



City Council Meeting Agenda

April 20, 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 **APPROVED 5-0 (Fleisher/Oschrin)**

III. Reports

1. Report: Presentation of Key Findings from ADU Manual In-Lieu Fee and Student Housing Study

5:30 PM Closed Meeting (if called)

Enter closed session **APPROVED 5-0 (Oschrin/Fleisher)**

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

6:30 PM Business Session

IV. Moment of Silence

V. Announcements

VI. Recognitions/Proclamations

- Proclamation: Charlottesville Filipino Spring Festival Day - May 2, 2026

VII. Community Matters

VIII. Consent Agenda* **APPROVED 5-0; waiving 2nd readings for #9 & #11 (Payne/Fleisher)**

2. Minutes: April 2 budget work session; April 9 Special meeting
3. Resolution: Resolution to Appropriate \$100,000 for Utility Line Remediation Facilitation (2nd reading)
#R-26-045
4. Ordinance: Public Art Program Proposal (2nd reading)
 - a. Ordinance: Ordinance to establish the Charlottesville Public Art Program (2nd reading)
#O-26-046
 - b. Resolution: Resolution to fund the Charlottesville Public Art Program - \$50,000 (2nd reading)
#R-26-047
5. Resolution: Resolution to appropriate funds from Charlottesville City School Reimbursement (1 of 2 readings)
6. Resolution: Resolution to approve a Funding Agreement for the "LEAP 2025-26 Solar Readiness Program", a Minor Amendment to the City's Annual Action Plan, in the amount of \$18,576.72 in Community Development Block Grant ("CDBG") Funds" (previously approved by Council)
#R-26-048
7. Resolution: Resolution Authorizing a Temporary Installation of Art on the Downtown Mall by Service Dogs of Virginia
#R-26-049

- 8. Resolution: Resolution to Appropriate \$115,443 in Woodland Drive Performance Bond Funds (1 of 2 readings)
- 9. Resolution: Resolution to Appropriate \$18,564 received from Library of Virginia Circuit Court
#R-26-050 Records Preservation Grants Review Board (2nd reading waived)
- 10. Resolution: FY26 Charlottesville Affordable Housing Fund Grant Funding Award
#R-26-051
- 11. Resolution: Resolution to approve the City's participation in the proposed settlement of
#R-26-052 opioid-related claims against Six Remnant defendants and directing the City Attorney to execute the documents necessary to participate in the settlement .
2nd reading waived by separate motion

IX. City Manager Report

- Report: City Manager Report
 - a. Report: 3rd Quarter Work Plan Update

X. Action Items

- 12. Public Hearing/Res.: Public hearing and resolution to authorize execution of Right-of-Way Agreement
#R-26-053 and Utility Easement at Darden Towe Park APPROVED 5-0 (Snook/Oschrin)
- 13. Resolution: Resolution to approve Business License Tax Refund of \$94,169.79, plus
#R-26-054 applicable interest APPROVED 5-0 (Snook/Fleisher)
- 14. Resolution: Resolution to authorize the reallocation of \$1,854,818 previously appropriated
CIP funding to alternative infrastructure projects with budget gaps (1 of 2 readings)
- 15. Resolution: Resolution appropriating \$4,555,000 from the CIP Contingency Fund for critical
unfunded and one-time operational priorities (1 of 2 readings)
- 16. Resolution: Resolution to approve CRHA's Request to Establish a New IRS § 501(c)(3)
#R-26-055 Nonprofit Entity APPROVED 5-0 (Oschrin/Payne)
- 17. Resolution: Resolution to approve CRHA's Request to Issue up to \$4,300,000 in Tax-
Exempt Revenue Bonds for Kindlewood Phase 3
- 18. Ordinance: Ordinance allowing modification of the terms of the 501 Cherry loan agreement
#O-26-056 APPROVED 5-0 (Payne/Fleisher)

XI. General Business

- 19. Presentation: Presentation of the Annual State of the Forest Report
- 20. Written Report: Rivanna Authorities Quarterly Report

XII. Community Matters (2)

XIII. Adjournment



#R-26-045

RESOLUTION APPROPRIATING \$100,000 FOR UTILITY LINE REMEDIATION FACILITATION

WHEREAS, the City of Charlottesville, Virginia (“City”), has several double utility poles that require removal to come into compliance with the American with Disabilities Act; and

WHEREAS, several attaching utility companies are not performing the required work needed to transfer its lines in a timely manner so that the poles can be removed; and

WHEREAS, the City Public Works Department desires to procure an on-call contractor to perform this necessary work and seek reimbursement from the utility companies.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, is hereby appropriated in the following manner:

Revenue

\$ 100,000 Fund: 426 Funded Program: P-01139 G/L Account: 435120

Expenditure

\$ 100,000 Fund: 426 Funded Program: P-01139 G/L Account: 530670

BE IT FURTHER RESOLVED, that once the total amount of reimbursements exceed \$100,000, the City Manager is authorized to increase the budget and to expend the reimbursement revenue that may occur and which is hereby appropriated for expenditure for the utility line remediation facilitation as of the date of receipt thereof by the City.



#O-26-046

**ORDINANCE AMENDING CHAPTER 2 OF THE CHARLOTTESVILLE CITY CODE BY
ADDING ARTICLE XVIII REGARDING A PUBLIC ART COMMISSION**

WHEREAS, the City Council of the City of Charlottesville recognizes the value of public art in enriching the cultural, historical, and aesthetic character of the community; and

WHEREAS, the City Council desires to promote thoughtful and transparent processes for the commissioning, placement, acceptance, maintenance, and deaccessioning of public art located on City property; and

WHEREAS, the City Council finds that an appointed citizen body can provide meaningful public input, professional expertise, and community representation in the review of such matters; and

WHEREAS, the establishment of a Public Art Commission will assist City Council by providing informed recommendations on proposed projects and policies, consistent with the City's adopted goals for equity, inclusion, and cultural expression; and

WHEREAS, the City Council affirms that the City shall retain ownership of all public art located on City property, whether commissioned, donated, or otherwise acquired; and

WHEREAS, the City Council wishes to codify the creation, composition, and duties of the Public Art Commission within Chapter 2 (Administration) of the Charlottesville City Code.

Now therefore be it ordained by the Council of the City of Charlottesville that the following sections be added to Chapter 2 (Administration), Article VI (Boards and Commissions) of the Charlottesville City Code:

Article XVIII – Public Art Commission

Sec. 2-484. - Public Art Commission created; purpose.

- (a) There is hereby created a Public Art Commission for the City of Charlottesville (“the Commission”).
- (b) The purpose of the Commission is to advise and make recommendations to City Council concerning the selection, placement, acceptance, maintenance, relocation, and deaccessioning of public art located on property owned, leased, or controlled by the City of Charlottesville.
- (c) The Commission shall further serve to promote awareness and appreciation of public art within the community and to encourage the integration of artistic and commemorative works into the City's public spaces.

Sec. 2-485. - Membership; terms; vacancies.

- (a) The Commission shall consist of seven (7) members appointed by the City Council.
- (b) Members shall serve three-year terms and may be reappointed for one (1) additional consecutive term. Members appointed to fill an unexpired term shall be eligible for appointment to two (2) additional full terms.
- (c) In making appointments, City Council shall seek to ensure a broad representation of backgrounds and expertise, including but not limited to the fields of visual arts, history, architecture, landscape design, and education.
- (d) Vacancies shall be filled by City Council for the unexpired portion of the term in the same manner as the original appointment.

Sec. 2-486. - Officers; meetings; quorum.

- (a) The Commission shall annually elect a chair and vice-chair from among its members.
- (b) The Commission shall adopt rules of procedure consistent with state law as well as the City Code and any applicable City policies and shall hold regular meetings at least quarterly.
- (c) Five (4) members shall constitute a quorum for the transaction of business.

Sec. 2-487. - Staff liaison; coordination with other departments.

- (a) Administrative and professional support for the Commission shall be provided through a staff liaison designated by the City Manager.
- (b) The staff liaison shall coordinate with other departments as necessary to provide information and technical assistance to the Commission.

Sec. 2-488. - Powers and duties.

The Commission shall serve in an advisory capacity to the City Council and shall have the following powers and duties:

- (1) To review and make recommendations to City Council concerning proposals for the commissioning, acquisition, acceptance, placement, relocation, or removal of public art on City property.
- (2) To recommend policies and guidelines governing the City's public art and memorial programs, including procedures for community engagement and selection criteria.

(3) To advise City Council regarding priorities for conservation and maintenance of existing public art.

(4) To promote educational and cultural initiatives designed to enhance public understanding of the City's art and memorial heritage.

(5) To submit an annual report to City Council summarizing its activities, recommendations, and the status of the City's public art and memorial assets.

Sec. 2-489. - City Council authority.

(a) City Council shall retain ultimate authority to approve or deny any proposal concerning the placement, commissioning, acceptance, relocation, or deaccessioning of public art on City property.

(b) All recommendations of the Commission shall be advisory only and shall not be binding upon City Council.

Sec. 2-490. - Ownership of public art.

(a) All public art accepted by City Council or installed on property owned, leased, or controlled by the City shall be and remain the property of the City of Charlottesville, unless otherwise provided by written agreement approved by City Council.

(b) The City shall have full authority to maintain, conserve, relocate, modify, or remove such works in accordance with applicable law and City policy.



#R-26-047

RESOLUTION to Allocate \$50,000 from Council Strategic Investment Fund

WHEREAS public art in Charlottesville is an important component of the city's culture and legacy public art displays are present in neighborhoods across the community; and

WHEREAS there is no public or private body that is responsible for accepting, managing, placing or deaccessioning public art in Charlottesville; and

WHEREAS the Charlottesville City Council has passed an ordinance to the City Code to create a Public Art Commission;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$50,000 is hereby allocated from Council Strategic Investment Fund for the purpose of issuing a Request for Proposal (RFP) to hire a consultant to complete the work necessary to stand-up the Public Art Commission, that was approved by Ordinance, and to stand up a Public Art Program to be handed off to city staff:



#R-26-048

RESOLUTION

Approving the LEAP 2025-26 Solar Readiness Program, a Minor Amendment to the City's Annual Action Plan, in the Amount of \$18,576.72 in Community Development Block Grant ("CDBG") Funds (Previously Approved by Council)

WHEREAS the City of Charlottesville engages as a 'participating jurisdiction' ("PJ") in the Community Development Block Grant ("CDBG") program offered by the U.S. Department of Housing and Urban Development ("HUD") and in that role is the periodic recipient of federal funds to support eligible community development, affordable housing and planning activities as identified by HUD's Office of Community Planning & Development ("CPD"), and

WHEREAS the city's CDBG/HOME Taskforce previously recommended funding for the 2024-25 LEAP Solar Readiness program which Council approved on June 17, 2024, a grant to LEAP of \$18,576.72 in CDBG funds following two public hearings and a 30-day public comment period, and

WHEREAS subrecipient LEAP experienced significant delays outside of their control that blocked progress on the agreed upon Scope of Work but now report that conditions have changed such that they now see a path forward for successful completion of this activity in accordance with the original funding agreement, as executed on July 24, 2024, and City staff have determined that the request is reasonable and that granting such additional time is likely to bring important benefits to income-qualified City homeowners,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Charlottesville, Virginia, hereby approves the proposed funding agreement as presented here today with a new period of performance from July 1, 2025, through December 31, 2026, with all other provisions and requirements of the original funding agreement to remain in effect as written.

BE IT FURTHER RESOLVED that the City Manager, the Director of Finance, and public officers to whom any responsibility is delegated by the City Manager pursuant to City Code Section 2-147, are authorized to establish administrative procedures and provide for guidance and assistance in the subrecipients' execution of the funded activity.



#R-26-049

**RESOLUTION AUTHORIZING A TEMPORARY INSTALLATION OF ART ON THE
DOWNTOWN MALL BY SERVICE DOGS OF VIRGINIA**

WHEREAS, the City of Charlottesville, Virginia (“City”), recognizes the importance of non-profit organizations and the work that they do; and

WHEREAS, the Council of the City of Charlottesville, Virginia (“City Council”), may, on a limited and case-by-case basis, authorize the use of City property for artwork or commemorative displays; and

WHEREAS, Service Dogs of Virginia (“SDV”), an IRS 501(c)(3) non-profit organization, has requested approval from the City to temporarily display one (1) life-sized, fiberglass Labrador dog statue on the Downtown Mall at 111 West Main Street from July – September 2026, and a possible other display area on the Downtown Mall at 124 West Main Street from September 2026 – October 2026, during SDV’s public art display, the *Art Unleashed* fund-raising campaign; and

WHEREAS, City Council has reviewed the information provided and finds that the request complies with the role of public art in public spaces in the community.

NOW, THEREFORE, BE IT RESOLVED by City Council that the City Manager is hereby authorized to enter into an agreement with SDV to temporarily install and display art on the Downtown Mall for the period from July 1, 2026, through October 31, 2026; and

BE IT FURTHER RESOLVED that the content, design, placement, duration, and maintenance of the public art display shall be subject to City approval, and that the City retains the right to remove or modify the display, if it no longer satisfies the purposes and criteria set forth in this Resolution; and

BE IT FINALLY RESOLVED that this authorization is limited to the public art display described herein and shall not be construed to create a policy, precedent, or public forum requiring the City to permit other private art displays on City-owned property.



#R-26-050

RESOLUTION

**Appropriating Funding in the Amount of \$18,564 received from Library of Virginia
Circuit Court Records Preservation Grants Review Board**

WHEREAS, The City of Charlottesville, through the Clerk of Circuit Court Office, has been awarded a grant from the Library of Virginia Circuit Court Records Preservation Grants Review Board (CCRP), in the amount of \$18,564;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, upon receipt of the CCRP funding from the Commonwealth, said funding, in the sum of \$18,564, is hereby appropriated in the following manner:

Revenues

\$18,564	Fund 209	Order 1900546	GL 430110 State Grants
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Expenditures

\$18,564	Fund 209	Order 1900546	GL 530010 Professional Services
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#R-26-051

RESOLUTION ALLOCATING CHARLOTTESVILLE AFFORDABLE HOUSING FUND FY26 GRANT PROGRAM FUNDING FOR AFFORDABLE HOUSING PROJECTS AND INITIATIVES IN THE AMOUNT OF \$823,000

WHEREAS the City of Charlottesville, Virginia (“City”), having established the Charlottesville Affordable Housing Fund (“CAHF”) Grant Program to provide financial support for community agency programs aiding in affordable housing and homelessness relief, hereby allocates \$823,000 from the CAHF Grant Program under Fund 426 Project: CP-084, as per the City’s FY26 Capital Improvement Program Budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia (“City Council”), that upon consideration of the CAHF Committee’s recommendations for the CAHF Grant Program, City Council hereby allocates funds to the following CAHF applicants:

Fund	Project	G/L Account	Applicant	Funded Project/Initiative	CAHF Award
426	CP-084	530670	Albemarle Housing Improvement Program	Charlottesville Critical Repair and Rehab	\$166,800.00
426	CP-084	530670	Building Goodness Foundation	C'ville Builds: Healthy Homes	\$70,000.00
426	CP-084	530670	Community Services Housing	Rehabilitation of CSH Properties	\$68,997.50
426	CP-084	530670	Habitat For Humanity of Greater Charlottesville	Habitat Core 2026	\$286,026.86
426	CP-084	530670	Piedmont Housing Alliance	Deepening Affordability at 1025 Park St.	\$231,175.64

BE IT FURTHER RESOLVED that all funding awards within this Resolution shall be provided as grants to the entities listed under the “Applicant” column above to be used solely for the purposes outlined in their respective Grant Applications, and any subsequent Grant Agreement. The City Manager is authorized to negotiate and execute Funding Grant Agreements with each recipient to ensure proper utilization of fund.



#R-26-052

RESOLUTION OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE TO APPROVE THE CITY'S PARTICIPATION IN THE PROPOSED SETTLEMENT OF OPIOID-RELATED CLAIMS AGAINST SIX REMNANT DEFENDANTS AND DIRECTING THE CITY ATTORNEY TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE CITY'S PARTICIPATION IN THE SETTLEMENTS

WHEREAS, the opioid epidemic that has cost thousands of human lives across the country also impacts the City of Charlottesville by adversely impacting the delivery of emergency medical, law enforcement, criminal justice, mental health and substance abuse services, and other services by the City's various departments and agencies; and

WHEREAS, the Commonwealth of Virginia and its counties and cities, including the City of Charlottesville, have been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy and time to address the damage the opioid epidemic has caused and continues to cause the citizens of the Commonwealth and the City of Charlottesville; and

WHEREAS, a settlement proposal has been negotiated that will cause Six Remnant Defendants to pay to resolve opioid-related claims against them; and

WHEREAS, the City of Charlottesville has approved and adopted the Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding (the "Virginia MOU"), and affirms that this pending settlement with Six Remnant Defendants shall be considered a "Settlement" that is subject to the Virginia MOU, and shall be administered and allocated in the same manner as the opioid settlements entered into previously; and

WHEREAS, the City Attorney has reviewed the settlement and has recommended that the City participate in the settlement in order to recover its share of the funds that the settlement would provide.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, this 20 day of April, 2026, that it approves of the City's participation in the proposed settlement of opioid-related claims against Six Remnant Defendants and their related corporate entities, and directs the City Attorney to execute the documents necessary to effectuate the City's participation in the settlements, including the required release of claims against the Six Remnant Defendants.



#R-26-053

**RESOLUTION AUTHORIZING EXECUTION OF
RIGHT-OF-WAY AGREEMENT AND UTILITY EASEMENT FOR
ELECTRICAL SERVICE AT DARDEN TOWE PARK**

WHEREAS, Darden Towe Park (the “Park”) is jointly owned by the City of Charlottesville (the “City”) and the County of Albemarle (the “County”) pursuant to the 2007 Darden Towe Park Agreement (the “Agreement”) establishing shared responsibility for the Park’s development, operation, and maintenance; and

WHEREAS, the County, while implementing a project to construct an ADA-compliant restroom facility and to improve the picnic shelter at the adjacent pavilion in the Park, found that additional electrical infrastructure is needed to provide safe, reliable, and code-compliant electrical service; and

WHEREAS, the additional infrastructure requires granting a non-exclusive utility easement to Dominion Energy Virginia for the work; and

WHEREAS, under the terms of the 2007 Agreement, both the City and County must consent to and execute this easement affecting the Park; and

WHEREAS, the Council of the City of Charlottesville finds that executing the Right-of-Way Agreement serves a public purpose by improving public safety, accessibility, and infrastructure at the Park.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the Right-of-Way Agreement is approved and that the City Manager is authorized to execute the Agreement and to take any additional administrative actions necessary to complete the project.



#R-26-054

**RESOLUTION AUTHORIZING A REFUND OF \$94,169.79
TO A TAXPAYING ENTITY OR BUSINESS FOR BUSINESS LICENSE TAX
PAID IN ERROR FOR TAX YEARS 2021 AND 2022**

WHEREAS, the Commissioner of the Revenue for the City of Charlottesville, Virginia (“COR”), has determined that a taxpaying entity or business (“Taxpayer”) paid 2021 and 2022 Business License Tax to the City of Charlottesville, Virginia (“City”), in error; and

WHEREAS, said Taxpayer has requested a refund of the amount paid in error; and

WHEREAS, the tax years 2021 and 2022 are beyond the customary statute of limitations for refunds imposed by the Virginia Code; and

WHEREAS, the Circuit Court of the City of Charlottesville, Virginia, has granted the COR authority to correct Taxpayer’s erroneous tax assessments for tax years 2021 and 2022; and

WHEREAS, the COR has certified that a refund of taxes paid is due in the amount of \$94,169.79, plus interest as determined by the Virginia Code; 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 \$94,169.79, plus interest as determined by the Virginia Code, payable to the Taxpayer.



#R-26-055

**RESOLUTION APPROVING CRHA REQUEST TO ESTABLISH A NEW
IRS § 501(C)(3) NONPROFIT ENTITY**

WHEREAS, the Charlottesville Redevelopment and Housing Authority (“CRHA”) was created pursuant to the Virginia Housing Authorities Law, and may form legal entities with approval of the local governing body; and

WHEREAS, CRHA is not eligible for certain grants and donations requiring IRS § 501(c)(3) status, and therefore seeks to establish a nonprofit entity to expand access to these funding sources; and

WHEREAS, the purpose of the proposed nonprofit is to support revitalization and community development efforts benefiting low- and moderate-income residents through programs such as education, housing stability, resident support, and community programming; and

WHEREAS, on May 24, 2021, CRHA’s Board of Commissioners authorized formation of the nonprofit and the submission of federal tax-exemption documents, subject to City Council approval as required by Virginia Code § 36-19(12).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that CRHA is authorized to create a new IRS § 501(c)(3) nonprofit entity for the purposes described above; and



#O-26-056

ORDINANCE AUTHORIZING PIEDMONT HOUSING ALLIANCE'S USE OF LOAN PROCEEDS FOR LAND ACQUISITION TO SUPPORT REDEVELOPMENT OF THE 501 CHERRY AVENUE SITE FOR THE PURPOSE OF PRODUCING NEW HOUSING FOR LOW- AND MODERATE-INCOME PEOPLE

WHEREAS, at its Meeting on April 6, 2026, the Council of the City of Charlottesville, Virginia ("City Council"), adopted Ordinance #O-26-04, authorizing a forgivable loan of up to \$3,850,000, at an interest rate of three percent (3.00%) per annum for a term of approximately forty-two (42) years ("Loan") to Piedmont Housing Alliance ("PHA"), pursuant to the terms and conditions of the Loan Agreement for 501 Cherry Avenue Site ("Agreement") and Declaration of Affordable Housing Covenants ("Covenants"), to support the redevelopment of the 501 Cherry Avenue Site for the purpose of producing new housing for low- and moderate-income people ("Project");

WHEREAS, following the above City Council Meeting, PHA has requested the City allow it to use a portion of the Loan proceeds for Project land acquisition purposes; and

WHEREAS, City Staff has vetted PHA's request and recommends City Council approve PHA's request, as it is deemed in the best interest of the City, its citizenry, and the Project.

NOW, THEREFORE, BE IT ORDAINED by City Council that PHA's request is approved and PHA may use a portion of the Loan proceeds for Project land acquisition purposes; and

BE IF FINALLY ORDAINED that the City Manager is hereby authorized to sign and execute all necessary documents of or related to the Project, including, if necessary, any amendment to the Agreement or Covenants, subject to approval as to form by the City Attorney, or his designee.

This Ordinance will take effect immediately following adoption.