



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
December 1, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, December 1, 2025. 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 Brian Pinkston and Councilors Natalie Oschrin and Lloyd Snook.

On motion by Pinkston, seconded by Oschrin, Council by a vote of 4-0 (Ayes: Oschrin, Pinkston, Snook, Wade; Noes: none) adopted the meeting agenda. Councilor Payne joined the meeting at 4:01 p.m.

REPORTS

1. REPORT: Transportation Budget Brief

City Manager Samuel Sanders, Jr., made a presentation to inform City Council and the public on needs to enhance transit service, with the goal of improving Charlottesville Area Transit (CAT) operations over the next four years. Whereas previous studies indicated a need for 82 drivers to staff optimal operations, additional analysis indicated that 108 operators are needed, beginning with 67 current drivers and adding 10 to 11 operators each year for the next four years (and support staff). The additional staffing would allow for reintroducing Sunday service in year three once CAT has over 90 operators. Improvements and increased staffing would also support more frequent routes. Regarding the recruitment of transit drivers, Mr. Sanders reminded Council of the need to pace increases in staffing.

Mr. Sanders shared transportation infrastructure goals:

- Transition 100% of the CAT transit fleet to Zero-emission vehicles – by 2050 (original target 2040)
- New maintenance facility to support zero-emission vehicles (Battery Electric and Hydrogen Fuel Cell Buses)
- Install ADA compliant bus pads and shelters at high ridership stops – Phase 1.

Various infrastructure projects that would enhance transportation are bus stops and shelters, sidewalks, urgent infrastructure improvements, Safe Routes to School, and ADA Transition Plan priorities. Mr. Sanders noted some infrastructure challenges with the Meadowcreek Trail, Pollocks Branch Bridge, and East High Streetscape, referencing some scoping adjustments and some construction issues. He also shared several infrastructure success stories and upcoming construction projects, including the support of Electric Vehicle (EV) charging.

Garland Williams, Director of Transit, answered questions from Council regarding the costs to add staffing, the anticipation of non-local funds, and the extensive process for installing and changing bus stops.

Ben Chambers, Transportation Planning Manager stated that he has received mixed feedback on quick-build projects. He described plans for traffic safety improvement in the city and region through TJPDC (Thomas Jefferson Planning District) and explained strategies for addressing city speed limits.

Councilor Oschrin requested exploring the feasibility of incorporating smaller fire trucks to mitigate some issues with traffic calming measures throughout the city.

Councilors asked questions about the reporting of issues at bus stops, and Councilor Oschrin encouraged the use of the MyCville app.

CLOSED MEETING

On motion by Pinkston, seconded by Payne, Council voted 5-0 (Ayes: Oschrin, Payne, Pinkston, 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:
 - i. The Police Citizen Oversight Board; and
 - ii. The City Planning Commission

On motion by Pinkston, seconded by Oschrin, Council by a vote of 5-0 (Ayes: Oschrin, Payne, Pinkston, 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 session of the meeting began with a moment of silence.

ANNOUNCEMENTS

Mayor Wade announced a two-hour delay for schools on Dec 2nd, and the December 13 Wreaths Across America event at 11 a.m. at the Vietnam Memorial off the 250 Bypass.

Councilor Oschrin announced the final neighborhood walk for the year Dec 14, 1:00 p.m. meeting @ McGuffey Art Center, North Downtown neighborhood.

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. Wendy Gao, Friends of PHAR, spoke in opposition to luxury student housing developments and their negative impacts on historically Black and Brown residents.
2. Alicia Lenahan, Albemarle County resident, spoke in support of an Unmask ICE resolution proposed to City Council.
3. Terry Tyree, PHAR Intern and city resident, spoke about issues caused by projects such as the luxury student housing development proposed by the LV Collective.
4. Robin Hoffman, city resident, spoke in support of public access television.
5. Members of Friends of PHAR spoke in opposition to the LV Collective luxury student development proposal.
6. Sophia, community organizer with PHAR, spoke in opposition to the LV Collective luxury student development proposal, and spoke of the need to change the zoning code to prevent similar developments.
7. Frank Bechter, city resident, drew Council's attention to the Timmons Group Traffic Impact Analysis from September 2025, which did not reference construction traffic. He asked that maximum scrutiny be applied to infrastructure projects. He mentioned that members of his neighborhood were not aware of the implementation of one-way street conversion to enhance traffic calming.

8. Jim Snyder, homeowner in the city, spoke in opposition to the luxury student housing development proposal near the Westhaven neighborhood. He mentioned an open proposal by Amtrak for joint development of the Amtrak parking lot. He suggested a joint session for planning West Main Street development.

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 minus Item #3 at the request of Councilor Payne (Ayes: Oschrein, Payne, Pinkston, Snook, Wade; Noes: none). Councilor Payne requested removal of Item #3 for a separate vote.

2. Resolution to appropriate Virginia Department of Historic Resources Grant Funds to Jefferson School African American Heritage Center - \$500,000 (2nd reading)

RESOLUTION

Appropriating funds from the Virginia Department of Historic Resources (DHR) for the Jefferson School African American Heritage Center, \$500,000

WHEREAS the City of Charlottesville through the Virginia Department of Historic Resources has received a grant award of \$500,000 to be given to the Jefferson School African American Heritage Center (JSAAHC) to be used to support operating cost and staffing for the Center for Local Knowledge.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$500,000 received from the Virginia Department of Historic Resources is hereby appropriated in the following manner:

Revenues- \$500,000

\$500,000	Fund:209	Internal Order: 1900618	G/L Code: 430110
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Expenditures- \$500,000

\$500,000	Fund:209	Internal Order: 1900618	G/L Code: 540100
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BE IT FURTHER RESOLVED that this is appropriation is conditioned upon the receipt of \$500,000 from the Virginia Department of Historic Resources.

3. Resolution to Amend the FY 2026 Contribution to the Charlottesville-Albemarle Convention and Visitor's Bureau (CACVB) - \$167,867 (layover)

Councilor Payne requested that this item be pulled from the Consent Agenda for a separate vote and expressed apprehension about the return on investment for the City's contributions to the CACVB.

On motion by Pinkston, seconded by Snook, Council by a vote of 4-1 approved moving the resolution to the December 15 meeting for second reading and vote (Ayes: Oschrein, Pinkston, Snook, Wade; Noes: Payne).

4. Resolution to appropriate Virginia Department of Education Special Nutrition Program Child and Adult Care Food Program - \$25,000 (layover)

5. Ordinance granting a Franchise Agreement to MCI Communication Services, LLC (layover)
6. Ordinance Amending City Code Section 2-38 — Organizational meeting (layover)

CITY MANAGER REPORT

Christine Jacobs, Thomas Jefferson Planning Commission, presented an overview and update on the TJPDC (a regional political subdivision of the Commonwealth of Virginia).

Mr. Sanders stated that the police department had a successful gun buyback program, with 58 guns being turned in. He announced a joint Capital Improvement Program public hearing on December 9 with City Council and the Planning Commission, and that he plans to hold multiple community budget open forums. Regarding inclement weather proposed for overnight, he stated that City operations at the time of the meeting had no adjustments.

ACTION ITEMS

7. Public Hearing and Resolution to Consider the Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements for the Barracks and Emmet Streetscape Project

Lee Cooper, Public Works, introduced the resolution. The city's right-of-way acquisition consultant has been successful in acquiring right-of-way and easements from 9 of the 11 property owners impacted by the project. The city's consultant has been unable to reach agreement with Meadowbrook Shopping Center, LLC and Greenshire Holdings, LLC, and recommended eminent domain in order to allow the road improvement project.

Mayor Wade opened the public hearing.

- Peter Krebs, Piedmont Environmental Council, spoke in favor of the resolution.

With no additional speakers coming forward, Mayor Wade closed the public hearing.

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

RESOLUTION AUTHORIZING THE ACQUISITION FOR PUBLIC PURPOSES BY PURCHASE OR CONDEMNATION OF REAL PROPERTY FOR THE BARRACKS ROAD AND EMMET STREETScape PROJECT

WHEREAS, the City of Charlottesville, Virginia ("City"), has obtained approval to construct the Barracks Road and Emmet Streetscape Project within the City that will provide intersection improvements along with sidewalk improvements for its citizens ("Projects"); and

WHEREAS, providing safe roadways and pedestrian access is a public purpose for which the City is authorized to enter upon and take possession of property before the conclusion of condemnation proceedings, including the procedures in Chapter 3, § 25.1-300 et seq., of Title 25.1 of the Code of Virginia, 1950, as amended ("Virginia Code"); and

WHEREAS, pursuant to Virginia Code §§ 15.2-1901, 15.2-1901.1, 15.2-1902, 15.2-1903, and 15.2-1904, the City is authorized to acquire by condemnation necessary land to permit the construction and

maintenance of the proposed road improvement to provide safer roadways to City residents, and the City is vested with the power of eminent domain for the acquisition of land for the purposes of such public use; and

WHEREAS, the City Council of the City of Charlottesville, Virginia (“City Council”), finds that it is necessary to obtain certain properties, listed and attached hereto (“Properties”), which are in the City, to be used for the construction of the Projects; and

WHEREAS, the City has made a bona fide but ineffectual effort to purchase the Properties from the owner of the Properties (“Owners”) hereto attached, having previously established the just compensation therefor and having promptly offered in writing to pay the same to the Owners, which offer was rejected; and

WHEREAS, the City has made every reasonable effort to acquire the Properties by negotiation; and

WHEREAS, a Public Hearing on the subject matter of this Resolution was duly held on December 1, 2025, as required by Virginia Code §§ 15.2-1903 and -1905(C), at which City Council declared its intent to enter and take the Properties for the purposes of /to the citizens of the City, an inherently public use under Virginia Code § 15.2-1904(A); and

WHEREAS, the compensation offered to the Owners by the City for the Properties is in accordance with the City’s determination of just compensation.

NOW THEREFORE, BE IT OFFICIALLY RESOLVED, that, after due consideration, City Council hereby approves and adopts the following resolutions:

BE IT FURTHER RESOLVED, that the construction, operation, and maintenance of the Projects are approved as a critical public use, necessary to ensure the health, safety, and welfare of the members of the public served by the City; and

BE IT FURTHER RESOLVED, that the acquisition of the Properties by purchase, condemnation, or other means, free and clear of any and all liens, judgments, deeds of trust, leases, or other conflicting encumbrances, is approved, such acquisition being necessary for the construction of the Projects; and

BE IT FURTHER RESOLVED, that the Properties will be used by the City for the Projects in furtherance of its public and governmental functions pursuant to the Virginia Code, and that that the acquisition of the Properties are for road improvements, which is a public use pursuant to Virginia Code §§ 1-219.1(A)(i) and (D)(iii); that no more private property is being taken, than that which is necessary to achieve the public use intended by and for the road improvements; and that this Resolution otherwise complies with Virginia Code § 1-219.1; and

BE IT FURTHER RESOLVED, that the City previously has made bona fide efforts to acquire the Properties from the Owner(s), but, to date, those efforts have been ineffectual; and

BE IF FURTHER RESOLVED, that the City does hereby authorize its City Manager, Deputy City Manager, City Project Manager, City Staff, and the City Attorney, respectively, to take all actions for and on behalf of the City, which are or may be appropriate or necessary for the City to acquire the Properties through the exercise of its power of eminent domain, including, but not limited to, any actions or proceedings necessary to achieve the transfer of defeasible title by Certificate of Take, pursuant to the procedure established in Chapter 3, § 25.1-300 et seq., Title 25.1 of the Virginia Code; the filing of any papers or pleadings with the Circuit Court of the City of Charlottesville, Virginia; and

other actions related to the initiation of any legal proceedings necessary or appropriate to acquire the Properties by eminent domain, provided, however, that nothing in this Resolution shall be construed as preventing the continued negotiation by the City Manager, Deputy City Manager, City Project Manager, City Staff, and/or the City Attorney for the acquisition by purchase, or other means, of the Properties, before the initiation of any such eminent domain proceedings; and

BE IT FURTHER RESOLVED, that City Council authorizes the payment into the Court or to the Clerk thereof, for the Owner(s)' benefit, or the issuance of a Certificate of Deposit in lieu of payment pursuant to Virginia Code §§ 15.2-1904(D) and 25.1-305(A)(2), to be issued by the City Manager, or his designee, and countersigned by the City's Finance Director, or his designee, for availability of funds; and

BE IT FURTHER RESOLVED, that all the actions taken by the City Manager, City Finance Director, City Project Manager, City Staff, and the City Attorney in connection with this matter are hereby ratified and confirmed; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately; and

BE IT FINALLY RESOLVED, that a copy of this Resolution be filed with the papers of this Meeting.

ADOPTED this 1st day of December, 2025.

8. ORDINANCE Amending City Code to Define School Zones for all Schools and Reflect their Current Names (layover)

Kyle Rodland, Safe Routes to School Coordinator, presented the ordinance request. A review of the City Code Section associated with the definition of City school zones found that several City school zones were not included in the City Code as required by state law, which could cause issues with the legality of enforcement and safety. The first step of updating this City Code Section requires that Charlottesville City Schools identify and request which City school zones should be protected under the City Code. The Charlottesville City School Board passed a Resolution on October 9, 2025, requesting this City Code amendment.

Councilor Snook pointed out the need to clarify the distance for signage placement at either 600 feet or 750 feet. He asked for clarification on the fixed blinking sign.

City Attorney Maddux asked City Council to indicate their preference for signage distance. Council agreed on 750 feet.

Council unanimously agreed to carry the item forward to the December 15 meeting, using a 750 feet signage distance.

9. RESOLUTION Approving the Eighth (8th) Amendment to the Grant Agreement for the Charlottesville Supplemental Rental Assistance Program

Madelyn Metzler, Housing Compliance Coordinator, presented the resolution proposal with staff recommendation.

This proposed Eight (8th) Grant Agreement Amendment includes changes that begin to reduce the administrative challenges that the Program faces by revising rental assistance priorities and increasing the amount of Program funds that CRHA may retain for Program administration. The rental assistance

priorities continue to include households that are homeless and/or enrolled in a local self-sufficiency program. However, the minimum and maximum numbers have been removed to improve the efficiency of moving participants through the waitlist. The amount that CRHA may retain for Program administration increased from 10% 12.5% to support the required staffing. CRHA has also requested to use a portion of the FY 2026 allocated funds to purchase software to use for CSRAP administration, which will greatly improve the processes for managing the waitlist and for quarterly reporting to the City. The Program Evaluation will focus on key areas, including Program goals, reporting requirements, the process for annual Program funding requests, and Program participant timelines.

For FY 2026, the City has allocated \$900,000 for CSRAP. This request does not require additional City funding, as the funds are part of the City's CIP. Due to a shortened time for performance, it is unlikely that all the allocated funds will be used prior to June 30, 2026. Therefore, City Staff recommended that CRHA utilize up to \$20,000 of the FY 2026 allocation to purchase and implement software for CSRAP administration. The recommendations made through the Program Evaluation will include recommendations for how to use any additional funds that will not be spent by June 30, 2026.

City Staff recommended adoption of the Resolution authorizing the approval of the Eighth Amendment to Grant Agreement for CSRAP, and to appropriate the not-to-exceed amount of \$900,000 from the FY 2026 allocated funds.

John Sales, CRHA Executive Director, answered questions about the length of waitlists for the Housing Choice Voucher program and CSRAP.

On motion by Pinkston, seconded by Oschrin, Council voted 5-0 (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

**RESOLUTION APPROVING THE EIGHTH AMENDMENT TO GRANT
AGREEMENT FOR THE CHARLOTTESVILLE SUPPLEMENTAL RENTAL
ASSISTANCE PROGRAM**

WHEREAS, on June 19, 2017, the City of Charlottesville, Virginia (“City”), approved the creation of the City-funded Charlottesville Supplemental Rental Assistance Program (“CSRAP”), and on April 14, 2025, the Council of the City of Charlottesville, Virginia (“City Council”), approved an allocation of \$900,000 from City Capital Improvement Program Funds to be used for CSRAP, which will be administered by the Charlottesville Redevelopment and Housing Authority (“CRHA”); and

WHEREAS, the terms and conditions under which CRHA will administer CSRAP are set forth within a written Grant Agreement with a time for performance of December 16, 2025, through June 30, 2026, which has been reviewed by City Council, this same date; and

WHEREAS, up to \$20,000 of the allocation may be used by CRHA to purchase and implement software for CSRAP administration.

NOW, THEREFORE, BE IT HEREBY OFFICIALLY RESOLVED by City Council that:

1. CSRAP shall be administered by CRHA in accordance with the terms and conditions set forth within the Eighth Amendment to the CSRAP Grant Agreement, 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, and the City Manager and City Staff are authorized and directed to apply the funding allocated

above to CSRAP in accordance with the terms set out within the CSRAP Grant Agreement and within this Resolution.

10. BY MOTION Approval of the Regional Mutual Aid and Emergency Response Agreement

City Manager Sanders presented the request for endorsement to update the Regional Mutual Aid and Emergency Response Agreement.

Police Chief Michael Kochis answered a question regarding compensation from UVA to City police for certain services.

On motion by Pinkston, seconded by Snook, Council voted 3-1-1 (Ayes: Pinkston, Snook, Wade; Noes: Payne; Abstained: Oschrin) to endorse an update to the Regional Mutual Aid and Emergency Response Agreement, last formally updated in 2004.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Terry Tyree, city resident and PHAR Intern, spoke about a show on public access television, Open Mic Open Hearts. She also expressed concerns about her unresolved reasonable accommodation public housing request from October 1.
- Angela spoke about seeing homeless people hungry and cold at Thanksgiving, with impending freezing temperatures. She made suggestions for helping homeless people stay warm during the winter.

Mayor Wade encouraged people in need to use the services of PACEM.

ADJOURNMENT

On motion by Pinkston, seconded by Snook, Council voted unanimously to adjourn the meeting at 8:21 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council