



## City Council Meeting Agenda

March 2, 2026

City Hall Council Chamber  
605 E. Main St.  
Charlottesville, VA 22902

**CERTIFICATIONS**

Juandiego R. Wade, Mayor  
Natalie Oschrin, Vice Mayor  
Jen Fleisher  
Michael K. Payne  
J. Lloyd Snook, III  
Kyna Thomas, Clerk

### 4:00 PM Opening Session

- I. **Call to Order/Roll Call**
- II. **Agenda Approval** Amended 5-0 (Fleisher/Oschrin); APPROVED 5-0 (Oschrin/Fleisher)
- III. **Reports**
  1. Report: Downtown Mall Updates and Preparation for 50th Anniversary

### 5:30 PM Closed Meeting (Interviews for Charlottesville Redevelopment and Housing Authority Board)

Enter closed session APPROVED 5-0 (Oschrin/ Snook)  
Certify closed session APPROVED 5-0 (Oschrin/ Snook)

### 6:30 PM Business Session

- IV. **Moment of Silence**
- V. **Announcements**
- VI. **Recognitions/Proclamations**
  - Proclamation: American Red Cross Month
- VII. **Community Matters**
- VIII. **Consent Agenda\*** APPROVED 5-0 (Snook/Oschrin)
  2. Minutes: January 5 regular and organizational meeting
  3. Resolution: Resolution Appropriating \$198,910 in Additional Virginia Department of Transportation ("VDOT") Funds for Construction Engineering and Inspection ("CEI") on the Project Bundle of 10th and Grady UPC 113916, Monticello 2nd UPC 113917, and Preston Harris UPC 113918 (2nd reading)
  4. Resolution: Resolution of Appropriation to Amend the FY26 Budget - \$10,001,875.49 (2nd reading)
  5. Resolution: Resolution to Grant \$125,000 for a Small Business Energy Efficiency Incentive Program (1 of 2 readings)
  6. Resolution: Resolution for Compromise of Claim: Water and Wastewater Leak Credit of \$20,770.05 for Tiger Fuel Company
  7. Resolution: Resolution Ratifying Transmission of a Letter to the Fluvanna County Planning Commission and Board of Supervisors
- IX. **City Manager Report**
  - Report: City Manager Report

**X. Action Items**

- 8. Ordinance: Ordinance Amending Section 2-42 of the City Code Concerning Special Meetings of City Council (1 of 2 Readings)  
#O-26-030 APPROVED 5-0 (Oschrin/ Snook)
- 9. Resolution: Resolution Designating Property as a Revitalization Area for Westhaven  
#R-26-031 Redevelopment APPROVED 5-0 (Oschrin/Fleisher)
- 10. Resolution: Financial Resolution Supporting Westhaven Redevelopment  
#R-26-032 APPROVED 5-0 (Oschrin/Fleisher)

**XI. General Business**

- 11. Presentation: School Board Adopted Budget for Fiscal Year 2027
- 12. Presentation: Proposed City Budget for Fiscal Year 2027

**XII. Community Matters (2)**

**XIII. Adjournment**



**#R-26-026**

**RESOLUTION APPROPRIATING \$198,910 FROM THE VIRGINIA  
DEPARTMENT OF TRANSPORTATION (“VDOT”) CITY OF  
CHARLOTTESVILLE, VIRGINIA’S (“CITY”) PROJECT PORTFOLIO**

**WHEREAS**, the City has been awarded state and federal funds through VDOT to locally administer various state funded transportation projects; and

**WHEREAS** the Council of the City of Charlottesville, Virginia (“City Council”), previously authorized the City Manager to revise and reallocate funding within the City’s VDOT portfolio.

**NOW, THEREFORE BE IT RESOLVED** by City Council that the sum of \$198,910 is hereby appropriated as follows:

**Project: 10<sup>th</sup> and Grady Intersection**

**UPC #: 113916**

**Revenues**

\$96,168      Fund: 426      WBS Element: P-01092      GL Code: 430120 (HSIP)

**Expenditure**

\$96,168      Fund: 426      WBS Element: P-01092      GL Code: 599999

**Project: Monticello 2<sup>nd</sup> Intersection**

**UPC #: 113917**

**Revenues**

\$84,462      Fund: 426      WBS Element: P-00818      GL Code: 430120 (HSIP)

**Expenditure**

\$84,462      Fund: 426      WBS Element: P-00818      GL Code: 599999

**Project: Pedestrian Improvements at Preston Ave/Harris Street**

**UPC #: 113918**

**Revenues**

\$16,280      Fund: 426      WBS Element: P-01069      GL Code: 430120 (HSIP)

**Expenditure**

\$16,280      Fund: 426      WBS Element: P-01069      GL Code: 599999





**#R-26-027**

**RESOLUTION Amending the FY 2026 Budget Ordinance to Reallocate Carry Over Funds  
from the end of Fiscal Year 2025 (“Year End” Appropriation)  
\$10,001,875.49**

**WHEREAS** the City Council of Charlottesville of the City of Charlottesville, Virginia adopted an ordinance on April 14, 2025, setting a budget for FY 2026 (“the Budget Ordinance”); and

**WHEREAS** the City Council of Charlottesville of the City of Charlottesville, Virginia has received and reviewed the results of the year-end audit for Fiscal Year 2025, which identified a surplus of appropriations over expenditures; and

**WHEREAS** the City Council of Charlottesville of the City of Charlottesville, Virginia desires to amend the Budget Ordinance previously adopted for Fiscal Year 2026, to increase the amount of authorized expenditures by a total of \$10,001,875.49 and, since this Budget Amendment exceeds one percent (1%) of the total expenditures shown in the currently-adopted budget, City Council conducted a public hearing on the proposed amendment following public notice given in accordance with Virginia Code §15.2-2507(A); now, therefore,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Charlottesville of the City of Charlottesville, Virginia, that the expenditures hereinafter set forth are hereby authorized and appropriated within the accounts of the City for the uses listed below, for the Fiscal Year ending June 30, 2026. The details explaining the purposes for which the following expenditure amounts are authorized, shall be as set forth within the City Council agenda memo dated February 17, 2026, which agenda memo is incorporated into this Resolution by reference.

**I. GENERAL FUND.**

Surplus Funds above the 17% Fund Balance Policy to be transferred to CIP Contingency account (CP-080). Expenditures out of the CIP contingency account will be approved by City Council with a separate resolution when necessary.

**Total Section I** **\$8,502,177.67**

**II. FACILITIES REPAIR FUND.**

Courthouse Maintenance (P-00099) - \$10,159.78 - These unspent restricted court fees will be used for future court repair work or records conversion. The amount will be carried over in the Facilities Repair Fund.

Courthouse Construction (P-00783) - \$14,330.76– These unspent restricted court fees will be used for future renovations or construction projects relating to the courts and will be carried over in the Facilities Repair Fund.

**Total Section II.** **\$24,490.54**

### **III. GRANTS FUND.**

These funds were received from outside sources and are being appropriated to be spent by the respective grants:

\$10,442.28 – these funds will be used for additional qualifying State Fire Grant expenditures (1900010).

**Total Section III. \$10,442.28**

### **IV. SCHOOLS GAINSHARING**

In 1998, the School Board and City Council entered into a gainsharing agreement agreement states that the first \$100,000 to go to facilities for School Capital Improvement Projects, the next \$100,000 is retained by the Schools in the General Fund and then any amount over \$200,000 will be shared equally (50/50) between the School Board and the City.

For the year ending June 30, 2025, the Schools Gainsharing amount totals \$1,464,765.00. The full amount will be returned to the City and deposited into City's Debt Service Fund to help offset debt service costs related to school projects.

**Total Section IV. \$1,464,765.00**



**#R-26-028**

**RESOLUTION**

**Approving of a Compromise of Claim in the Form of a Leak Credit of \$20,770.05 for Water and Wastewater Charges to the Utility Account of “Tiger Fuel Company”**

**WHEREAS**, the Director of Finance, City Attorney, and City Manager concur that circumstances associated with a leak at 601 Preston Avenue warrant a credit in the amount of \$20,770.05 for water and wastewater charges, in accordance with City Code Sec. 11-132(4), City Council has the authority to grant such a compromise of claim;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the Director of Finance is hereby authorized to apply a credit of \$20,770.05 to the utility account of “Tiger Fuel Company”.



**#R-26-029**

**RESOLUTION RATIFYING TRANSMITTAL OF A LETTER TO THE FLUVANNA COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS REGARDING THE PROPOSED TENASKA PLANT EXPANSION**

WHEREAS the Charlottesville City Council is committed to advancing policies that protect public health, safeguard natural resources, and reduce greenhouse gas emissions in accordance with the City's adopted goals; and

WHEREAS the proposed Tenaska gas plant expansion in Fluvanna County presents potential regional implications related to air quality, climate, and public health; and

WHEREAS, on February 23, 2026, a letter from the Charlottesville City Council was transmitted to the Fluvanna Planning Commission and the Fluvanna Board of Supervisors regarding the proposed Tenaska Plant Expansion, expressing support for their decisions thus far and respectfully opposing the proposed expansion; and

WHEREAS the City Council finds it appropriate to formally ratify and affirm the transmittal of that correspondence as an official act of the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Charlottesville that

1. The letter dated February 23, 2026, to the Fluvanna Planning Commission and the Fluvanna Board of Supervisors regarding the proposed Tenaska Plant Expansion, attached hereto as Exhibit A, is hereby ratified and affirmed as an official act of the Charlottesville City Council.



**#O-26-030**

**ORDINANCE**

**Amending Section 2-42 of the City Code Concerning Special Meetings of City Council**

WHEREAS, The City Council of the City of Charlottesville is authorized by Virginia law to establish procedures for the conduct of its meetings, subject to applicable provisions of the Code of Virginia; and

WHEREAS, Section 15.2-1418 of the Code of Virginia prescribes the manner in which special meetings of local governing bodies shall be called and conducted, including requirements relating to the call of such meetings, notice to members, and limitation of business transacted; and

WHEREAS, The Virginia Freedom of Information Act, codified at § 2.2-3700 et seq. of the Code of Virginia, requires that all meetings of public bodies be open to the public and that public notice of such meetings be provided; and

WHEREAS, Section 2-42 of the Code of the City of Charlottesville was originally enacted in 1976 and has not been substantively amended since its adoption; and

WHEREAS, The City has at all times conducted the meetings of City Council in compliance with applicable requirements of state law, including public notice and open meeting requirements; and

WHEREAS, Section 2-42 of the Code of the City of Charlottesville currently contains language that may be construed to authorize special meetings without notice in a manner inconsistent with state law; and

WHEREAS, The City Council desires to amend Section 2-42 to clarify that all special meetings shall be called and noticed in accordance with state law and to eliminate any ambiguity regarding public notice requirements;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Charlottesville:

Section 2-42 of the Code of the City of Charlottesville is hereby amended and reenacted in its entirety to read as follows:

**Sec. 2-42. Call of special meetings; limitation on business transacted.**

(a) A special meeting of the council may be called by the mayor, or by the vice-mayor if acting in the mayor's stead, or upon the written request of any three (3) members of the council. The call or request shall be made to the clerk of council and shall specify the matters to be considered at the meeting.

Upon receipt of such call or request, the clerk of council shall, after consultation with the mayor or vice-mayor, provide written notice to each member of council, delivered in person or to the

member's place of residence or business, or by electronic mail or facsimile if so requested by the member, to attend such meeting at the time and place stated in the notice.

(b) Notice of special meetings shall be given in accordance with the requirements of the Virginia Freedom of Information Act, including public notice reasonable under the circumstances for special, emergency, or continued meetings.

(c) No business shall be transacted at a special meeting except that specified in the call or request, unless all members of council are present and unanimously consent to the consideration of additional matters.

(d) Failure to provide notice to one or more members of council in the manner prescribed by this section shall not invalidate any action taken at a special meeting if all members are present and unanimously consent to proceed



**#R-26-031**  
**RESOLUTION**

**REVITALIZATION AREA CERTIFICATION FOR THE WESTHAVEN  
REDEVELOPMENT SITE (801-836 HARDY DRIVE, PARCEL NUMBER 310145000)**

**WHEREAS**, the Charlottesville Redevelopment and Housing Authority requests the designation of the property shown on the location map attached as Exhibit “A,” known as the Westhaven Redevelopment Site, as a Revitalization Area; and

**WHEREAS**, pursuant to Virginia Code § 36-55.30:2(A), the Council of the City of Charlottesville, Virginia (“City Council”), has the authority to designate a property as a Revitalization Area; and

**WHEREAS**, a Revitalization Area is defined by the Code of Virginia as any area that (1) the industrial, commercial, or other economic development of such area will benefit the City, but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare, or nonprofit enterprises or undertakings to locate or remain in such area; and (2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe, and sanitary housing and supporting facilities that will meet the needs of low- and moderate-income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

**NOW, THEREFORE, BE IT RESOLVED** by City Council that the Westhaven Redevelopment Site is hereby formally designated as a Revitalization Area, pursuant to Virginia Code § 36-55.30:2(A).

**EXHIBIT "A"**  
Location Map





**#R-26-032**

**FINANCIAL RESOLUTION SUPPORTING \$15,000,000 GRANT TO THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY FOR PHASES 1A AND 1B OF THE WESTHAVEN REDEVELOPMENT PROJECT (801-836 HARDY DRIVE, PARCEL NUMBER 310145000)**

**WHEREAS**, the Charlottesville Redevelopment and Housing Authority (“CRHA”) is the owner of the Westhaven Redevelopment Project (“Project”), located at 801-836 Hardy Drive, in the City of Charlottesville, Virginia (“City”), Parcel Number 310145000; and

**WHEREAS**, the Project will create approximately one hundred and forty (140) much-needed new or replacement affordable housing units in the City; and

**WHEREAS**, CRHA requests the Council of the City of Charlottesville, Virginia (“City Council”), award it up to \$15,000,000 in the form of a grant to help subsidize Phases 1A and 1B of the Project; and

**WHEREAS**, the \$15,000,000 grant commitment from City Council to CRHA for up to \$8,000,000 for Phase 1A, and up to \$7,000,000 for Phase 1B of the Project is currently programmed into the City’s Capital Improvement Program over a three (3) year period, which began on July 1, 2025, and will conclude on June 30, 2028.

**NOW, THEREFORE, BE IT RESOLVED** by City Council that it hereby formally commits up to \$15,000,000 in the form of a grant to CRHA for Phases 1A and 1B of the Project.