



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
August 18, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, August 18, 2025. 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 Brian Pinkston and Councilors Natalie Oschrein, Michael Payne and Lloyd Snook.

On motion by Snook, seconded by Oschrein, Council unanimously adopted the meeting agenda.

REPORTS

1. REPORT: Charlottesville Albemarle Convention and Visitors Bureau (CACVB) Report

Courtney Cacatian, CACVB Executive Director, introduced board members and provided an annual update on the Bureau's activities and outcomes. Also included was an overview of the CACVB rebranding effort currently underway and the planned events related to the VA250 (Virginia's 250th anniversary) and Downtown Mall 50th anniversary.

2. REPORT: Jefferson-Madison Regional Library (JMRL) Report

David Plunkett, Library Director, introduced Council-appointed board representative Meredith Cole, and he presented data and performance measures for the library organization and services, as well as some historical information about the library. The City of Charlottesville, as a participating locality, supports JMRL through its annual budget process. For Fiscal Year 2026, the City Council approved an investment of roughly \$2.4 million in the general fund and has earmarked future fiscal year capital improvement plan (CIP) investments starting in Fiscal Year 2026 for renovations to the Central Library Branch located in Downtown Charlottesville in partnership with facility co-owner Albemarle County. Mr. Plunkett addressed recent renovations such as adding a new chiller and renovating restrooms to make them ADA accessible.

The two library branches within the city are the Central Library Branch (<https://jmrl.org/central>) and the Gordon Avenue Library Branch (<https://jmrl.org/gordon>). The Library Board also has three (3) representatives for the City who are appointed by City Council.

JMRL's service area includes the City of Charlottesville and the Counties of Albemarle, Louisa, Nelson, and Greene. The library currently serves over 200,000 residents, and it has eight locations, including the Bookmobile. With combined holdings of 500,000 items, the library circulates over 1,600,000 items annually. Library users can access online databases and downloadable books 24 hours a day, 365 days a year.

3. REPORT: Strategic Outcome Area Report - Economic Prosperity

Deputy City Manager Ashley Marshall provided an update on the City of Charlottesville's Strategic Plan goal of economic prosperity. The Economic Prosperity strategic outcome area states, "Charlottesville develops strategies and economic development opportunities that drive economic prosperity for all."

The report provided an update on the work accomplished by the Office of Economic Development and the Office of Social Equity, specifically focused on economic prosperity. It also reported progress that the Office of Economic Development has made in its strategic plan, which focuses on economic mobility and opportunity, and was also incorporated into the Charlottesville Strategic Outcome Areas & Strategies (<https://www.charlottesville.gov/DocumentCenter/View/13805/Strategic-Outcome-Book-Print>).

CLOSED MEETING

On motion by Pinkston, seconded by Snook, Council voted unanimously to convene in a closed meeting as authorized by the Virginia Freedom of Information Act, 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: Charlottesville Affordable Housing Fund Committee; Citizen Transportation Advisory Committee; Community Development Block Grant & Home Taskforce; Housing Advisory Committee; Jaunt Advisory Board; Jefferson-Madison Regional Library Board; Local Building Code Board of Appeals; Minority Business Commission; Personnel Appeals Board; Piedmont Family YMCA Board of Directors; Planning Commission; Police Civilian Oversight Board; Retirement Commission; Sister Cities Commission; Social Services Advisory Board; SPCA Board of Directors; Towing Advisory Board; Tree Commission; Vendor Appeals Board; and Youth Council.

On motion by Pinkston, seconded by Payne, Council voted 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none) to certify the closed meeting.

On motion by Pinkston, seconded by Payne, Council by a vote of 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none) approved the following appointments to boards and commissions.

- Citizen Transportation Advisory Committee (CTAC): Yong Yeol Ahn
- Community Development Block Grant (CDBG) & HOME Taskforce: Kayla Theel, Public Service Program
- Housing Advisory Committee: Rich Bard, Affordable Housing Beneficiary
- Jaunt Advisory Board: Christine Appert, Steven Johnson, Chris Cullinan
- Jefferson-Madison Regional Library Board: Meredith Cole
- Local Building Code Board of Appeals: Ted Horn, Zach Snider
- Planning Commission: Danny Yoder
- Retirement Commission: Casey Parker
- Sister Cities Commission: John Mason, Bonita Patton, Kristen Petros de Guex
- SPCA Board of Directors: Sena Magill; rescinding Chris Cullinan.
- Tree Commission: Worthy Martin, Shea Wales
- Youth Council: Lila Castleman, Lyric Cooper, Kimora Williams

BUSINESS SESSION

The business session of the meeting began with a moment of silence.

ANNOUNCEMENTS

Councilor Oschrein announced a public survey about the Three Notch'd Trail Pathway and encouraged the public to provide feedback.

RECOGNITIONS/PROCLAMATIONS

- **PROCLAMATION: Women's Equality Day - August 26**

Councilor Oschrein read a proclamation acknowledging August 26 as Women's Equality Day. Lisa Hilgartner from the League of Women Voters, and Charlotte Gibson from Charlottesville NOW, accepted the proclamation with remarks.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. Betsy Roettger, city resident, spoke about a proposed student housing development on West Main Street up the hill from the Westhaven neighborhood, being discussed at the Board of Architectural Review the following day. She shared suggestions to prevent potential problems and barriers, given past negative consequences of city decisions such as those that led to the razing of Vinegar Hill.
2. Carla Manno, member of the Parks and Recreation Advisory Board, expressed concern with board members holding positions on the Cville Parks Foundation.
3. Jacob Woods, property owner on Avon Street, spoke about the loss of street parking with the proposed preferred design alternative for the Avon Street Streetscape Project, scheduled for discussion later in the meeting, and the disproportionate negative impact on a vulnerable population heavily dependent on car transportation. He suggested alternatives for redesign to protect parking, bicyclists and pedestrians.
4. Jackie Temkin, business owner in the city, spoke about concerns with Parks and Recreation and the new Parks and Recreation Foundation's scope. She expressed concern about the need for more programming for children.
5. Alicia Lenahan, county resident, spoke about a resolution recommended to City Council to address federal overreach.
6. James Hingeley, Albemarle County resident, announced a free event on September 5th to commemorate the 75th Anniversary of the Gregory Swanson Case decision in Charlottesville. Gregory Swanson filed and won a federal lawsuit to gain admission in 1950 to the University of Virginia law school after being denied by the UVA Board of Rectors. He was the first African American student admitted to the University of Virginia, to a segregated college in Virginia and in the Southern United States.
7. Lily West, President and CEO of the UVA Alumni Association, spoke about the building project at Alumni Hall, funded separately from the University of Virginia, and being considered later in the meeting.
8. Kevin Cox, city resident, spoke about various city projects and about sight distance at 2nd Street and Elliott Avenue, where he recommended a marked crosswalk.
9. Wendy Gao, a community organizer with PHAR (Public Housing Association of Residents), spoke about the proposed new development up the hill from the Westhaven neighborhood. She commented about the encroachment of large developments on the 10th and Page neighborhood, and intentional urban design to overshadow African American residents.
10. Nettie Caldwell(?) expressed concerns about the Avon Street Streetscape Project eliminating parking for families that require more than one car, households where people may have health conditions, and in an area that already has restricted parking.
11. Sophia Morero, spoke in opposition to the proposed 11-story building on West Main Street near the Westhaven neighborhood, citing negative impacts to Black and Brown neighbors with a building overshadowing the neighborhood.
12. Mark Denison, city resident and member of the Parks and Recreation Advisory Board, expressed concern about the Parks and Recreation Foundation. He announced the Parks and Recreation Advisory Board meeting.
13. Hannah, city resident, spoke in opposition to the Avon Street Streetscape Project, expressing safety concerns and concerns about losing parking in an area that already has restricted parking. She mentioned that a previous request to convert single-family homes to duplexes was denied by the City for lack of parking spaces.

14. Don Gathers, city resident, shared concerns about the sewer line replacement project in the 10th & Page neighborhood, and the lack of notification. He recommended that Council require a tax repayment before funds are given to the UVA Alumni Association. Regarding the PCOB, he expressed concerns about the current state of the board with a lack of enough members for a quorum.
15. Joe, city resident, member of PHAR and recent graduate of the UVA School of Architecture, spoke in opposition to the proposed 11-story building on West Main Street near the Westhaven neighborhood, citing a deepening distrust between UVA and historically Black neighborhoods regarding housing. She stated that this project excludes the surrounding neighborhoods of Westhaven, Fifeville, and 10th & Page from one of Charlottesville's central corridors.
16. Stacey Rush, Community Coordinator with PHAR, spoke about the entrapment that Westhaven residents feel with the proposal of an 11-story development on West Main Street. She spoke about adverse impacts to the Westhaven neighborhood, including public safety and mental health concerns.

CONSENT AGENDA

Clerk Thomas read the following Consent Agenda items into the record, and on motion by Pinkston, seconded by Snook, Council unanimously adopted the Consent Agenda (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

4. RESOLUTION appropriating \$60,000 for Virginia Department of Education (VDOE) Special Nutrition Program - Summer Food Service Program (2nd reading)

RESOLUTION APPROPRIATING FUNDS FOR Virginia Department of Education Special Nutrition Program Summer Food Service Program

WHEREAS, the City of Charlottesville, through Parks and Recreation, has received approval for reimbursement up to \$60,000 from the Virginia Department of Education Special Nutrition Program to provide free breakfast and lunch to children attending summer camp programs; and

WHEREAS the grant award covers the period from period June 16, 2025 through October 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that by the Council of the City of Charlottesville, Virginia, which the sum of \$60,000, received from the Virginia Department of Education Special Nutrition Program, is hereby appropriated in the following manner:

Revenue – \$60,000 Fund:

209

Internal Order: 1900603

G/L Account: 430120

Expenditures - \$60,000

Fund: 209

Internal Order: 1900603

G/L Account: 530670

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$250,000 from the Virginia Department of Education Special Nutrition Program.

5. RESOLUTION to Transfer Additional Funds for Electric School Buses in the amount of \$10,032 (layover)
6. RESOLUTION Appropriating Opioid Abatement Authority Cooperative Partnership Grant for Fiscal

Year 2026 to OAR (Offender Aid and Restoration) for Expanded Specialty Docket Services - \$13,504.43 (layover)

7. RESOLUTION Appropriating Virginia Department of Social Services Temporary Aid to Needy Families Grant - \$69,312.67 (layover)
8. RESOLUTION to appropriate funds from the Virginia Department of Housing and Community Development- Virginia Homeless Solutions Program in the amount of \$440,885 (layover)
9. RESOLUTION Authorizing the Refund of Business License Tax and Business Tangible Personal Property Tax

**AUTHORIZING A REFUND OF \$30,642.52 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 \$30,642.52; and

WHEREAS, City Code Section 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 \$30,642.52 payable to that taxpaying entity or business.

CITY MANAGER REPORT

City Manager Samuel Sanders, Jr., introduced Heather Hilliard, new Director of the Emergency Communications Center, who shared a little of her background.

- **FY26 City Manager's Work Plan**

Mr. Sanders reviewed his Work Plan themes for 2024 and 2025, then previewed his FY 2026 Work Plan.

ACTION ITEMS

10. **PUBLIC HEARING and RESOLUTION for the Consolidated Annual Performance and Evaluation Report (CAPER) for the Program Year 2024-25 Community Development Block Grants and HOME Investment Partnerships Programs (layover)**

Anthony Warn introduced the item and requested guidance from Council.

Mayor Wade opened the public hearing. With no speakers the public hearing closed. Council unanimously agreed to carry this item to the September 2nd meeting for a second reading and vote on the Consent Agenda.

11. RESOLUTION to Identify a Final Preferred Design Alternative for the Avon Street Streetscape Project

Ben Chambers, Transportation Planning Manager, presented the request involving multimodal improvements on Avon Street. VDOT recommended selection of Alternative B, which includes the loss of parking spaces in the area.

After clarifying questions from Council, Mayor Wade entertained a motion from Pinkston to approve the resolution to implement Alternative B. Seconded by Oschrein, the motion passed by a vote of 5-0 (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none).

Councilor Snook noted the need to add “pedestrian” in front of bridge in the last sentence of the resolution.

Councilors discussed the cultural impact of losing parking spaces for residents in the area, and a shift in policymaking.

RESOLUTION Supporting Alternative B for UPC 124020 (Avon Street Multi Modal Improvements Project)

WHEREAS, in 2023, a project to improve pedestrian and bicycle connectivity at the City/County boundary on Avon Street was submitted as a SMART SCALE project by the Charlottesville-Albemarle (“Project”); and

WHEREAS, the Project’s initial design, which became the basis for Alternative A, included a new sidewalk on the west side of Avon between Moore’s Creek and Druid Avenue, unprotected bike lanes, and crossings and a new pedestrian bridge to facilitate connections to a new shared path south of Moore’s Creek;

WHEREAS, the anticipated cost associated with retaining walls and limited utility of the new sidewalk lead to the development of a different design, known as Alternative B, which replaced the new sidewalk and unprotected bike lanes with a single shared use path, transversing the entire east side of the Project; and

WHEREAS, a Citizen Information Meeting (“CIM”) was held on May 8, 2025, at Monticello High School; and

WHEREAS, twenty-seven (27) community members attended the CIM and their top concerns were: loss of parking; speeding; intersection safety and sight lines; and pedestrian crossings; and

WHEREAS, out of the Project’s three options (Alternatives A and B and a “No Build” Alternative), Alternative B was the preferred alternative; and

WHEREAS, based on design analysis and public feedback, the Virginia Department of Transportation (“VDOT”) recommends City Council adopt a Resolution of Support for selecting Alternative B as the Project’s preferred design option; and

WHEREAS, additionally, VDOT recommends City Council, in its Resolution of Support, acknowledge and approve the loss of on-site street parking and accept ownership of the proposed pedestrian bridge caused/created by the Project improvements in Alternative B.

NOW, THEREFORE, BE IT RESOLVED, that the City of Charlottesville Council hereby respectfully approves moving forward with Alternative B for the Project; and

BE IT FURTHER RESOLVED that City Council acknowledges and approves the Project’s loss of parking as detailed in the CIM transcript from the CIM on May 8, 2024; and

BE IT FINALLY RESOLVED that City Council acknowledges that the City takes full ownership of the proposed pedestrian bridge over Moore’s Creek.

12. RESOLUTION Authorizing Revenue Bond Financing on Behalf of the Alumni Association of the University of Virginia (layover)

Chris Engel, Director of Economic Development, present the request.

He stated that the Alumni Association made a qualified request to the CEDA for bond financing. The EDA, acting as a conduit of the funds, held a public hearing and forwarded the recommendation to City Council as required.

Councilors asked clarifying questions about the process, tax-exempt status of the organization, public use of the facility.

On motion by Snook, seconded by Pinkston, Council by a vote of 4-1 approved the resolution authorizing revenue bond financing on behalf of the Alumni Association of the University of Virginia (Ayes: Oschrein, Pinkston, Snook, Wade; Noes: Payne,). Councilor Payne opposed and listed a number of reasons.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA REGARDING THE APPROVAL OF ISSUANCE OF BONDS BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHARLOTTESVILLE, VIRGINIA FOR THE BENEFIT OF ALUMNI ASSOCIATION OF THE UNIVERSITY OF VIRGINIA

WHEREAS, the Economic Development Authority of the City of Charlottesville, Virginia (the "Authority") is empowered by the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2 of the Code of Virginia of 1950, as amended (the "Act") issue its revenue bonds to finance facilities for the Commonwealth of Virginia (the "Commonwealth") and its agencies, and governmental and nonprofit organizations (other than organizations organized and operated exclusively for religious purposes) which are described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") and which are exempt from federal income taxation pursuant to Section 501(a) of the Code, thereby promoting the safety, health, welfare, convenience, and prosperity of the residents of the Commonwealth;

WHEREAS, the Authority has approved the application of Alumni Association of the University of Virginia, a Virginia nonstock corporation (the "Organization"), whose primary business

address is 211 Emmet St S, Charlottesville, Virginia 22903, requesting that the Authority issue up to \$50,000,000 of its revenue bonds in one or more series at one time or from time to time (the "Bonds");

WHEREAS, the Authority will loan the proceeds of the Bonds to the Organization to finance and refinance all or a portion of the costs associated with the projects described below:

(1) The financing and refinancing of (a) the demolition and removal of the existing structure and fixtures of Alumni Hall, located at 211 Emmet Street S, Charlottesville, Virginia 22903, and (b) the design, engineering, constructing and equipping of a replacement Alumni Hall, which is expected to be approximately two stories high, and also includes equipment and fixtures related thereto; and

(2) The financing, if and as needed, of capitalized interest on the Bonds, costs of issuance related to the issuance of the Bonds, working capital, other capital expenditures and other related costs (collectively (1) and (2), the "Plan of Finance");

WHEREAS, following notice given as required by Section 147(f) of the Code and Section 15.2-4906 of the Act, the Authority held a public hearing on August 12, 2025, regarding the Plan of Finance and issuance of the Bonds as required by Section 147(f) of the Code and Section 15.2-4906 of the Act;

WHEREAS, Section 147(f) of the Code provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the Bonds and Section 15.2-4906 of the Act sets forth the procedure for such approval;

WHEREAS, the Authority issues its bonds on behalf of the City of Charlottesville, Virginia (the "City"), and the facilities to be financed and refinanced with the proceeds of the Bonds are located in the City and the City Council of the City (the "City Council"), constitutes the highest elected governmental unit of the City;

WHEREAS, in accordance with Section 15.2-4906 of the Act, the Authority has recommended that the City Council approve the Plan of Finance and the issuance of the Bonds, solely to the extent required by Section 147(f) of the Code and Section 15.2-4906 of the Act; and

WHEREAS, a copy of the Authority's inducement resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, and a certificate of the public hearing have been filed with the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA AS FOLLOWS:

1. Subject to paragraph (2) below, the City Council hereby approves the issuance of the Bonds, in an aggregate principal amount up to \$50,000,000, by the Authority for the benefit of the Organization, solely to the extent required by Section 147(f) of the Code and Section 15.2-4906 of the Act, to permit the Authority to assist in accomplishing the Plan of Finance.
2. The approval of the issuance of the Bonds by the City Council does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or the Organization, the economic viability of the facilities to be financed as part of

the Plan of Finance, or any other matters relating to the Bonds, the facilities to be financed or refinanced with the proceeds of the Bonds, or the Plan of Finance. The Bonds shall not constitute a debt, liability or obligation of the City. In accordance with the Act, the Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit or taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the City. The Bonds shall provide that neither the Commonwealth, nor any political subdivision thereof, including the City and the Authority, shall be obligated to pay the principal of or interest on the Bonds or other costs incident thereto except from the revenues and moneys pledged therefor by the Organization.

3. This resolution shall take effect immediately upon its adoption.

GENERAL BUSINESS

13. WRITTEN REPORT: Land Use and Environmental Planning Committee Semi-Annual Report

Councilor Payne expressed concerns that as the only body for planning between UVA and the City of Charlottesville, the report contained no meeting minutes to show what was discussed or decided. This item was a written report. The report was accepted as submitted.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments:

- Jacob Woods, city resident, spoke about parking alternative ideas for residents who will have lost parking following Council's approval of Alternative B of the Avon Street Streetscape Project design. He made several recommendations for working with the county and residents to come up with solutions to enhance parking and green space in the neighborhood.

On motion by Pinkston, seconded by Oschrein, Council voted 5-0 to adjourn the meeting at 9:08 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council

Date Adopted: _____

Certified: _____