESOLUTION

Approving the Public Works 2025-2026 Pollocks Branch Trail Bridge Project, a Minor Amendment to the City's Annual Action Plan, in the Amount of \$55,527.91 in Community Development Block Grant Funds (Previously Approved by Council)

WHEREAS the City of Charlottesville engages as a 'participating jurisdiction' ("PJ") in the Community Development Block Grant ("CDBG") program offered by the U.S. Department of Housing and Urban Development ("HUD") and in that role is the periodic recipient of federal funds to support eligible community development, affordable housing and planning activities as identified by HUD's Office of Community Planning & Development ("CPD"); and

WHEREAS City Council previously approved at a public hearing on February 3, 2025, an award of \$55,527.91 in Community Development Block Grant ("CDBG") funds to support the development and construction of a pedestrian trail bridge over the Pollocks Branch of the Rivanna River as a way of enhancing the connectivity of the South First Street residential community to adjacent neighborhoods and the beauty of the Rivanna watershed (#R-25-010); and

WHEREAS the pre-design and Requests for Proposals stages of this project have taken longer than anticipated but are now on track and under the management of the city's Department of Public Works; and

WHEREAS City staff have determined that approval of additional time for this project is reasonable and that granting such additional time is likely to bring important benefits to income-qualified City residents,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Charlottesville, Virginia, hereby approves the proposed intergovernmental Memorandum of Understanding ("MOU") as presented here today with a new period of performance from July 1, 2025, through December 31, 2026, with all other provisions and requirements of the original MOU to remain in effect as written.

BE IT FURTHER RESOLVED that the City Manager, the Director of Finance, and public officers to whom any responsibility is delegated by the City Manager pursuant to City Code Section 2-147, are authorized to establish administrative procedures and provide for guidance and assistance in the subrecipients' execution of the funded activity.

11. **ORDINANCE:** Repeal of Obsolete Provisions in Chapter 3, Amusements, of the Charlottesville City Code

ORDINANCE REPEALING SECTIONS 3-1 AND 3-2 OF CHAPTER 3, AMUSEMENTS, OF THE CODE OF THE CITY OF CHARLOTTESVILLE, AND RESERVING CHAPTER 3 FOR FUTURE USE

CITY MANAGER REPORT

Mr. Sanders provided an update on the status of homelessness in the city and related efforts since the most recent Council work session.

- **Youth Council Annual Presentation**

Juanika Howard, Youth Opportunities Coordinator, introduced the Youth Council, who made a presentation summarizing their work throughout the year and recommendations to City Council. The Youth Council provided an update on its priorities and recommendations for the coming year, focusing on increasing membership and sustainability, strengthening leadership and access to information, expanding school and community partnerships, and increasing youth engagement beyond regular meetings. Recommendations included improving the member application and renewal process, involving adult facilitators in member selection, addressing attendance and engagement, and establishing stipends to reduce participation barriers and encourage greater diversity. Members also recommended stronger partnerships with middle and high schools, including history, government, AVID, ESL, public speaking, and credit recovery programs.

The Youth Council recommended expanding educational and leadership opportunities through workshops on youth rights, civic advocacy, local government participation, voter registration and voting rights, and life skills related to the transition from high school to college, trades, employment, and other opportunities. Members proposed increasing meetings from monthly to twice monthly, holding at least one meeting each month at Charlottesville High School, and offering student listening sessions and open-mic opportunities to gather feedback. Emphasis was placed on centering student voices, supporting diversity and equity, and creating opportunities for youth-led initiatives and impact.

Members also discussed increasing the Youth Council's visibility through participation in community events, school activities, athletic events, lunch periods, and after-school meetings, supported by identifiable Youth Council materials. Current issues affecting youth included the presence of ICE nationally and locally, the recent Virginia special election, and challenges associated with transitioning into adulthood in the current national climate. In response to Council's question about how it could support the Youth Council, Charlsie Stratton, Deputy Director of the Department of Human Services, identified the application and appointment process and development of a youth stipend program as key areas for Council assistance.

- **Quarterly Financial Report**

Krisy Hammill, Director of Budget and Grants Management, presented the City's 3rd Quarter financial report.

ACTION ITEMS

12. RESOLUTION Authorizing the City Manager to Execute a Power Purchase Agreement and Associated Site Access Agreement for Charlottesville Middle School

Kristel Riddervold, Director of the Office of Sustainability, presented a request to authorize by resolution

the City Manager to execute a Solar Power Purchase Agreement (PPA) and associated Site Access Agreement for Charlottesville Middle School. A presentation focused on PPAs was delivered to City Council on February 2, 2026.

In 2019, the City of Charlottesville committed to updated greenhouse gas emissions reduction goals of 45% by 2030 and carbon neutrality by 2050. In 2023, Charlottesville adopted the first community Climate Action Plan (CAP) to guide progress towards the goals. The CAP identifies the installation of solar energy production systems on suitable municipal properties as a key implementation strategy to generate clean energy, reduce electricity bills, and reduce greenhouse gases. It also identifies PPAs as a mechanism to expedite this strategy.

Two municipal buildings, Charlottesville High School (CHS) and Charlottesville Middle School (CMS), have been identified as ideal candidates for solar systems - they are the two largest facilities in the portfolio with recently completed new roofs. As such, they can host systems that would be several times larger than the next largest solar system at CATEC. The potential solar system sizes for these two CCS facilities come with substantial installation costs that have been deemed infeasible to pursue with local capital funding at this time.

An alternate strategy, the Power Purchase Agreement (PPA), has been determined to be an appropriate mechanism to deliver clean energy to these schools via on-site solar power generation. A PPA enables a customer ("the Purchaser") to receive predictable and often lower-cost electricity, while also enabling the owner/financer of the system to take advantage of tax credits and receive income from the sale of electricity. The PPA model involves a long-term contract and site access arrangement on the property of a host customer. The developer retains ownership and operational responsibility of the solar array and the host customer purchases the system's electric output at a negotiated rate and for a predetermined period.

Under proposed 25-year terms for each of the two schools, a third-party developer (the "Seller") will manage the financing, installation, operation, and maintenance of the solar arrays. This allows the Purchaser to secure clean energy at a fixed, predictable rate, projected to yield over \$3.6 million in total avoided costs over the life of each of the two agreements, while reducing the City's greenhouse gas (GHG) emissions.

On March 31, 2026, the School Board of Charlottesville City Schools approved a Solar Power Purchase Agreement and the associated access agreement for Charlottesville High School. As owner of Charlottesville High School, the School Board was established as the appropriate Purchaser in the agreement. The City of Charlottesville is the owner of the Charlottesville Middle School and is thus established as the Purchaser in the PPA for that school. City Council approval is sought to allow the City to execute the PPA and access agreement.

On motion by Payne, seconded by Oschrein, Council by a vote of 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) approved the following resolution:

**RESOLUTION AUTHORIZING EXECUTION OF A SOLAR POWER PURCHASE
AGREEMENT FOR CHARLOTTESVILLE MIDDLE SCHOOL**

WHEREAS, the Council of the City of Charlottesville is committed to the Global Covenant of Mayors for Climate and Energy, whose mission is to support and mobilize local governments in taking ambitious, measurable climate and energy action; and

WHEREAS, in 2019, the City Council adopted community-wide greenhouse gas emissions reduction goals of 45% by 2030 from 2011 levels and carbon neutrality by 2050; and

WHEREAS, in 2023, the City Council adopted a community Climate Action Plan to guide actions toward reaching the adopted emissions reduction goals; and

WHEREAS, the Climate Action Plan identifies the installation of solar energy production systems on suitable municipal properties as a key implementation strategy to generate clean energy, reduce electricity bills, and reduce greenhouse gases; and

WHEREAS, the Climate Action Plan also specifically identifies Power Purchase Agreements as a mechanism to expedite this strategy at scale; and

WHEREAS, a Solar Power Purchase Agreement has been developed, defining the terms and conditions by which the Seller shall (a) design, install, own, and finance the System, (b) manage, operate, maintain, decommission, and remove the System, (c) provide, deliver, and sell output produced by the System to Purchaser, and (d) provide the other services, as more particularly described therein.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that a Solar Power Purchase Agreement and the associated Site Access Agreement for Charlottesville Middle School are approved and that the City Manager is authorized to execute both documents, including all incorporated exhibits and subsidiary agreements.

13. RESOLUTION for Approval of Refund of Business Tangible Personal Property Tax and Business License Tax, totaling \$33,863.14

Commissioner of the Revenue Todd Divers presented the request, and on motion by Snook, seconded by Payne, Council voted 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) to approve the following resolution:

RESOLUTION AUTHORIZING A REFUND OF \$33,863.14 TO A TAXPAYING ENTITY OR BUSINESS, FOR BUSINESS LICENSE TAX AND BUSINESS TANGIBLE PERSONAL PROPERTY TAX PAID IN ERROR FOR 2023, 2024, AND 2025

WHEREAS, the Commissioner of the Revenue for the City of Charlottesville, Virginia (“COR”), has determined that a taxpaying entity or business paid 2023, 2024, and 2025 Business License Tax and Business Tangible Personal Property Tax to the City of Charlottesville, Virginia (“City”), in error; and

WHEREAS, that taxpaying entity or business has requested a refund of the amount paid in error; and

WHEREAS, the COR has certified that a refund of taxes paid is due in the amount of \$33,863.14; and

WHEREAS, City Code Sec. 30-6(b) requires City Council approval for any tax refund exceeding \$10,000.00.

NOW THEREFORE, BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that it hereby approves and adopts this Resolution authorizing the City Treasurer to issue a refund of \$33,863.14, plus a yet-to-be-determined amount of interest, payable to that taxpaying entity or business.

14. RESOLUTION Approving 2026 Homeowner Assistance Grant Program ("Program")

Commissioner of the Revenue Todd Divers presented the request and explained how people can apply for the program.

On motion by Payne, seconded by Fleisher, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to approve the following resolution:

RESOLUTION APPROPRIATING A GRANT OF PUBLIC FUNDS FOR HOUSING ASSISTANCE TO LOW-AND MODERATE-INCOME HOMEOWNERS WITHIN THE CITY OF CHARLOTTESVILLE, VIRGINIA

WHEREAS, pursuant to the provisions of Virginia Code § 63.2-314, the Council of the City of Charlottesville, Virginia ("City Council"), may offer public grants to its local Director of Social Services ("Director"), serving in their capacity as the "Local Board" under the provisions of Virginia Code § 63.2-304; and

WHEREAS, City Council desires to offer a grant of public funds during Fiscal Year 2027, to aid low- and moderate-income homeowners within the City who are affected by the rising costs of homeownership (which include mortgage payments, fees and taxes, insurance, utilities, maintenance, and repairs); and

WHEREAS, the average assessment of a single-family residential property within the City has risen by approximately 4.10% over the past year, and with rising inflation, transportation costs, and utility costs, many individuals, who have income significantly lower than the Charlottesville area median income, will experience significant financial stress and may need financial assistance to remain in their homes; and

WHEREAS, City Council hereby finds and determines that it is both necessary and desirable, to promote the general welfare of the City, and to promote the safety, health, comfort, and convenience of City inhabitants, to support the affordability of continuing homeownership by low- and moderate-income individuals; and

WHEREAS, public funding is available and has been appropriated within the City Budget for the proposed public grant, in the amounts set forth within this Resolution.

NOW, THEREFORE BE IT RESOLVED, by City Council that, effective July 1, 2026, and for calendar year 2026, a grant of public funds is hereby made to the Director, in their capacity as the "Local Board" of social services pursuant to Virginia Code § 63.2-304, to be used to provide housing assistance to City homeowners in need of such, as follows:

Expenditure

\$630,000 Fund: 105 Cost Center: 3343019000 G/L Account: 540065; and

BE IT FURTHER RESOLVED, that the Director is solely responsible for administration of this assistance fund, pursuant to the provisions of Virginia Code §§ 63.2-304 and 63.2-314, provided that the Director may enter into written agreements with the City Commissioner of Revenue, City Treasurer, and City Manager, as may be necessary to administer the fund; and

BE IT FINALLY RESOLVED, that it is the desire of City Council that this grant of public funds, hereafter to be referred to as the "Charlottesville Homeownership Assistance Program" ("CHAP"),

shall be provided to City homeowners in need of assistance due to rising costs of homeownership, in accordance with the following parameters:

2025 CHAP (Public Grant for Homeownership Assistance)				
Household		\$52,000	\$58,500	\$65,000

(1) Grantee must be a human being, own a home within the City, and must reside within the home. As of January 1, 2026, and as of the date an application is submitted, the Applicant must occupy that real estate as his/her sole residence and must intend to occupy that real estate throughout the remainder of calendar year 2026. An Applicant who is residing in a hospital, nursing home, convalescent home, or other facility for physical or mental care, shall be deemed to meet this condition, so long as the real estate is not being used by or leased to another for consideration. "Ownership" may be any of the following: (i) individually, or in conjunction with a spouse holding life rights; (ii) individually, or in conjunction with a spouse holding the power of revocation in a revocable *inter vivos* trust of which the home is an asset; or (iii) alone or in conjunction with a spouse who possesses a life estate, or an estate for joint lives, or a continuing right of use or support under the terms of an irrevocable trust of which the property is an asset.

(2) Most recent assessed value of the Grantee's home cannot exceed \$550,000 (this is the average assessed value in 2026 of taxable residential parcels, rounded to the nearest \$5,000).

(3) Grantee, Grantee's spouse, or any other owner residing in the home, cannot own any other interest in real estate, either within the City, or at any other location. This includes any real estate interest owned: (i) as an individual; (ii) as the beneficiary of a trust; (iii) as a member of an LLC; or (iv) by virtue of any other interest in a legal entity.

(4) Grantee must demonstrate evidence of Household Income within the limits established for calendar year 2026, as set forth above within this Resolution. "Household Income" means: (i) the adjusted gross income, as shown on the federal income tax return as of December 31 of the calendar year immediately preceding the taxable year; or (ii) for Applicants for whom no federal tax return is required to be filed, the income for the calendar year immediately preceding the taxable year of the Applicant and of any other relatives who reside in the Applicant's home, and any other person(s) who: (i) owns any interest in the home; and (ii) resides in the Applicant's home. The Director shall establish the Household Income of Applicants for whom no federal tax return is required through documentation satisfactory for audit purposes.

(5) This public grant shall be used only to assist individuals who are not receiving the real estate tax exemption or deferral provided under Chapter 30, Article IV, of the Charlottesville City Code (Real Estate Tax Relief for the Elderly and Disabled Persons) during 2026.

(6) Not more than one (1) grant shall be provided to any one (1) address.

15. RESOLUTION to Endorse the Location for the Swords Into Plowshares Project

Deputy City Manager James Freas presented the request, and Dr. Andrea Douglas, Executive Director of the Jefferson School African American Heritage Center (JSAAHC), answered questions from City Council.

The Swords Into Plowshares project, led by the JSAAHC, included three different proposals for new sculptures making use of the materials remaining after the deconstruction of the Robert E. Lee statue, to be placed in various City parkspaces. City Council was asked to endorse the use of City parkspace for this purpose in advance of the completion of the artist selection and final design process, after which City Council would make a decision as to whether to formally accept the resulting artwork into the City's public art collection. This endorsement does not bind the City Council to accepting the final art piece, but allows the design process to proceed with the understanding that the City is willing to consider incorporating sculptures into the parks endorsed by this resolution. Council approved by a vote of 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) the following resolution:

RESOLUTION To Endorse Locating the Swords Into Plowshares Project in City of Charlottesville Parkspace

WHEREAS in December, 2021 the Charlottesville City Council conveyed the Robert E. Lee statue to the Jefferson School African American Heritage Center in support of their Swords Into Plowshares proposal; and

WHEREAS the Swords into Plowshares proposal called for the statue to be melted down and then recast into a new memorial that would be shaped into a new memorial; and

WHEREAS the Jefferson School African American Heritage Center is considering three different artist/designer teams, which have presented three different visions of what a new memorial could be, and those proposals involve the potential for the use of multiple parks; and

WHEREAS the Charlottesville City Council will make a decision to accept or not the final art piece at the end of the Swords Into Plowshares community engagement and design process into the City's public art collection and any decision or guidance offered now is non-binding on that future decision;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, to tentatively endorse the use of the following listed parks for the purposes of locating aspects of the Swords Into Plowshares memorial:

1. Market Street Park;
2. Court Square Park
3. Booker T Washington

Be it further resolved that this resolution does not bind the City to accept any piece of art into the City's collection or to permit the use of City property for the purposes of displaying art submitted for consideration by Swords Into Plowshares, the Jefferson School African American Heritage Center, or any other organization or individual.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Robin Hoffman, city resident, spoke about seeing the increasing number of tents along the Rivanna Trail and smelling smoke from her home. She expressed concern about fire danger and a recent fire involving a tent along the Rivanna Trail. She asked that Council set boundaries for open burning.

On motion by Snook, seconded by Payne, by acclamation Council adjourned the meeting at 8:57 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council

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