City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft
City Council

Tuesday, March 25, 2025 | **7:00 PM** | **Council Chambers**

1. Roll Call

Present: 5 - Mayor Deanna R. Reed, Vice-Mayor Dany Fleming, Council Member Laura Dent, Council Member Nasser Alsaadun and Council Member Monica Robinson

Also Present: 5 - City Manager Ande Banks, City Attorney Chris Brown, City Clerk Pam Ulmer, Deputy Police Chief Rod Pollard and Chief Matthew Tobia

2. Invocation / Moment of Silence

3. Pledge of Allegiance

Mayor Reed led the Pledge of Allegiance

4. Special Recognition

3.a. Proclamation recognizing Arbor Day

Council Member Dent presented the proclamation recognizing April 12, 2025 as Arbor Day to Jeremy Harold, Public Works. Mr. Harold stated this is the 20th year celebrating Harrisonburg as a Tree City USA and has events planned over the next few months.

5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)

A motion was made by Vice-Mayor Fleming, seconded by Council Member Robinson, that the consent agenda be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

5.a. Minutes from the February 25th, 2025 City Council Meeting

These minutes were approved on the consent agenda

5.b. Minutes from the March 7, 2025 and March 8th, 2025 City Council Retreat

These minutes were approved on the consent agenda

5.c. Consider a supplemental appropriation for the General and Water Capital Projects Funds

This supplemental appropriation was approved on second reading.

5.d. Consider a supplemental appropriation for the Harrisonburg City Public School Board

This supplemental appropriation was approved on second reading.

5.e. Consider a supplemental appropriation in the amount of $188,408.85

This supplemental appropriation was approved on second reading.

6. Public Hearings

6.a. Consider a request from Daniel W. and Nancy R. Brubaker Trustees to rezone (amend proffers) for a +/- 12-acre site addressed as 210, 290, and 280 West Mosby Road

Adam Fletcher, director of Community Development, presented a request to approve proffer amendments on a rezoned R-5C property located at 210 280 and 290 W Mosby Road. He reviewed the zoning history of this property and the proposed proffer amendments.

He stated staff and Planning Commission (5-0) recommended approval.

Discussion took place regarding the Over 55 Program associated with this development and the number of units.

At 7:13 p.m., Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Wednesday, March 12, 2025, and Wednesday, March 19, 2025

Mark Slack, project partner with the Beverly J. Searles Foundation, referenced the Fair Housing Act requirements, the project goals, and the 811 Rental Assistance for disabled residents requirements.

Vice Mayor Fleming asked if the applicant is still moving forward with the tax credits. Mr. Slack stated they are still moving forward but do have a gap to cover.

At 7:18 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

Vice Mayor Fleming stated this development addresses a need in the city.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Alsaadun, that

this request be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

6.b. Consider the FY2025-2026 through 2029-2030 Capital Improvement Program

Adam Fletcher, director of Community Development, thanked everyone that was involved in the Capital Improvement Program (CIP) FY 25/26 through FY 29/30. He reviewed the following:

- 5 year total CIP request by funds
- 5 year total CIP request by departments
- Totals by year
- Needs vs funds available

He stated staff and Planning Commission (5-0) recommended approval of the CIP

Discussion took place regarding any state or federal grants that have been issued or in the pipeline, some of the projects in the CIP, and the possibility of increasing the minimum cost of the projects that would be listed in the CIP document (from $50,000 to $100,000)

At 7:31 p.m., Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Wednesday, March 12, 2025, and Wednesday, March 19, 2025

There being no one desiring to be heard, Mayor Reed closed the public hearing at 7:32 p.m., and the regular session reconvened.

A motion was made by Council Member Dent, seconded by Council Member Robinson, that the CIP FY 25/26 through FY29/30 be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

Recess

At 7:34 p.m., Mayor Reed called the meeting into recess.
At 7:41 p.m., Mayor Reed called the meeting back into session.

7. Regular Items

7.a. Presentation of the updates to the Neighborhood Traffic Calming Program

Tom Hartman, director of Public Works, presented an update to the Neighborhood Traffic Calming Program (NTCP). He reviewed the following:

- What Traffic Calming is;
- Existing NTCP background;
- Areas to update the NTCP;
- Point Based Prioritization System;
- NTCP flowchart overview
- Scoring criteria;
- Next Steps;

Discussion took place regarding the scoring criteria; how these updates will speed up the process; and the budget for this process;
No action required

This Presentation was received and filed.

7.b. Consider approval of contract amendments for the Mt. Clinton Pike Shared Use Path project

Chris Brown, city attorney, presented a request to approve a contract amendment related to Mt. Clinton Pike Share Use project due to the rock removal causing additional expenses.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, that this request be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7.c. Consider approving an ordinance enactment of Chapter 6 Article F - Private Towing Advisory Board

Sgt. Wayne Westfall, Harrisonburg Police Department, presented an ordinance enactment related to creating a Private Property Towing Advisory Board. He reviewed what this Board would include and their purpose.

Discussion took place about towing practices occurring in the city, the release of vehicles in a timely manner, research from other localities, state code, and how this will be the first step to making private property towing companies responsible and consistent.

A motion was made by Council Member Dent, seconded by Council Member Alsaadun, that this Ordinance be approved. The motion carried with a recorded roll call vote taken as

follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7.d. Presentation on Residential Use-Approved Development

Liz Webb, Housing Coordinator, presented an update of the residential use-approved development in the city. She reviewed the following:

- Overview of the update;
- Existing Units (Owner occupied/renter occupied/vacant);
- Existing units by Type;
- Existing Unit Types by Use;
- Use-approved Development;
- Pipeline Summary (Fall 2024 and Spring 2025);
- Estimated Housing needs by 2025;
- Housing Built: Certificates of Occupancy;
- Housing Built Type by year;

Discussion took place on the current developments; reasons why there are delays in developments progressing; if staff should review any roadblocks developers are facing; Council's role in development to approve or deny projects; developers' prerogative to follow through on approved projects, pause them, or end them; comparisons with other localities in Virginia;
No action needed.

This Presentation was received and filed.

7.e. Presentation of the Long-Term Financial Models of the Harrisonburg Water and Sewer rate planning.

Mike Collins, director of Public Utilities, presented the long-term financial models of the City of Harrisonburg's water and sewer rate plan. He reviewed the following:

- Current monthly billing and how those funds are used;
- Harrisonburg Operations Report Card;
- Strategic Asset Management Plan (SAMP) and capital needs;
- Water Infrastructure Management;
- Long Term Financial Model Strategy for water and sewer thresholds to 2043;
- Proposed Monthly billing increase for FY 2026;

Discussion took place regarding rate structuring; possibly changing the rate structure; the use of the city's water and sewer by the County; cash funding of

some of the projects versus the need for bonds; and the quality work Mr. Collins and his team provide.
No action needed.

This Report was received and filed.

7.f. Consider adopting City Council Vision 2045

Vice Mayor Fleming stated the Council Vision has been an evolving document, and he appreciates the current Council's work on the 2045 Vision. He expressed support for the economic development and housing additions to the Vision.

Council Member Dent stated the most prominent change on the Vision was the tagline change and a few modifications were made to better align with the current Council's vision.

Mayor Reed stated even though this Vision has been through a few Councils, the main goals have remained the same. The Vision was updated somewhat to reflect all of the current Council and the city we are today.

Council Member Alsaadun stated he is really proud of how concerned the City Council is about the residents of the city and that the Vision reflects that concern.

Council Member Robinson stated she supports the new Vision, She referenced similarities to key provisions of the MLK Jr. Way vision that some community members had hoped would be the model for the Council Vision.

A motion was made by Council Member Robinson, seconded by Council Member Alsaadun, to adopt the City Council Vision 2045. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

8. Supplementals

8.a. Consider a supplemental appropriation in the amount of $300,000 for the Central Garage Fund

Ande Banks, city manager, presented a supplemental appropriation in the amount of $300,000 for the Central Garage's wash bay equipment.

A motion was made by Council Member Robinson, seconded by Council Member Dent, that this Supplemental Appropriation be approved. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

9. Other Matters

9.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

Michael Greeley, 618 Virginia Avenue, spoke on litter and trash throughout his neighborhood and the speeding issues on Virginia Avenue

9.b. City Council and Staff

Vice Mayor Fleming spoke about the last JMU / City Liaison meeting; the recent National League of Cities (NLC) conference; the soft launch of the Latino Business Council through the Chamber of Commerce; and the Weldon Cooper Center presentation that was done on March 21, 2025;

Council Member Robinson spoke about the NLC conference; the Complete Streets Leadership Academy;

Council Member Dent spoke about the NLC conference; the Weldon Cooper Center presentation; the recent Metropolitan Planning Organization (MPO) meeting;

Council Member Alsaadun spoke about the recent City / School Liaison Committee meeting;

Mayor Reed spoke about the NLC conference; the Housing Summit she attended in Charlottesville, VA; the City / School Liaison Committee meeting; the Parks and Recreation Advisory Board meeting; Blacks Run Cleanup on April 12, 2025; the Parks and Recreation Egg Hunt on April 12, 2025; and the competition for Strongest Town, Harrisonburg is in the final 4.

10. Boards and Commissions

Correction to the recent BOE appointments

Chris Brown, City Attorney, requested amendments be made to the terms of the recent appointments to the Board of Equalization to match State Code.

A motion was made by Council Member Dent, seconded by Vice Mayor Fleming to change the expirations date of the terms for James T. Byrd and Gerald Bland to expire on December 31, 2026. The motion carried with a unanimous voice vote:

10.a. Consider appointing two Council Members and one staff member to Central Shenandoah Planning District Commission and nominate one member to the Executive Committee

A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, to appoint Council Member Dent, Council Member Alsaadun, and Adam Fletcher to the CSPDC and to nominate Council Member Dent to the Executive Committee of that board. The motion carried with a unanimous voice vote:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

11. Closed Session

11.a. Closed Session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under: Subsection 5 for the discussion of the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest expanding its facilities in the community; and Subsection 8 for consultation with legal counsel on specific legal matters requiring the provision of legal advice by such counsel.

At 10:15 p.m., a motion was made by Vice Mayor Fleming, seconded by Council Member Dent, to enter into closed session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under: under: Subsection 5 for the discussion of the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest expanding its facilities in the community; and Subsection 8 for consultation with legal counsel on specific legal matters requiring the provision of legal advice by such counsel. The motion carried with a recorded roll call vote taken as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

12. Adjournment

Adjournment:

At 11:08 p.m. the closed session ended and the regular session reconvened. City Attorney Brown read the following statement, which was agreed to with a unanimous recorded vote of Council: I hereby certify that to the best of my knowledge (1) only public business matters lawfully exempted from open meeting requirements under Chapter 37 of Title 2.2 of the Code, of Virginia, 1950, as amended, and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the closed meeting by the City Council.

At 11:08 p.m., there being no further business and on motion adopted, the meeting was adjourned.

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CITY CLERK MAYOR