



**CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES**  
**March 2, 2026 at 4:00 PM**  
**Council Chamber**

The Charlottesville City Council held a regular meeting on Monday, March 2, 2026. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting the following councilors present: Mayor Juandiego Wade, Vice Mayor Natalie Oschrin and Councilors Jen Fleisher and Michael Payne. Councilor Lloyd Snook joined the meeting at 4:02 p.m.

On motion by Fleisher, seconded by Oschrin, Council unanimously approved an amendment to the meeting agenda, adding a resolution to the consent agenda to ratify a letter sent to Fluvanna County officials.

On motion by Oschrin, seconded by Fleisher, Council unanimously adopted the meeting agenda as amended.

## **REPORTS**

### **1. REPORT: Downtown Mall Updates and Preparation for 50th Anniversary**

Brenda Kelley, Neighborhood Development Services, and Cliff Doods, Parks and Recreation, provided an update on the plan to approach the Downtown Mall from an operational and planning perspective, and shared plans for the upcoming 50th anniversary celebration in July. Staff discussed maintenance and repairs, the Downtown Mall Ambassador Program, and coordination with:

- Friends Of Charlottesville Downtown
- Historic Resources Committee
- Albemarle Charlottesville Historical Society
- Charlottesville Albemarle Convention & Visitors Bureau

Councilors suggested conducting feedback surveys for the Downtown Mall Ambassador Program. Councilors Oschrin and Payne asked about closures to streets crossing the Mall. Councilor Payne asked for follow-up on the creation of a permanent memorial on 4th Street to replace the makeshift memorial to Heather Heyer from the events of August 12, 2017. Councilor Snook acknowledged the importance of civic investment to the success of the pedestrian mall.

## **CLOSED MEETING**

On motion by Oschrin, seconded by Snook, Council voted 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) to meet in closed session as authorized by Virginia Code Section 2.2-3712 for the following reason:

1. Pursuant to 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:
  - a. Charlottesville Redevelopment & Housing Authority Board

On motion by Oschrin, seconded by Snook, Council by a vote of 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) certified that to the best of each Council member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening the closed session were heard, discussed, or considered in the closed session.

## **BUSINESS SESSION**

The business meeting began with a moment of silence.

## **ANNOUNCEMENTS**

Vice Mayor Oschrin announced the March 8<sup>th</sup> community walk in the Meadows. She also announced the My Help List writing contest by Mr. Alex-Zan.

## **RECOGNITIONS/PROCLAMATIONS**

- **PROCLAMATION: American Red Cross Month**

Mayor Wade presented the proclamation. Bill Brent, American Red Cross of Central Virginia Chapter, accepted with remarks.

## **COMMUNITY MATTERS**

1. Jackie Temkin requested that Council invest in equitable access for girls, adaptive use, and need-based programs in the Parks and Recreation Department budget.
2. Jessica Taylor, city resident, spoke in support of pay raises for Schools support staff, as adopted in the Fiscal Year 2027 Charlottesville City Schools Budget.
3. Susan J. McCulley, city property owner, spoke about community preparation for ICE immigration enforcement and encouraged Council to take further action since passing the Resolution regarding ICE.
4. Alicia Lenahan, Albemarle County resident, spoke about the need for comprehensive communication, response strategies, and emergency preparation for local ICE immigration enforcement.
5. Mark F. Dennison, Chair of the Parks & Recreation Advisory Board, requested support for additional staffing and program support in the FY27 Parks and Recreation Department budget as well as help to find a temporary home for summer camps.
6. Janasha Bradford, local entrepreneur, shared information about programs that her company Mahogany & Friends provides to expand financial literacy and economic mobility for youth and families in Charlottesville.
7. Lisa Correne Custalow, city resident, spoke about snow removal from city sidewalks and issues with the most recent snow and ice storm. She expressed thanks to the volunteers through the United Way who came to her home and helped remove the snow and ice. She spoke about reasons why people may not have been in compliance with the city ordinance for snow removal.
8. Bellamy Brown, speaking on behalf of Bennett's Village and the Parks Foundation, requested support for a new Inclusion Coordinator in the Department of Parks and Recreation. Personally speaking, he requested funding to provide pay increases to Schools support staff.
9. Caroline Allison, Albemarle County resident, expressed support for the City's stance on immigration enforcement. She spoke in support of protecting immigrant residents within the city.
10. Peter Krebs, Piedmont Environmental Council, extended an invitation to the Mobility Summit on March 5 and 6.
11. Rosia Parker, city resident, asked who pays for School Resource Officers (SROs). She stated that she has noticed an increase in human trafficking and missing young ladies in the community. She requested that related data be kept and communicated. Regarding school staffing, she spoke in support of pay increases for support staff.
12. Latricia Giles, Piedmont Housing Association of Residents Executive Director, spoke in opposition to luxury student housing and in support of changing the zoning ordinance to limit development to

appropriate corridors, require on-site affordable units and expand rental assistance to keep families housed.

13. Lena, a resident, spoke about SROs in schools and data regarding correlation with the schools-to-prison pipeline. She requested a review of how the Police Department is spending their funds and she spoke about the School Board's process for community engagement and adopting an annual budget to present to City Council.

## CONSENT AGENDA

2. MINUTES: January 5 regular and organizational meeting
3. 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)

### 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: 10th 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 2nd 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

4. RESOLUTION of Appropriation to Amend the FY26 Budget - \$10,001,875.49 (2nd reading)

**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 which 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**

- 5. RESOLUTION to Grant \$125,000 for a Small Business Energy Efficiency Incentive Program (layover)
- 6. RESOLUTION for Compromise of Claim: Water and Wastewater Leak Credit of \$20,770.05 for Tiger Fuel Company

**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”.

- 7. RESOLUTION Ratifying Transmission of a Letter to the Fluvanna County Planning Commission and Board of Supervisors

**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.

## **CITY MANAGER REPORT**

Deputy City Manager James Freas reported that the payment kiosks in the city's parking garages are active.

Assistant City Manager Evan Pilachowski announced that the Pothole Blitz runs through March 13, that March is Fix-a-Leak Month, and the availability of supplies to fix related issues at the Department of Utilities.

Assistant City Manager Samuel Roman announced the Strategic Planning Town Hall for the Fire Department on March 4<sup>th</sup> at CitySpace.

City Manager Samuel Sanders, Jr., responded to comments regarding School Resource Officers, and stated that existing vacancies covered the cost for the SRO positions. He also announced a budget work sessions on March 5<sup>th</sup> and 12<sup>th</sup>.

## **ACTION ITEMS**

### **8. ORDINANCE Amending Section 2-42 of the City Code Concerning Special Meetings of City Council**

City Attorney John Maddux presented the amendment request, which aligns City Code with requirements of State law and reduces ambiguity.

On motion by Oschrin, seconded by Snook, Council voted 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) to adopt the following ordinance, waiving the second reading:

### **ORDINANCE AMENDING SECTION 2-42 OF THE CITY CODE CONCERNING SPECIAL MEETINGS OF CITY COUNCIL**

### **9. RESOLUTION Designating Property as a Revitalization Area for Westhaven Redevelopment**

Deputy City Manager James Freas presented the resolution request, which followed up a presentation during the most recent City Council meeting.

John Sales, Executive Director of the Charlottesville Redevelopment and Housing Authority shared the timeline for the Low Income Housing Tax Credit application and the redevelopment process.

On motion by Oschrin, seconded by Fleisher, Council voted 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) to approve the following resolution:

**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).

**10. Financial Resolution Supporting Westhaven Redevelopment**

Deputy City Manager James Freas presented the resolution request to affirm funding previously designated in the FY25 budget, noting that this is not considered a formal agreement or financing agreement.

Mr. Sales answered a question about project design and deadlines based on application submission and he confirmed the plan for 274 total housing units.

On motion by Oschrin, seconded by Fleisher, Council voted 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none) to approve the following resolution:

**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.

## **GENERAL BUSINESS**

### **11. PRESENTATION: School Board Adopted Budget for Fiscal Year 2027**

School Board Chair Lisa Torres and School Superintendent Royal Gurley presented the School Board Adopted Budget for Fiscal Year 2027 and answered clarifying questions from councilors.

### **12. PRESENTATION: Proposed City Budget for Fiscal Year 2027**

City Manager Samual Sanders, Jr. presented the Proposed City Budget for Fiscal Year 2027, with General Fund totaling \$277,175,674, natural revenue growth of \$11,927,228, and budget growth of 4.5% over FY 2026. The strategic outcome areas addressed in the budget were: Affordable Housing; Public Safety; Organizational Excellence; Transportation; Climate Action; Partnerships; Education; Economic Prosperity; and Recreation, Art, and Culture.

Major budget drivers were Transportation, Affordable Housing, and City Schools. Mr. Sanders also presented a Proposed FY27 City Budget including a real estate tax increase of \$0.02, bringing the General Fund total to \$279,643,398, revenue growth of \$14,394,942, and budget growth of 5.43% over FY 2026. He indicated that the increased tax revenues would offset deeper transit investments, Schools local match, and collective bargaining impacts. Mr. Sanders acknowledged that City Council budget work sessions and public hearings will inform the final budget, scheduled for adoption by mid-April.

## **COMMUNITY MATTERS (2)**

Mayor Wade opened the floor for comments from the public and no speakers came forward

On motion by Snook, seconded by Oschrein, Council voted unanimously to adjourn the meeting at 9:20 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council