



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft City Council

Tuesday, August 11, 2026

7:00 PM

Council Chambers

1. Roll Call

Present: 5 - Mayor Deanna R. Reed, Vice-Mayor Dany Fleming, Council Member Laura Dent, Council Member Nasser Alsaadun and Council Member Monica Robinson

Also Present: 4 - City Manager Ande Banks, City Attorney Chris Brown, City Clerk Pam Ulmer and Chief Matthew Tobia

2. Moment of Silence

Mayor Reed offered a moment of silence.

3. Pledge of Allegiance

Mayor Reed led the Pledge of Allegiance.

4. Special Recognition

5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)

A motion was made by Council Member Robinson, seconded by Council Member Dent, that the consent agenda be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

5.a. Minutes from the July 28, 2026 City Council meeting

These minutes were approved on the consent agenda.

5.b. Consider adopting an amendment to Section 7-2-19(b)(7) of the City Code, Conservation of water during emergencies or drought of the Harrisonburg City Code

This ordinance amendment and re-enactment was approved on second reading.

5.c. Consider a supplemental appropriation for the Harrisonburg City School Board

This supplemental appropriation was approved on second reading

6. Public Hearings

- 6.a. Consider a request from Jose Antonio Lopez Montiel to rezone 704 N Liberty Street

Adam Fletcher, director of Community Development, stated agenda items 6.a. and 6.b. are presented together.

Mr. Fletcher presented a rezoning from R-2 to R-8C and a special use permit related to setbacks for property located at 704 N Liberty Street. He reviewed the surrounding land use, the property, the proffers submitted and staff recommended rejection of a clause in the proffer related to sidewalk construction by the city. He reviewed the proposed subdivision of the lot to 4 separate lots and the sewer line requirements.

He stated staff and Planning Commission (6-0) recommended approval of the rezoning request with the amendment to the proffers and recommend approval of the Special Use Permit with the reduction in side yard setback to not less than five feet.

At 7:15 p.m., Mayor Reed closed the regular session and called the first and second public hearing to order. A notice appeared in the Daily News-Record on Wednesday, July 29, 2026 and Wednesday, August 5, 2026

Gil Coleman, Coleman Engineering and Mr. Lopez, applicant, stated this request would allow smaller homes to be built on the vacant portion of the property, for up to three additional families. Mr. Coleman spoke on affordable housing and costs associated with building housing.

Rachel Smallwood, 1144 Nelson Drive, spoke on the need for a sidewalk in that area and questioned the reason why subdivision into 4 lots instead of 3.

At 7:25 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

Discussion took place as to the use of the R-8 zoning as originally planned; costs of connection fees and building costs and how it hinders affordable housing; and that this is the type of additional housing development the Council looks for to take care of some of the needs in the city.

A motion was made by Council Member Dent, seconded by Council Member Alsaadun, that this rezoning request be approved with the staff recommended rejection of the clause related to sidewalk. The motion passed with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

- 6.b.** Consider a request from Jose Antonio Lopez Montiel to for a special use permit at 704 N Liberty St

presented with agenda item 6.a.

A motion was made by Council Member Robinson, seconded by Vice-Mayor Fleming, that this Special Use Permit be approved with stated conditions. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

- 6.c.** Consider a request to amend the Subdivision Ordinance

Adam Fletcher, director of Community Development, presented amendments to the Subdivision ordinance Title 10 Chapter 2. He reviewed the amendments that bring this chapter of the city ordinances in line with Virginia State Code as well as some general housekeeping of language.

At 7:39 p.m., Mayor Reed closed the regular session and called the 3rd public hearing to order. A notice appeared in the Daily News-Record on Friday, July 24, 2026 and Friday, July 31, 2026

There being no one desiring to be heard, Mayor Reed closed the public hearing at 7:40 p.m., and the regular session reconvened.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, that this Ordinance Amendment request be approved. The motion failed with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

- 6.d.** Consider approval of the disposition of real estate owned by the City of Harrisonburg, located on Neff Avenue to Pennrose, LLC.

Liz Webb, Housing Coordinator, presented information on the property, the project background, the agreement, and the proposed project layout.

Chris Brown, City Attorney, reviewed the process of conveying city property, including the requirements to build after the closing of the sale.

Ms. Webb shared the affordability aspect of this development and noted there will be opportunities for public engagement.

Patrick Batemen, project manager, Pennrose LLC, stated they paired the credits to be structured as competitive as possible in order to get as many credits as possible.

At 8:05 p.m., Mayor Reed closed the regular session and called the fourth public hearing to order. A notice appeared in the Daily News-Record on Monday, August 3, 2026

Mr. Batemen stated there this project is proposed to have 200 units constructed in two phases.

Caylin Murray, 1191 Westmoreland Dr., shared her concerns of the increase in population and traffic in the area.

Rachel Smallwood, 1144 Nelson Drive, spoke on her concerns of the needed infrastructure for this development and the area, the increase in traffic and increased housing development already in progress.

Matt Tibbles, director of Our Community Place, spoke in favor of this project.

Dean Cocking, 1189 Nelson Drive, spoke on the need of affordable housing, continuity of neighborhoods, the traffic this development could cause,

Gil Coleman, 855 Summit Avenue, shared his support of this project.

Mary Monts, 1221 Woodcrest Cr., shared her concerns of the traffic and population counts in the area

Resident of 1429 Devon Lane, shared her concerns of increased traffic.

At 8:27 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

Discussion took place on this being a positive use of city land, upcoming road improvements in the area to address traffic issues, the type of housing of the city needs, how the city is growing, and that housing is needed and development is going to happen all throughout the city.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, that this request be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

- 6.e.** Consider approving a Building and Rooftop Lease between the City of Harrisonburg and Cellco Partnership d/b/a Verizon Wireless at 101 North Main Street.

Chris Brown, City Attorney, presented a lease agreement for a small tower and communications antenna owned by Verizon. He reviewed some of the lease terms and some specifications to protect the ECC and the building.

At 8:43 p.m., Mayor Reed closed the regular session and called the fifth public hearing to order. A notice appeared in the Daily News-Record on Monday, August 3, 2026.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 8:43 p.m., and the regular session reconvened.

A motion was made by Council Member Alsaadun, seconded by Council Member Robinson, that this Lease agreement be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7. Regular Items

- 7.a. Consider a request to amend the City Code Title 11 Building Code Regulations Section 11-1-10 Appeals of the decisions of the building official, et al.

Chris Brown, City attorney, presented the revised ordinance amendment previously requested by City Council. The amendments reflect the reduction of the application fee and refund of application fee if appropriate.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, that this Ordinance amendment be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

8. Supplementals

- 8.a. Consider a supplemental appropriation for the Public Works Department

Ande Banks, city manager, stated this supplemental appropriation request in the amount of \$3,149,410.00 for two Public Works Department projects: South Main Street re-paving and Port Republic Road Improvement Project. This supplemental also included funds received from proffers offered by the Vista Townes project to construct a multi-use path and sidewalk on the north side of Port Republic Road.

A motion was made by Council Member Robinson, seconded by Vice-Mayor Fleming, that this Supplemental Appropriation be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

9. Other Matters

- 9.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

None

- 9.b. City Council and Staff

Council Member Alsaadun spoke on the recent National Night Out event; his participation in the Hunt Institute State Policy Fellows Program;

Council Member Robinson spoke on the recent National Night Out; she reminded everyone that even though the primaries are done there was only a 5% voter turnout, and it is important for everyone to vote; she spoke on two back to school events held by local business owners; and an upcoming event organized by the Shenandoah Valley Black Heritage Project at the Northeast Neighborhood Association Center on August 29, 2026.

Vice Mayor Fleming spoke on the recent NLC Webinar on data centers; an upcoming meeting with Josephus Allmond to discuss the merger of Dominion Energy and NextEra Energy;

Mayor Reed spoke on an exhibit at Massanutten Regional Library called Unbound: Free Black Virginians 1619 through 1865 until August 24, 2026; her participation at the all-staff Harrisonburg City Public School event; upcoming dedication of the Lucy F. Simms exhibit at the Rocktown High School;

Ande Banks, city manager, stated all the Flock cameras went dark on July 31, 2026 and all cameras were removed by August 7, 2026.

10. Boards and Commissions

10.a. Parks and Recreation Commission (PRAC)

A motion was made by Vice Mayor Fleming, seconded by Council Member Alsaadun, to appoint Jeff Williams to the Parks and Recreation Commission to an unexpired term vacancy to expire on December 31, 2027. The motion carried with a unanimous voice vote.

11. Adjournment

At 9:08 p.m., there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK

MAYOR