

CHARLOTTESVILLE CITY COUNCIL MEETING

May 17, 2021

Virtual/electronic meeting via Zoom

6:30 PM REGULAR MEETING

CALL TO ORDER and ROLL CALL

The Charlottesville City Council met in an electronic meeting on Monday, May 17, 2021, in accordance with a local ordinance to ensure continuity of government and prevent the spread of disease during the coronavirus State of Emergency. Mayor Walker called the meeting to order at 6:32 p.m. with the following members present: Mayor Nikuyah Walker, Vice Mayor Sena Magill, and Councilors Heather Hill, Michael Payne and Lloyd Snook.

City Council observed a moment of silence.

On motion by Vice Mayor Magill, seconded by Councilor Hill, Council unanimously approved the meeting agenda.

ANNOUNCEMENTS

Vice Mayor Magill announced the winners of Mr. Alex-Zan's "My Help List" writing contest for Charlottesville and surrounding county students in grades K-12.

RECOGNITIONS/PROCLAMATIONS

Mayor Walker presented a proclamation in recognition of Provider Appreciation Day, which was May 7, 2021. Melissa Cohen with ReadyKids made remarks in acceptance of the proclamation.

CONSENT AGENDA*

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record:

1. MINUTES: March 15 closed and regular meetings, March 25 budget work session, April 13 special meeting, April 27 joint work session with Police Civilian Review Board, April 29 special meeting
2. APPROPRIATION: Supplemental Appropriation of State Operational Funding for Charlottesville Area Transit - \$265,025 (2nd reading)

APPROPRIATION

Transit Division Project Funds - \$265,025

WHEREAS, The Fiscal Year 2021 State Operating Grant in the amount of \$2,052,025 has been awarded to the City of Charlottesville, which represents an increase of \$265,025 over the original operating funds previously budgeted;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the following is hereby appropriated in the following manner, contingent upon receipt of the grant funds:

Revenue (Operating)

- \$265,025
- Fund: 245
- Cost Center: 2801003000
- G/L: 430080 State Assistance

Expenditures (Operating)

- \$265,025
- Fund: 245
- Cost Center: 2801003000
- G/L: 530560 Consulting Services

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$2,052,025 from the Virginia Department of Rail and Public Transportation.

3. APPROPRIATION: Virginia Department of Education Special Nutrition Program Child and Adult Care Food Program - \$25,000 (2nd reading)

APPROPRIATION

**Virginia Department of Education Special Nutrition Program
Child and Adult Care Food Program - \$25,000**

WHEREAS, the City of Charlottesville, through Parks and Recreation, has received approval for reimbursement up to \$25,000 from the Virginia Department of Education Special Nutrition Program to provide free dinner to children attending select drop-in afterschool centers; and

WHEREAS, the grant award covers the period from period October 1, 2020 through September 30, 2021;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the sum of \$30,000, received from the Virginia Department of Education Special Nutrition Program is hereby appropriated in the following manner:

RESOLUTION
Coronavirus Aid, Relief, and Economic Act (CARES) Funds for City Hall Ambassador Program - \$46,000

WHEREAS, the Charlottesville City Council allocated \$771,500 of unspent Coronavirus Aid, Relief, and Economic Act (CARES) funds to reimburse the General Fund for previously incurred public safety payroll expenses; and

WHEREAS, the Charlottesville City Council has requested those funds be used to provide funding for temporary staffing through the City Hall Ambassador Program;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that \$46,000 of the previously unspent CARES Funds be allocated in the following manner:

Transfer From:

\$46,000 Fund: 208 Internal Order: 1900386 GL Code: 599999

Transfer To:

\$46,000 Fund: 208 Internal Order: 1900385 GL Code: 599999

6. RESOLUTION: Fourth Amended Charlottesville Supplemental Rental Assistance Program (CSRAP) Grant Agreement (1 reading)

By request of Mayor Walker, this item was removed from the consent agenda for discussion at the end of the agenda.

7. ORDINANCE: Establishing a Grant Program to Promote and Preserve Home Ownership by Low and Moderate Income Persons within the City of Charlottesville (carried)

Mayor Walker opened the floor for comments from the public on the Consent Agenda. There were no speakers.

Mayor Walker requested to pull Item #6 for discussion at the end of the meeting. She also asked questions about Item #5. Chad Thorne, Deputy Treasurer, advised that staffing would be from an outside agency since Parks and Recreation staff went back to their previous duties.

On motion by Councilor Hill, seconded by Councilor Snook, Council by the following

vote APPROVED the Consent Agenda, moving Item #6 to the end of the meeting for discussion: 5-0 (Ayes: Hill, Magill, Payne, Snook, Walker; Noes: none).

CITY MANAGER RESPONSE TO COMMUNITY MATTERS and COUNCIL

City Manager Chip Boyles shared an update on the following community matters:

1. A candidate accepted the Deputy City Manager of Operations position and more information will be shared during the week.
2. Sue Moffett was promoted to the Director position for the Department of Social Services.
3. Applications for the Director of the Police Civilian Review Board are under review and interviews to begin in about a week.
4. Applications for the Director of Human Rights are under review. Interviews will be in 2-3 weeks.
5. The City Market re-opened on May 15, offering in-person and drive through options, and expanded offerings will be available in June.
6. Calls and emails were received regarding Midway Manor elevators. Staff has contacted the proper personnel and property owners for addressing the situation and encouraging support of impacted residents.
7. Regarding inquiries about spending at JAUNT, he will ask JAUNT to give a presentation to Council.
8. American Rescue Plan guidance is still pending, but guidance is clearer that the city will receive funding for services provided to the city and county.
9. Upcoming meetings: May 25 work session, May 26 joint meeting with School Board regarding reconfiguration.

COMMUNITY MATTERS

Mayor Walker opened the floor for comments from the public.

1. Tanesha Hudson asked city staff to be considerate of children who may not go through the registration process for programs. She suggested that leadership discuss the drug use issues in the city, as an increase in gun violence has been brought to the forefront. She spoke about transparency in hiring of city leaders.
2. Don Gathers spoke about the Midway Manor elevator problem and thanked the city for reaching out to address the property managers.
3. Nancy Carpenter spoke about the Midway Manor elevator problem and advised that she has also been trying to contact personnel to resolve the issue.
4. Walt Heinecke spoke about the most recent Police Civilian Review Board (PCRB) meeting and advised Council to enable the strongest model of PCRB allowed by State legislature.

Councilor Payne commented about Midway Manor and the need for Council to be proactive in

preventing eviction once the Low Income Housing Tax Credit affordability period ends in a couple of years.

Mayor Walker thanked Neighborhood Development Services for their responsiveness regarding Midway Manor.

ACTION ITEMS

8. PUBLIC HEARING: Belmont Bridge Replacement Project – \$4,280,739 (carried)

Jeanette Janiczek, UCI Program Manager, made a presentation, advising of Council options:

- 1) Increase the project budget or
- 2) Reject all bids, rescope the project in removing items and/or conditions of the Invitation For Bid (IFB), and rebid the project.

Option 1: It was estimated that an additional \$4,280,739 in funding would be needed to complete the project - to cover other project related expenditures such as construction engineering inspection services and to fund the project contingency at an appropriate level. No additional local funding would be needed.

Option 2: As part of the preliminary bid evaluation and analysis, the following items were identified as part of the contributing to the reason for the project cost increase: MSE Wall, Lighting (poles + luminaries), Precast Girders, Steel Girders, Bridge Demolition and Temporary Shoring. These items either cannot be removed, or their elimination/reduction would directly impact the concept plan accepted by the City, as well as would not resolve the bid overages. In a preliminary assessment of rescoping the project, various details and operational changes were considered, such as removing the “knuckle”, eliminating the pedestrian plaza, removing the new pedestrian underpass, allowing complete closure of the bridge during construction. These could potentially reduce the overall project construction cost. However, rescoping and re-bidding the project would require additional public participation to communicate these changes. This would also require more coordination with the Virginia Department of Transportation and the Federal Highway Administration to obtain re-design approval. Rescoping of the project would require redesign, resulting in additional costs to the project. Re-bidding would most likely result in higher bids due to the delay for redesign and obtaining reauthorization, as well as other anticipated escalating factors. For these reasons, staff did not recommend re-advertising the current or a revised IFB.

Ms. Janiczek advised that if the appropriation were approved at the next City Council meeting, construction could begin as soon as the end of June 2021.

Councilor Payne asked about assurances or measures to help ensure no additional cost overruns. Ms. Janiczek advised that the contract locks in pricing for about six pages of scope, and that there is a 10% contingency.

City Manager Boyles advised Council to guard against delays for a variety of reasons including inflation.

Mayor Walker opened the public hearing. There were no speakers.
Mayor Walker closed the public hearing.

Council agreed to move the item forward to the June 7 Consent Agenda.

9. RESOLUTION: Fourth Amended Charlottesville Supplemental Rental Assistance Program (CSRAP) Grant Agreement

Based on a conversation at the 4:00 p.m. Work Session, Mayor Walker requested moving this item from the Consent Agenda for further discussion on three issues:

- 1) Fair Market Rental
- 2) Reserve used to protect tenants
- 3) Payment of security deposits to landlords.

City Attorney Lisa Robertson gave feedback on updating the agreement.

Brenda Kelley shared information about challenges with the Landlord Risk Reduction program.

Mayor Walker suggested amending the proposed agreement to increase to 125% fair market rate for city residents as an exception to what would normally be within HUD guidelines, and accepting 100% guideline for those county units.

City Attorney Lisa Robertson provided guidance about agreement wording.

On motion by Councilor Hill, seconded by Councilor Snook, Council by the following vote APPROVED the resolution, advising of updates to the grant agreement: 5-0 (Ayes: Hill, Magill, Payne, Snook, Walker; Noes: none).

RESOLUTION
APPROVING THE FOURTH AMENDED GRANT AGREEMENT FOR THE
CHARLOTTESVILLE SUPPLEMENTAL RENTAL ASSISTANCE PROGRAM
FOR THE FISCAL YEAR BEGINNING JULY 1, 2021

WHEREAS, on June 19, 2017 the City of Charlottesville approved the creation of the city-funded Charlottesville Supplemental Rental Assistance Program (“CSRAP”), and on April 13, 2021 City Council approved an allocation of \$900,000 from Capital Improvement Program funds to be used for the CSRAP program, which will be administered by CRHA; and

WHEREAS, the terms and conditions under which the Charlottesville Redevelopment and Housing Authority (“CRHA”) will administer the CSRAP Program are set forth within a written grant agreement effective for the fiscal year beginning July 1, 2021 which has been reviewed by City Council this same date;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlottesville, Virginia, **THAT**:

1. The CSRAP program shall be administered by CRHA in accordance with the terms and conditions set forth within the CSRAP grant agreement effective for the fiscal year beginning July 1, 2021, which is hereby approved by this City Council; and
2. The City Manager is authorized to execute the CSRAP grant agreement on behalf of the City of Charlottesville and the City Manager and City staff are authorized and directed to apply the funding allocated above to the CSRAP program in accordance with the terms set out within the CSRAP grant agreement.

GENERAL BUSINESS

OTHER BUSINESS

Councilor Hill mentioned that Councilors would use regularly scheduled meeting times with the City Manager to prepare for the School Board joint meeting.

MATTERS BY THE PUBLIC

Mayor Walker opened the floor for public comment. There were no speakers.

The meeting adjourned at 7:38 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council