



City Manager's Report

*Offices of the City Manager
Elected & Appointed Officials*

9-21-2026

City Manager – Sam Sanders (he/him)

- September 9:
 - Participated in a meeting ahead of the Chamber 2 Chamber Visit scheduled for September 26-28 when a delegation for Chapel Hill-Carrboro, North Carolina will visit Charlottesville to learn about our efforts to build community.
 - Held a monthly meeting with Jeff Richardson to discuss collaborative priorities, including planning for the October 6 joint meeting with City Council and Board of Supervisors.
- September 11:
 - Met with Courtney Cacation to discuss matters of importance with the Charlottesville Albemarle Convention and Visitors Bureau.
- September 14:
 - Met with Eddie Howard to discuss community programming at Abundant Life Ministries.
 - Chief Michael Kochis was sworn in as the new Chairman of the Virginia Law Enforcement Professional Standards Commission which certifies law enforcement agencies for meeting the highest standards of professionalism and service to their communities. I am proud of our chief and express my sincere congratulations to him for his steadfast leadership and commitment to serving Charlottesville with compassion.

Communications & Public Engagement (CAPE) - Director Afton Schneider (she/her)

- Rivanna Riverfront Transition:
 - CAPE provided communications support throughout the Rivanna Riverfront encampment transition, including at the Emergency Operations Center, onsite, and at 2000 Holiday Drive. CAPE continues to share updates on the City's behalf to keep the community informed.
- Community Engagement:
 - Upcoming events include a ReadyKids ribbon cutting for its new accessible playground on Friday, September 25, and the annual Loop de 'Ville Trail Fest on Sunday, September 27. CAPE is supporting communications and promotion for both events.
- Crisis Communications:
 - CAPE staff will participate in a crisis communications simulation this week to strengthen coordination and preparedness for future emergencies.
- Employee Recognition:
 - Congratulations to Multimedia Coordinator Remy Trail, one of eight employees selected for a Thrive! Award. Remy was recognized for exemplifying the City's core value of collaboration.

- Multimedia:
 - Recent filming and editing included the CFD Recruit Academy Graduation, Chamber Economic Forum, On the Spot with SROs, City Hall Selfie Day, NextGen Trades Day, a 2000 Holiday Drive tour, Parks and Recreation quarterly update, and Loop de 'Ville preview. These and other City stories are featured on Inside Charlottesville and distributed across Charlottesville TV10 and streaming platforms.
- Community Media Center:
 - The Charlottesville Community Media Center supported livestreaming and video archival for the 25th Anniversary 9/11 Memorial Ceremony at Fontaine Fire Station. Recent community-produced programming includes Open Mic, Open Hearts, Feeling Good & Looking Great, and Excursions with Bob Bennetta. The CCMC continues to provide residents and organizations with resources to produce and share local programming.

Office of Economic Development – Director Chris Engel (he/him)

- The Office of Economic Development is pleased to welcome Roberta Pomponio to the team as the City's new Talent Network Coordinator. Working within the new Cville Talent Network, Roberta will engage with jobseekers and employers to help make career connections that will provide meaningful employment opportunities for residents while helping our businesses access the talent they need to continue growing in Charlottesville. She will be one of the primary points-of-contact through the Cville Talent Network's "no wrong door" approach, providing navigation and connection assistance with other partners as needed.
- A Charlottesville resident, Roberta comes to the City with a background in public education and extensive experience working in private sector workforce development and training. We look forward to the community having an opportunity to meet Roberta and engage with her during one of our upcoming networking and open house style events. In the meantime, feel free to reach out to her at pomponior@charlottesville.gov or 434-970-3009.

City Treasurer – Jason Vandever (he/him)

- The Treasurer's Office is wrapping up zone parking permit renewals, which were due on September 1. The biggest upcoming project will be real estate and personal property tax billing in October, which will be due December 5. The Treasurer's Office would like to encourage residents to enroll in e-billing by visiting www.charlottesville.gov/753/Pay to ensure timely receipt of tax bills. It's free and easy to use! Taxpayers can contact the Treasurer's Office at citytreas@charlottesville.gov or 434-970-3146 for help.

Commissioner of Revenue – Todd Divers (he/him)

- The Personal Property Tax team is working to close the fall supplement related to tax years 2026, 2025, 2024, and 2023. Bills are projected to be in the mail in the first or second week of October.
- Beginning this past weekend on September 20 through Wednesday, September 23 the City of Charlottesville will be hosting the 107th annual conference of the Commissioners of the Revenue Association of Virginia at the UVA Guesthouse Hotel and Conference Center. The Association holds a conference in a different region of the Commonwealth annually for the purpose of education, discussion of significant issues, and election of officers. The event culminates on Tuesday evening with the annual banquet and Installation of officers where Charlottesville Commissioner Todd Divers will be sworn in as the Association President.

Budget & Grants Management – Director Krisy Hammill (she/her)

- The FY 2028 budget season has begun. Departments began developing and submitting their budget proposals on September 1. Capital Improvement Program (CIP) budget requests are due October 2, while operating budget requests are due October 18. Meetings between departments, the City Manager, and the Budget Team are scheduled throughout November. City Council will receive additional information about the FY 2028 budget process during the City Manager's report during the October 5 meeting.

Office of Emergency Management (OEM) – Emergency Coordinator John Oprandy (he/him)

- On September 9, OEM and its partners conducted a full-day shelter management tabletop exercise, facilitated by Virginia Department of Emergency Management (VDEM) Region 3 staff. The exercise drew strong participation across the City — the Departments of Social Services and Human Services, Parks & Recreation, OEM, the Police Department, CAPE, and Charlottesville City Schools — alongside a robust turnout from Albemarle County and key regional and community partners, including the Thomas Jefferson Planning District Commission, UVA Emergency Management, the Blue Ridge Health District, and the American Red Cross. Participants worked through a full scenario, benchmarked the response against the City's existing policies, and identified a number of corrective actions that will be captured in a final after-action report in the coming weeks.
- The Meridian Barriers approved by City Council have been delivered and received by Public Works, and deployment training has been completed. Training on writing plans that incorporate the barriers for public safety will take place in the coming weeks, and OEM remains on target to have the barriers field-deployable by December 1.

- OEM's Emergency Coordinator continues to serve on the planning team for the Virginia Unified Readiness Summit, a Commonwealth-wide working summit in Richmond on Wednesday, October 7. More than 760 preparedness leaders have registered. Rather than a conference of presentations, the day will convene leaders from across Virginia to identify practical solutions to shared communications, planning, operational capacity, and workforce challenges, with an opening charge from Governor Abigail Spanberger, regional readiness findings from Secretary of Public Safety and Homeland Security Stanley Meador, and a keynote from General Stanley McChrystal (Ret.).

Office of Sustainability (OS) – Director Kristel Riddervold (she/her)

- An energy performance improvement project to upgrade lighting in CATEC, Tall Oaks Elementary, Sunrise Elementary, Summit Elementary, and Trailblazer Elementary Schools begins this month. This will include upgrading lighting to LEDs, zoning for greater control in classrooms, and installing occupancy and dimming controls.
- LED Streetlight Upgrade Project - Progress Update:
 - The City of Charlottesville has been working with Dominion Energy to upgrade streetlights to LED lighting on major roadways across the City. Completed work includes the 250 Bypass from the Barracks Road exit to River Road, Emmet Street from Angus Road to JPA, and Ivy Road to West Main Street. 5th Street from I-64 to Preston Avenue is being scheduled for construction.
- Charlottesville's Climate Program Manager joined the Neighborhood Development Services Long-Range Planner in attending the Piedmont Region Wildfire Risk and Resilience Workshop hosted by UVA's Environmental Institute and the Pacific Northwest National Lab to learn about growing wildfire risk in the Eastern United States.
- The Water Conservation Program, in partnership with the Rivanna Stormwater Education Partnership, successfully hosted a fall rain barrel workshop in the City of Charlottesville. 15 attendees learned the importance of rain barrels and their role in reducing stormwater runoff. The City continues to offer [\\$30 rain barrel rebates](#) for installing rain barrels at their homes. A spring rain barrel workshop is being planned.
- The Water Conservation Program, in collaboration with regional partners has kicked off the 12th annual Imagine a Day without Water (IADWW) Art Contest, challenging youth to showcase the scale and impact water can have through this year's theme: "Small Drop, Big Difference." The contest is open to all youth in grades K – 12th living in the City of Charlottesville and Albemarle County. Art submissions will be accepted now through October 26. Original two-dimensional creations (including

photography) can be submitted via mail, digitally, or at Central, Northside, and Crozet Library branches. More info is at [Charlottesville.gov/ArtContest](https://charlottesville.gov/ArtContest).

- The Office of Sustainability attended the third annual Veg Fest and engaged over 60 attendees of the free community event. In partnership with the Local Energy Alliance Program (LEAP), staff promoted the Energy Resource Hub and enrollment in Shared Solar. Sustainability has been represented at VegFest for all three years it has been active.
- The Office of Sustainability participated in the City's Reverse Vendor Fair held on September 15. Conversations focused on what goods and services vendors offer that would align with sustainable ("green") purchasing principles (e.g., local, recycled content, recyclable or compostable, water or energy efficient, reduced packaging, eco-labeled, vegetarian options, fair trade, B-corp.).
- Sustainability staff supported LEAP on September 19 to deliver City water and energy saving resources to attendees of C'ville Sabroso, the annual Latin American culture festival.
- The Office of Sustainability will attend Charlottesville Pride on September 26 for the third year in a row and will seek input on the Climate Adaptation and Resilience Plan from attendees of the festival through various interactive activities. Programs like IADWW Art Contest, Biophilic Cities, and the City's designation as a Bee City will also be promoted.
- The Office of Sustainability will host the annual meeting of the Virginia Energy and Sustainability Peer Network (VESPN) on Thursday, September 24 and is looking forward to welcoming local government sustainability professionals from across the State to learn from one another, network, and share best practices for protecting Virginia's environment and natural resources.
- And, to wrap up the month of September, sustainability staff will attend the Rivanna River Basin Commission Annual Conference. The conference brings together technical experts, local stewards, policymakers, and community stakeholders to discuss watershed stewardship and access, share innovative approaches to protecting our waterways, and strengthen regional collaboration in support of a healthy Rivanna River Basin.

Office of Human Rights – Director Todd Niemeier (he/him)

- During their regular meeting on August 20, Human Rights Commissioners adopted a slate of legislative recommendations for City Council's legislative agenda. The slate of recommendations was submitted to Council on August 24. At their regular meeting on September 17, Commissioners shifted their focus to developing City policy recommendations informed by community stakeholder meetings and research reports by Human Rights Interns Kattalin Bennett and Shounak Reza.

- Haadiya Ahmed will begin service as the Human Rights Policy & Impact Analyst on September 28. This role advances the work of the Office of Human Rights and Human Rights Commission by researching and compiling information regarding policy and systemic issues, proposing strategies informed by study of current trends and best practices to mitigate individual and community harms, providing administrative support to the Human Rights Commission and conducting community engagement efforts to understand current and emerging community issues related to human and civil rights.
- The Office of Human Rights currently has 26 open discrimination complaint cases: one is awaiting a response to an offer of alternative dispute resolution, seven are in the process of alternative dispute resolution, eight are under investigation, nine are under review for determination after investigation, and one was recently reopened for further investigation following a public hearing by the Commission on August 27.

Public Works – Director Steven Hicks (he/him)

- VDOT/City Project Award:
 - Public Works participated in the 2026 VTCA–VDOT Consultant Forum, focused on transportation investment, innovation, and project delivery across Virginia. The Hydraulic Road/US 29 project received the VTCA Transportation Engineering Award in the Design-Build category for projects valued between \$20 million and \$100 million. The award recognizes the significant planning, engineering, and coordination among the City, VDOT, and project partners that delivered the new US 29 pedestrian bridge, roundabout, and multimodal improvements.
- CAT Transit Bus Chargers:
 - Installation and commissioning of CAT's electric bus charging infrastructure have been completed. Dominion installed the transformer and completed the electrical, grid, and metering connections needed to place the system into operation. The new infrastructure can charge four transit buses simultaneously. Equipment to support four additional buses is on order, with underground conduit and equipment pads already in place for the future expansion.
- Snow Equipment:
 - Public Works Fleet Division will receive a new front-end loader and snow blower in November to strengthen the City's winter weather response capabilities. The additional equipment will support snow removal along priority routes and improve the department's ability to respond efficiently during significant winter weather events. More information will be provided at Council's October 5 work session on the City's Snow Operation Plan.

- ADA Transition Plan:
 - Public Works continues implementation of the City's ADA Transition Plan, with 27 new ADA-compliant curb ramps scheduled for completion along High Street between Preston Avenue and Park Avenue by the end of September. The improvements continue the City's progress toward improving accessibility and pedestrian connectivity.
- Montrose Avenue Sidewalk Connectivity:
 - Public Works' in-house concrete crew completed approximately 250 feet of new sidewalk and associated ADA ramps along Montrose Avenue between 718 and 736. The project closes an existing sidewalk gap and improves pedestrian connectivity and accessibility within the neighborhood.
- Street Paving Program:
 - Public Works continues to advance the City's annual paving program. Paving has been completed on 10th Street NW from Grady Avenue to Wertland Avenue and Paoli Street from 10th Street NW to 9th Street NW. The work supports the City's ongoing investment in maintaining roadway conditions and extending pavement life.
- Huntley Subdivision Street Acceptance:
 - Public Works has completed the remaining improvements associated with bringing the Huntley subdivision into the City's street network, including sidewalk work and paving along Huntley Avenue. The work concludes a long-standing coordination effort following challenges with the original development and allows the City to move forward with ongoing maintenance of the completed infrastructure.
- Public Works Leadership Transitions:
 - Public Works Deputy Director Michael Goddard will transition to serve as Acting Director of Neighborhood Development Services. During his tenure in Public Works, Michael has provided leadership across Capital Development and other key operational areas and has been instrumental in strengthening the City's capital improvement program and successfully delivering numerous major projects, including significant school construction projects such as the recently completed Charlottesville Middle School. He has also helped advance Public Works' strategic performance plan and strengthen the use of key performance indicators to measure progress, accountability, and service delivery. Michael's leadership, coaching and mentoring skills, and ability to bring teams together around practical solutions have been a tremendous asset to Public Works and will continue to benefit the organization in his new role.
 - City Engineer Brennen Duncan will be leaving the City to serve as Public Works Director for the City of Staunton. During his time with Charlottesville, Brennen has served in both the City Traffic Engineer and City Engineer

leadership roles and has been instrumental in reshaping the City's approach to mobility and transportation safety. He has also helped improve the development review process through a practical, solutions-oriented approach to complex engineering issues. Brennen's technical expertise, leadership, and collaborative approach will be missed, and Public Works wishes him continued success in his new leadership role.

Neighborhood Associations/Leaders Questions and Feedback (Q3 – 2026)

September 14, 2026

Barracks – Rugby

- 1) I've gotten some questions about the Barracks-Emmett streetscape Smart Scale project. It seems like maybe this has been reworked and put out for bid? Can we get more details on what the final shape of the plan looks like, the timing, and anything you know so far about detours/closures.
 - a. *The plan includes the full replacement of the traffic signal along with intersection/pedestrian improvements, paving, and marking. As of this writing, Public Works traffic engineering has not received any maintenance of traffic plans or construction schedule.*
- 2) We have a couple of households with residents who use wheelchairs. One of those households shared with us the problems they face getting around when sidewalks are consistently blocked by improperly parked (well, really carelessly dumped) Veo scooters. We pulled data from Accela (the backend that MyCville uses) and found nearly 700 reports of improperly parked scooters, and we know many are not reported. I would also note that I have seen that the city has designated some former on-street parking spaces (e.g. on West Main) as designated Veo parking spots, which seems like a great idea. Is there any chance of expanding that program (and designating some spaces along the heavier trafficked streets in/near our neighborhood)? Also, is the city holding Veo to the terms of its concession agreement and aggressively fining Veo for these infractions in line with the franchise agreement? (Note that at least one city, Ft Wayne, kicked Veo out for its refusal to rectify precisely this issue).
 - a. *City staff are working with Veo to identify additional designated parking areas, especially in areas where there has been a pattern of improper parking that is impacting the mobility of pedestrians and bicyclists. Designated parking locations along Rugby Rd, Gordon Ave, and Grady Ave will be activated this Fall, along with locations that will be added along major corridors Citywide throughout the coming year. Unlike some of the designated locations the City has installed in the past, these parking spots will not be painted, but are shown virtually in Veo's app, which means they can be more easily adjusted to address any ongoing concerns at a specific location. Veo will be responsible for instructing their users on how to park in these new designated locations and providing education and enforcement for users who are not parking properly.*

- b. *Vevo has been generally responsive to any reports of improperly parked vehicles. The City has used its regulatory ability to fine Vevo for not moving a reported parking violation, but this has only occurred a handful of times. The City has also requested a reduction in Vevo's fleet size during periods when the local operations team was not fully staffed, to ensure that Vevo could be responsive to the parking challenges.*
- 3) Some folks in the neighborhood have asked about the emergency shelter set to open at Holiday Dr. I think most everyone here recognizes the need for this shelter and understands that this is a good location for it. It is, though, closer to our neighborhood than any previous shelter and folks wanted to know who our point of contact should be if we do see problematic behavior in the neighborhood and more generally whether there is a plan to monitor and mitigate any impacts on surrounding neighborhoods.
 - a. *During the September 16 Convening Transition Update, staff will provide more information.*

Greenleaf Terrace

- 1) What is the status of the Dairy Road bridge replacement project?
 - a. *The project is anticipated to begin this winter/early spring.*
- 2) There are parts of Rugby Road between the four way stop with Gentry Lane and Dairy Road and the 250 bypass where there is serious, unchecked overgrowth of kudzu, bushes and trees right up the pavement edge and onto the powerlines. The leggy greenery forces cars further into the center of the road on those blind curves. Especially in view of the increased traffic on that road that will happen once the Dairy Road bridge replacement gets underway, does the city plan on addressing this situation? This area of citation and abatement is outside the scope of work for the Property Maintenance contractor. Work would require closing the street(s) and hiring a certified/licensed tree company (flagmen needed, etc.) to trim the vegetation away from the ROW. Currently, the City is not enforcing the removal of kudzu or other vegetation growing up into powerlines and/or on trees.
 - a. *The City maintains the sections of guardrails along that part of Rugby Road and will address the overgrown areas as soon as possible.*
- 3) Can you ask Brennen Duncan when they expect to have a follow-up meeting regarding the status of the bollards?
 - a. *The flex posts are expected to remain in place until funding is obtained to design and construct the necessary intersection improvements.*

- 4) I'm glad they put the stop signs back—I feel like that was a great improvement. I'd also like to know when the City and the community can sign off on the “quick fix” and agree on the final layout so we can move on and start advocating for the permanent solution.

a. The flex posts are expected to remain in place until funding is obtained to design and construct the necessary intersection improvements. A CIP request for these funds will be included in this year's budget but will be up to City Manager/Council to decide if it is funded.

- 5) I have citywide concerns about the quantity of young people who are renting the scooters and small bikes but do not ride them safely.
- 6) Too large of a majority of riders appear to be young people who have not yet gone through any drivers education and obviously do not know traffic rules of the road. Like right of way., who goes first at a stop. Or even if the stop truly means stop. The majority are not wearing helmets. Many are wearing sandals or flip flops.
- 7) There is a reason that motorcycle riders wear leathers and boots. A couple of Fridays ago we were driving home from a music gig at about 11:30pm. On Main and 10th we were turning left at a light onto 10th. Two young kids, maybe 10-12, dressed in black, no helmets, were stopped on the right curb. When the light changed, they crossed in front of two lanes of cars that also had a green light. They simply went first. They were lucky that the car drivers had seen them. We passed them on 10th and stopped at the light to turn left at Rose Hill from Preston. Shortly after that they showed up in the center lane of that intersection. Preston Ave is far too busy at any hour for uneducated drivers wearing black on tiny scooters to be running with car traffic without obeying traffic laws. This situation is not safe. They need to know to stay in the bike lanes, wear full reflective clothing and shoes and helmets, and have some knowledge of rules of the road. BEFORE they can rent one of those e-scooters or bikes. It is a scary situation.

a. Combined answer for 5, 6, and 7:

- i. Veo only rents their vehicles to people over the age of 18 years old. That said, City staff are aware that younger people are able to get access to scooters and e-bikes through a variety of means, whether it is a parent or relative renting a Veo scooter or it is a scooter or e-bike that is owned by the family. Making sure the young people traveling in the community are aware of the rules of the road and understand the risks of their decisions is a critical piece to making biking and walking safer for everyone. The City's Safe Routes to School program has been supporting biking education in City schools for 9 years now, providing bikes, helmets, and instructional materials for PE classes. This year, Charlottesville Middle School's PE teachers are expanding*

their biking education curriculum and creating an intramural sport club for biking, partly in response to community concerns about young people in street traffic noted here. Students around the age of the young people described in the incident on Preston Avenue will be instructed on exactly the kind of information requested and taken out on the streets of Charlottesville with their teachers to experience real world challenges of safe biking in the City.

Kellytown

- 1) Could you update us on the effort to start work on the Emmett and Barracks intersection improvement and sidewalks project? I think I saw the bids came in too high. Will there be a delay?
 - a. The project documents have been clarified for contractors and put back out for bid. We are hopeful that this next round will produce lower bid numbers with the clarifications provided.
- 2) I expect Sam or someone from the team will update us on how the opening of the low-barrier shelter has gone, but perhaps as part of that he could talk about:
 - a. will City Council consider adopting an ordinance that limits camping in public spaces in other parts of the City, or will the new restrictions only apply to the Rivanna Trail / Free Bridge area?
 - b. what is being done to make sure the new residents of the low barrier shelter can navigate this area on foot safely (in every direction, the area is surrounded by roads that are dangerous to cross).
- 3) Residents who live near the intersection of Rugby Rd / Barracks Rd / Mason Lane are concerned about speeding, especially by cars that come up Preston and drive onto Rugby Rd Extended at the Y. Cars coming up Mason Lane have nearly been hit by drivers speeding onto Rugby Rd Extended there. So have pedestrians (including kids walking to school) who come to that intersection and are squeezed onto a narrow sidewalk where vehicles sometimes misjudge how narrow it is and hit the sidewalk. Is it true, as one neighbor was told by City staff, that “there are plans for a roundabout there.” If so, when might the safety of this intersection be improved? Perhaps we can get a police car ticketing people who speed and go through red lights in the meantime.
 - a. *The signal at this location is under contract to be reconstructed, Improvements include modified traffic patterns and enhanced pedestrian accommodations.*

4) This is a question to Chris Gensic about the narrow steel bridge in the woods behind the YMCA. The bridge is on a spur of the Rivanna Trail and is also the main connection to the Triangle Trails, which are directional bike trails popular with kids and mountain bikers. The bridge, however, is too narrow for bikes. Riders have to dismount and roll bikes while also getting themselves over the bridge, but this is quite difficult. Is there a plan to replace this bridge with one that is wide enough for bikes and will accommodate all trail users?

a. We recognize the importance of this bridge as a connection between the Rivanna Trail and the Triangle Trails, particularly given how frequently the area is used by cyclists, mountain bikers, children, hikers, and other trail users. We understand the concern that the existing bridge is narrow and can be difficult for cyclists to navigate safely while carrying or walking their bikes across. At this time, we will look into the condition and configuration of the bridge and assess what options may be available to address the needs of the various trail users. This will include evaluating the feasibility of replacing or modifying the bridge to provide a safer and more accessible crossing while considering site conditions, funding, environmental requirements, and the overall trail system.

5) Are we still on track to pave and restripe Rose Hill next summer? I know the planning process moved along quickly but was unsure if any budget or other complications have emerged.

a. Yes.

6) Charlottesville purchased software some time ago to coordinate all traffic lights on the major corridors in the City. Is it being put to use anywhere? We do not see any evidence of coordination on Preston, for example.

a. Yes. In some cases, it continues to be more efficient to go by a demand-based operation. The system is also used to monitor equipment failures and allows for real-time complaint investigation.

7) We noticed that the County just released a benchmarks analysis of how they are doing on their Comprehensive Plan goals. Will the City do something similar, specifically in regards to the goals on creating more housing in general and affordable housing in particular? We see some updates on how much money is being spent on housing (\$10 million a year goal is being exceeded) but how many added units has this produced?

a. The FY2026 Affordable Housing Report was presented to City Council on September 8, 2026 and is available [here](#). This report contains updates on both investments and units added and preserved.

- 8) Does the City have plans to tackle kudzu overgrowth extending out of public lands into pedestrian and vehicle space? There is overgrowth coming out of the creek at the bottom of Rose Hill that has blocked the sidewalk, and this was reported on MyCville app a month ago. There is also kudzu and other vines growing into electricity lines and narrowing the roadway at the bottom of Rugby Rd (where it leads to the stop light at the 250 Bypass).
- a. *Property Maintenance can check for vegetation extending over the sidewalk if coming from private properties and cite accordingly. Currently, the City is not enforcing the removal of kudzu or other vegetation growing up into powerlines and/or on trees.*
 - b. *Kudzu is very difficult to control and is growing widespread throughout the City. We attempt to control it where we can on public land and in the public right-of-way. Depending on the location, the responsibility to keep it cut off the sidewalk may be with the owner of the property, and the vegetation growing onto utility poles and lines is with the utility company. We will look into the specific site on Rose Hill to determine how to address it.*
- 9) What is the status of the boarded-up construction project at 624 Booker that was shut down for being out of compliance with the old zoning code?
- a. *The property located at 624 Booker Street is currently boarded up and being monitored by the Property Maintenance Division to ensure that the property is not overgrown and remains properly secured. The future use of the property will be required to comply with the regulations set forth in the Development Code for properties zoned RN-A. No plans have currently been submitted.*
- 10) Could you tell us if there is a plan for culling deer in the Oxford Road area. We have seen more this spring and summer than we have seen in several years, almost every day or night in the last few months—although there are always a few every year. I expect the Food Bank could use more venison."
- a. *We recognize that residents have noticed a higher number of deer in the area this spring and summer. We are working closely with our deer-culling contractor to determine how we may be able to increase culling efforts in the Oxford Road area. There is parkland nearby, including Greenleaf and the Meadow Creek Gardens and Disc Golf Course, that may provide opportunities for additional management efforts. At the same time, there are limitations to where the contractor can conduct this work. The contractor is not permitted to cull deer on private property, so we will need to look carefully at the available park property and develop a plan that is safe, responsible, and consistent with applicable requirements. The venison harvested through*

the culling program is donated to Hunters for the Hungry, which then distributes the venison on a rotating basis to local and regional food banks and community organizations, including the Blue Ridge Area Food Bank, Union Baptist Church in Yancey, and Bread of Life in Scottsville, among others. Our goal is to balance responsible wildlife management with the safety and quality of life of our residents while also supporting efforts that provide food to individuals and families in our community. We appreciate residents bringing these concerns forward and helping us identify areas where additional attention may be needed.

Fry's Spring

1. Will the City be holding Stanley Martin accountable for the release of sediment into the spring that flows specifically through City property near Azalea Park? If so, what is anticipated to be done to address erosion and sedimentation damage done to the spring and wetlands in Azalea Park? How will taxpayers' investment in the wetland be compensated? Does the wetland forebay need to be cleaned out?
 - a. *Yes, the City will be issuing a consent order (fine) for the sediment discharge. Part of the money within that consent order will be used to remediate issues at the wetland. Yes, this will include cleaning out of the forebay.*
2. What is the City's progress on securing the ROW's needed for the Stribling sidewalk project. We were told on 8/12/26 that only 2 of the 19 parcels from JPA to Huntley have reached an agreement. Has there been progress since then? What is a realistic time frame of when the project will begin?
3. What transportation opportunities are available for the elderly to get around town for appointments, etc.
 - a. *Jaunt is probably the best way.*
4. How does the City anticipate UVA's data center at Fontaine to affect City residents?

Lewis Mountain

- 1) Any updates on traffic calming on Thomson Road? What are the next steps?
 - a. *There is no active application for traffic calming on Thompson Road.*
- 2) What are the plans to manage students walking from the new private apartment building (Blume, 640 beds) and the new UVA dorm (800 beds) along Alderman Road

to the AFC, Biology and Chemistry buildings, Scott Stadium? The current sidewalk is very narrow and full of telephone poles. The cars, trucks, bikes, scooters and pedestrians share a very limited space. The cars and trucks almost always far exceed the speed limit. In a year, there will be 1500 students walking back and forth on Alderman Road. What will be done before an accident occurs?

a. Alderman Road splits jurisdiction between the City and the County just south of Thomson Road. There currently are no plans for sidewalk projects along Alderman Road. The roadway does not have a consistent width throughout the corridor. The main section with power pole obstructions is between Ivy and Kent Street where there are 8 obstructions and a 5' sidewalk. In order to widen the sidewalk or move the poles, right of way would need to be obtained.

3) Are there any regulations for cutting down trees greater than 8 inch diameter? Our tree canopy in the LMN (& all over the City) is disappearing. Re-Leaf C'ville is re-planting. Could developers/owners be required to replant a native tree for every one cut down no matter the reason? What is the disincentive for cutting a tree down? A \$50 fine is nothing to a developer.

a. A tree permit is required to cut down a tree that is more than 8 inches in diameter. The fee for the permit is \$25 before the removal and a \$50 permit fee is charged for after the fact violations. However, if a property owner refuses to get a permit, the City can take the violator to court to seek additional fines through the notice of violation process. The purpose of the tree permit is to be able to track the canopy loss so that the City can track the canopy loss. This information will help us ensure we are meeting our overall tree canopy goals. New projects that are required to go through development review must maintain at least 10% canopy coverage.

b. A tree removal permit is required for the removal of any tree within the City-limits if it is 8" or greater unless it's dead or hazardous. This permit process is administered by Neighborhood Development Services. The City of Charlottesville has little control regarding how a homeowner manages their property/landscape, and there is no current ordinance or regulation that regulates what kinds of vegetation can be grown on private property. If a project is large enough and requires a development plan and a site plan, there are detailed requirements for the type and number of trees planted. These requirements for canopy coverage are found in the City's Development Code.

4) Would the City consider offering a city-wide property tax incentive (tax rebate, reduction or refund) for hiring licensed contractors to remove English ivy, porcelain

berry and poison ivy from trees which are likely to die from the proliferation of these invasive species?

- a. A change in taxes would come from City Council and the public process required to make those changes. The problem of invasive plants is widely known on private and public property in Charlottesville, but the City does not have legal authority to control invasive plants on private property. One solution some community members have used is to organize through the Charlottesville Invasive Plant Partnership (CHIPP) which helps organize and mobilize the community to remove invasive plants in their own neighborhoods. CHIPP website: <https://linktr.ee/cvillechipp>*

- 5) The vacant lot at 111 Cameron Lane is awaiting development. The weeds & grass are out of control. It has been reported several times to the City. What can be done? It is attracting undesirable 4-legged creatures. The City claims it is a "natural habitat area" and does not meet the criteria for an overgrown or neglected lot. If there was a house on it, it would meet the criteria as "neglected". A neighbor was cited and threatened with a fine or jail time if a small pile of sticks was not removed from their property as it would "attract rodents". Yet, is an empty overgrown lot not a concern? A "natural habitat area" would seem to apply to those who purposefully plant a meadow of native plants rather than grass. Does the zoning code need to be amended?

- a. This property has been cited and if not completed by the owner, our contractor has been instructed to cut the vegetation 3 to 4 feet back/away from the City right-of-way (ROW). The City does not maintain the cutting of overgrown on undeveloped properties (natural areas).*

- 6) The City fire marshal said he would not permit any additional parking on Cameron Lane and Bollingwood Road to accommodate the development of 111 Cameron Lane. The streets are narrow, and the fire trucks need access. Will that limit the scope of the multiple housing units proposed for that site? There is no parking planned on site. And students do have cars.

- a. No, it would not limit the development as the new zoning code has no parking minimums.*

- 7) What is being done to enforce AirBnB regulations now that the City Council turned down the well-thought-out plan that was proposed?

- a. The City Zoning Division is enforcing illegally operated homestays in the City. The City has contracted with the software company Granicus to help locate and track the operations of all short-term rentals in the City. 150 homestay permits have been issued this year. Letters of violation to illegal operators will*

be going out this month. If there is a complaint about a specific property, a complaint can be made through the mycville app. Use the following link to place a complaint or download the app onto your apple device:

<https://charlottesville.gov/666/Service-Request>

North Downtown

- 1) A few years ago there was on the books an ordinance that each solicitors going door to door had to be register with the police department. A criminal check would be done and if no issues came up a permit would be issue to the individual. They had to wear the permit so it was clearly visible.
 - a. We have people going door to door for Ecoshield, Brightspeed and others. In some cases they go into people backyard and even opening screen door porches.
 - b. A concern of mine beside the nuisance factor is who these people are and if they checking the property for a possible crime.
 - c. If this ordinance is still on the books who is enforcing it

Rose Hill

- 1) Over the summer I became aware of two instances where residents were cited and fined for failing to clear yard debris. In both cases (one is a friend of mine who owns a business in Rose Hill, the other a Rose Hill resident who I had not met before) the residents claim that they never received a mailed letter warning them before the City hired a contractor to remove the debris and charged the residents for the removal as well as a fine. After becoming aware of the second instance, and during my internship in the NDS Housing division, I offered to Missy Graves to design door hangers that City staff could leave at a residence in order to ensure that residents are aware of a pending action in a timely manner. I never received a response to this offer. What if any changes to the process of notifying residents about pending actions like these have been made? Has the City stepped up yard inspections and citations over the last year, or was my learning about these instances just a coincidence?
 - a. *There are now 3 inspectors able to perform this work so more proactive inspections are able to occur in addition to complaint response. At the beginning of the summer, a press release was sent to remind the community of this ordinance and information on how it is enforced.*

- 2) Is there a reason staff would prefer not to leave a simple notice at a property in addition to mailing a letter?
 - a. *If property maintenance enforcement were a “complaint only” inspections system, this could potentially be possible. However, loose dogs/animals in yards, locked gates, no trespassing signs posted, etc. could put the inspectors in a potentially unsafe position. Per current City Code (for trash, weeds and unlicensed vehicles), property owners are allowed 10 days for abatement. An affidavit of mailing is signed and notarized by the NDS staff person that processes the mail.*
- 3) What is the status of the Albemarle Street sidewalk project listed on the City website (<https://charlottesville.gov/1764/Sidewalk-Priorities>)? Is there a projected start date or upcoming project milestones? Does the scope still extend from Dale to Rivanna Ave? Does the project envision sidewalk improvements on each side of the street or just one? Would street parking be added, adjusted, or subtracted after the project is complete?
 - a. *The FY2027 five-year capital improvement plan budgeted funds in fiscal year 2028 (beginning July 2027) for designing around 1,300 feet of sidewalk on the northwest side of Albemarle St. Impacts to parking, utilities, and drainage will be determined through the design process.*
- 4) I recently received an email from Stony Point Development announcing a community meeting for their Dairy Central Phase 3 project. Is this meeting required as part of the Development Review process? If so, which requirement(s) is it meeting and what information is the developer required to present to the public?
 - a. *Yes, a community meeting is required when project requires a Traffic Demand Management (TDM) Plan per Development Review Procedures Manual Section 5.3. A TDM Plan is required when a project proposes over 50,000 square feet of gross area per City Code Section 34-4.5.4.C.1. The purposes of the meeting are to inform and receive feedback from community members on applications for development. Per Development Review Procedures Manual Section 5.1, the applicant will attend the community meeting and present the details of the proposed application. The applicant must be prepared to explain all the details of the proposed development, and to answer questions from residents.*
- 5) After an inquiry regarding the Core Neighborhood Corridor Overlay in the context of the proposed building at 601 Albemarle St, NDS staff informed me that their interpretation of current affordability requirements means that building here in

zone CX-3 needs to provide 10% of units at 50% AMI (or pay an in-lieu fee) to achieve the bonus height of 5 stories, yet getting to 7 stories under the Overlay rules only requires those same 10% of units be rented at 60% AMI (or pay an in-lieu fee). Further, in each case, the in-lieu fee does not increase as the height of the building does, making it unlikely that a developer would choose to provide affordable units. While the in-lieu fee doesn't scale directly with building height, it does scale with the number of units. In practice, developers typically pursue additional height because it allows them to build more units, and the in-lieu fee increases as that unit count goes up. Because of this, the financial tradeoff between providing on-site affordable units and paying the fee becomes more significant as a project grows. Is City Council a) aware of these inconsistencies, and b) actively considering altering these requirements to increase in-lieu fees as bonus heights increase, c) actively considering bringing the Overlay AMI from 60% to 50%, and d) actively considering subsidizing the construction of required affordable units in Core Neighborhoods?

a. Staff can't speak for Council's awareness or future policy direction. At this time, we're not aware of any active Council initiatives to change in-lieu fees based on building height, adjust AMI levels, or create subsidy programs for required affordable units in Core Neighborhoods.

6) Among current projects in development, which have selected to pay an in-lieu fee and which have selected to provide affordable units?"

a. There are currently four projects in the development review process with approved Affordable Dwelling Unit Certifications. Of those, two have elected to pay the in-lieu fee and two have elected to provide on-site affordable units.

7) The original City Council resolution approving Dairy Central Phase 2 called for 20 affordable units. That resolution was amended the next year and the number was decreased to 15. Can staff confirm how many affordable units are currently rented at affordable levels, what level(s) those are, and why the number of affordable units was decreased? If staff knows the details on the lease terms of each unit, can they also notify Core Neighborhood leaders when an affordable unit in this or other projects is coming available to lease so we can let our residents know?

a. The applicant originally committed to 20 units over the entire project. The Revised SUP indicated that 15 units were to be located in Phase 2 and 5 in Phase 3. There are currently 15 units rented at rates affordable to households at 80% of the area median income. Annual reporting for the project does not include detailed lease terms for individual units, but it

does indicate whether any affordable units are vacant. When we receive notice of vacancies, we can share that information with Neighborhood Leaders so they can help connect eligible residents with available units.