

CITY COUNCIL REGULAR MEETING
May 16, 2022 at 4:00 PM
In person: Council Chamber, 605 E. Main Street
Virtual/electronic: Zoom

The Charlottesville City Council met in regular session using a hybrid meeting format with limited public seating in Council Chamber and full electronic access via Zoom on Monday, May 16, 2022, in accordance with a local ordinance amended and re-enacted on March 7, 2022, to ensure continuity of government and prevent the spread of disease during the coronavirus State of Emergency. Mayor Lloyd Snook called the meeting to order and Clerk of Council Kyna Thomas called the roll, noting the following members present: Mayor Lloyd Snook, Vice Mayor Juandiego Wade and Councilors Michael Payne and Brian Pinkston. Councilor Sena Magill had an excused absence.

On motion by Payne, seconded by Pinkston, Council voted 4-0 to ADOPT the meeting agenda (Ayes: Payne, Pinkston, Snook, Wade; Noes: none).

REPORTS

1. REPORT: JAUNT Update

Deputy City Manager Sam Sanders introduced Ted Rieck, the new JAUNT CEO. Mr. Rieck provided an update on the JAUNT organization and services, including information about board members, multijurisdictional services, funding, ridership and performance data with improved recordkeeping and tracking. He advised that JAUNT and Charlottesville Area Transit (CAT) have met to discuss collaboration in the areas of:

- Studying alternative fuels
- Addressing the bus operator shortage, recognizing overlaps in CAT and Albemarle County Public Schools service and creating a bus operator institute.

Some opportunities identified were: Microtransit demonstration, Transit “deserts”, and Crescent Halls.

Councilors asked for further details on the microtransit model and opportunities discussed for service to Crescent Halls. When asked what has been done to correct prior structural issues that led to a situation of distrust at JAUNT, Mr. Rieck shared that more eyes are now on the data and staff are keeping the board more engaged. As a private entity, they will treat themselves as a public agency, following Freedom of Information Act requirements and appointing a FOIA Officer.

Mr. Rieck stated that he intends to provide an annual report to the governing bodies, creating a public engagement plan and working harder to be transparent.

Councilor Magill joined the meeting at 4:15 p.m.

2. REPORT: City leases

DCM Sanders stated that the presentation is a culmination of internal staff work done to compile a single source repository for City lease and service agreements. Brenda Kelley, Office of Community Solutions, has been identified as the contact person.

Ms. Kelley presented a report on City leases, as defined: “City owns the property (or jointly-owns) and leases to others; or the property is privately-owned and the City is a tenant”. Not included in the report were outdoor café spaces.

Ms. Kelley provided data for each lease category, noting that many numbers were approximate because of the available data.

Staff made recommendations based on current challenges identified with City leases:

ITEM	RECOMMENDATION
Need for Point Person	One point person to be the official contact with “Leases”. This person will coordinate with various departments, etc. for new leases and lease renewals. In addition, identify a departmental staff Point of Contact for each Lease. This POC will be responsible for tracking expiration, renewals, tenant contact information, negotiations, etc.
Lease creation/renewal	A standard template will be created for Leases and renewals/amendments. However, each Lease will be customized to address specific terms and other considerations.
Lease rates	Every Lease should include information on the current Market Value of the proposed Premises.
Property inspections	City staff will schedule and inspect Premises on an ongoing basis, as well as prior to a new Lease or renewal/amendment.
Tenant and City responsibilities	Maintenance and repairs, as well as other considerations will be clearly defined in each Lease. In addition, City responsibilities should be commensurate to the Rent paid.
Need for system to track Lease Renewals	City staff will create a system to track lease renewals, and compliance with leases.
Need for System to track Rent Payments	City staff will create a system to track rent payments, increases in rent payments, and reporting.
Need for System to track Property Inspections	City staff will create a system to schedule and inspect Premises on an ongoing basis, as well as prior to a new Lease or renewal/amendment.

Need for system to track Maintenance Requests and track Costs to the City	City staff will create a standard point of contact and procedures to handle maintenance requests. This information will be included in all Leases. In addition, maintenance and repair costs to the City will be tracked.
Need for information on updated Market Value for city-owned properties during lease discussions	Every Lease discussion should include information on the current Market Value of the proposed Premises

Next steps will include:

- Implementing recommendations;
- Assessing expired leases and leases due for renewal;
- Assessing compliance of existing leases; and
- Assessing maintenance and repair costs to the City.

Councilor Magill thanked Ms. Kelley for the presentation as this has been a point of interest. She noted that City Council would need to discuss related policy and standards for lease renewals as well as opportunities. She requested a presentation from the Charlottesville Economic Development Authority, which manages many lease agreements. Other councilors made statements in agreement as well as suggested a desire to plan for future use of spaces.

CLOSED SESSION

On motion by Wade, seconded by Pinkston, Council voted 5-0 (Ayes: Magill, Payne, Pinkston, Snook, Wade; Noes: none) to convene in closed session as authorized by Virginia Code Sections 2.2-3711 and 2.2- 3712, specifically:

- Section **2.2-3711(A)(3)**, for discussion or consideration of the acquisition of real property within the City for a public purpose, and of the proposed disposition of publicly held property where discussion in an open meeting would adversely affect the City’s bargaining position or negotiating strategy;
- Section **2.2-3711(A)(1)** for discussion or consideration of the assignment or appointment of a chief of police;

On motion by Wade, seconded by Pinkston, Council certified by the following vote: 5-0 (Ayes: Magill, Payne, Pinkston, Snook, Wade; Noes: none), 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

Having established quorum, Council observed a moment of silence, acknowledging the impacts of a domestic terrorist act in Buffalo, New York, which occurred on May 14, and denouncing similar acts of hatred and terror against marginalized communities.

ANNOUNCEMENTS

Vice Mayor Wade announced that Mr. Alex-Zan in collaboration with the City of Charlottesville and local patrons will launch the YOGO (Yo, Let it Go) Campaign on May 17, aimed at interrupting the culture of violence. Mr. Wade acknowledged National Police Week and thanked police for their service to the community.

Councilor Payne announced that on May 15, Virginia's Covid tenant protections and new applications for the Virginia rent relief program ended. He stated that the City's Pathways and Emergency Funds as well as the Legal Aid Justice Center rent relief hotline were still operating and he provided contact numbers.

RECOGNITION/PROCLAMATIONS

- **PROCLAMATION: Mental Health Awareness Month**

Mayor Snook proclaimed May as Mental Health Awareness Month. Ms. Daniels, a Partners for Mental Health client who spoke about personal struggles, accepted the proclamation.

CONSENT AGENDA*

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record:

3. MINUTES: March 21 meeting
4. Appropriating additional funding from the Virginia Department of Social Services for the VIEW Program - \$38,025 (2nd reading)

RESOLUTION

Appropriating Additional Funding Received from the Virginia Department of Social Services for the VIEW Program in the amount of \$38,025

WHEREAS, the Charlottesville Department of Social Services has received an allocation of \$38,025 in the Fiscal Year 2022 budget from the Virginia Department of Social Services to be used for the VIEW program.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$38,025, upon receipt by the City, is hereby appropriated for expenditure within the FY22 budget in the following manner:

Revenue – \$38,025

Fund: 212	Cost Center: 9900000000	G/L Account: 451022	\$38,025
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Expenditures - \$38,025

Fund: 212	Cost Center: 3333002000	G/L Account: 540060	\$38,025
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5. Appropriating funding from the Virginia Department of Social Services for Child Abuse Prevention Month - \$1,000 (2nd reading)

RESOLUTION

Appropriating Funding Received from the Virginia Department of Social Services for Child Abuse Prevention Month in the amount of \$1,000

WHEREAS, the Charlottesville Department of Social Services has received an allocation of \$1,000 in the Fiscal Year 2022 budget from the Virginia Department of Social Services to be used for Child Abuse Prevention Month Activities.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$1,000, upon receipt by the City, is hereby appropriated for expenditure within the FY22 budget in the following manner:

Revenue – \$1,000

Fund: 212 Cost Center: 9900000000 G/L Account: 430080 \$1,000

Expenditures - \$1,000

Fund: 212 Cost Center: 3301008000 G/L Account: 520990 \$1,000

6. Appropriating Supplemental Funding received from Virginia Department of Housing and Community Development for HOPWA (Housing Opportunities for People with AIDS/H.I.V.) - \$10,098 (carried)
7. Appropriating anticipated supplemental grant funding from Virginia Housing Solutions Program to be used for contracted services - \$141,000 (carried)
8. Appropriating funding received from The United Way as reimbursement of Community Resource Hotline Staff Costs - 35,311.50 (carried)

Mayor Snook opened the floor for public comment on the Consent Agenda. No speakers came forward.

On motion by Pinkston, seconded by Wade, Council by the following vote **ADOPTED** the Consent Agenda: 5-0 (Ayes: Magill, Payne, Pinkston, Snook, Wade; Noes: none).

CITY MANAGER REPORT

Interim City Manager Michael Rogers stated that the report will be given at the first City Council meeting each month.

COMMUNITY MATTERS

Mayor Snook opened the floor for comments from the public.

1. Oleg Glushkov, Senior at Monticello High School spoke about a student-conducted study regarding affordable housing and community gardens in Charlottesville. He suggested that Council provide small amounts of growing land in city parks.
2. Pastor Brenda Brown-Grooms spoke about poor living conditions at 800 Franklin Street. She advised that she and others have tried all known options for help and coming before City Council was a last resort.
3. Dr. Elizabeth Emrey, Co-pastor with Ms. Brown-Grooms, shared additional information and photos of living conditions at 800 Franklin Street.
4. Dr. Gregory Moyer spoke about poor living conditions at 800 Franklin Street.
5. Tanesha Hudson questioned the request for support of the YOGO program to combat violence in the community. She suggested providing funds for armed security in the neighborhoods. She spoke about the Disproportionate Minority Contact report, stating that black and brown residents are more likely to be pulled over by police in the city. She spoke about the need for more affordable housing. She also referenced a recent security incident at Buford Middle School.
6. Nancy Carpenter asked about the location and plan for the Vinegar Hill Memorial plaque. Regarding living conditions at 800 Franklin Street, she referenced Region Ten as a potential resource.
7. Shelby Edwards, Executive Director of Public Housing Association of Residents, reiterated concerns about living conditions for many low-income residents, specifically 800 Franklin Street. She spoke and asked Council to do the work to provide affordable housing.
8. Ang Conn, city resident, spoke about housing choice vouchers that were turned in. She stated that the lottery program is unfair to the unhoused population. She asked where to locate emergency vouchers and about what can be done to change the lottery process.

ACTION ITEMS

9. PUBLIC HEARING/RESOLUTION: Authorizing the issuance and sale of General Obligation Public Improvement Bonds in an aggregate principal amount not to exceed \$26,000,000

Krisy Hammill, Director of Budget provided an overview of the bond issue resolution.

Mayor Snook opened the public hearing. With no speakers coming forward, he closed the public hearing.

On motion by Wade, seconded by Pinkston, Council by the following vote APPROVED the resolution: 5-0 (Ayes: Magill, Payne, Pinkston, Snook, Wade; Noes: none).

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF THE CITY OF

CHARLOTTESVILLE, VIRGINIA, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$26,000,000, TO FINANCE THE COSTS OF CERTAIN PUBLIC IMPROVEMENT PROJECTS AND PROVIDING FOR THE FORM, DETAILS AND PAYMENT THEREOF

10. PUBLIC HEARING: Land acquisition for park and trail use with Virginia Outdoors Foundation Grant funding

Chris Gensic, Parks and Trails Planner introduced the public hearing with a brief report and advised that the item will come back to Council for action.

Mayor Snook opened the public hearing:

- Rex Linville with the Piedmont Environmental Council spoke in support of the land acquisition.

Mayor Snook closed the public hearing.

Mayor Snook asked where the collection of \$3 per deed goes. Mr. Gensic stated that he would incorporate the answer into the next report to City Council.

11. PUBLIC HEARING/RESOLUTION: Community Development Block Grant (CDBG) funding and FY2022-2023 Annual Action Plan

DCM Sanders outlined CDBG next steps, advising that the project timeliness test came in all clear from the Department of Housing and Urban Development.

- Staff will not be proposing changes to the public engagement plan at the moment.
- Staff will no longer recommend changing the Task Force to staff advisory.
- Staff will focus on locating income-eligible participants to ensure diversity in participation.
- Compensating low-income participants does not qualify as an eligible activity for CDBG.
- Staff will not recommend priority neighborhoods going forward; instead they will identify projects that prioritize investing in lower income areas.
- The CAPER (Consolidated Annual Performance and Evaluation Report) will be presented to Council in August and staff will begin the next five-year report in September, due to HUD in May. This will be an opportunity to connect with the community to identify needs and work with other city departments.

Erin Atak, Grants Coordinator presented the agenda item report and explained the CDBG-HOME funding process, including priorities set by City Council in September 2021, meetings with interested applicants, and applications submitted.

The Annual Action Plan for July 1, 2022 – June 30, 2023 is due in its final form to HUD by June 15 and The draft Action Plan was advertised for over 30 days and comments from tonight's public hearing as well as Council comments will be incorporated in the final submission.

DCM Sanders presented the staff recommendations for CDBG-HOME funding. Councilors

asked clarifying questions.

Mayor Snook opened the public hearing.

- John Sales, CRHA Executive Director, spoke in support of staff recommendations. He suggested a more robust community engagement process for projects.
- Joy Johnson, city resident, thanked staff for listening to community concerns about CDBG projects, and she referenced a student project in California that addresses CDBG funds.

Mayor Snook closed the public hearing.

Council engaged in discussion and generally supported the direction indicated by staff. Council agreed to carry all items forward to the June 6 Consent Agenda for second reading and vote.

- a. **RESOLUTION: Appropriating Community Development Block Grant funds received from the U.S. Department of Housing and Urban Development for the FY 2022-2023 Action Plan -\$433,471 (carried)**
 - b. **RESOLUTION: Appropriating HOME Investment Partnership Program funds received from the U.S. Department of Housing and Urban Development for FY 2022-2023 - \$84,576.88 (carried)**
 - c. **RESOLUTION: Approving the FY 2022-2023 Annual Action Plan for the City of Charlottesville's CDBG/HOME Programs (carried)**
12. **RESOLUTION: Appropriating a grant of public funds for housing assistance to low-and moderate-income homeowners within the City of Charlottesville – \$1,500,000 (carried to May 24 joint meeting with Planning Commission)**

Commissioner of the Revenue Todd Divers made the presentation. He explained changes to the Charlottesville Homeownership Assistance Program (CHAP) Grant for Tax Year 2022.

Council asked clarifying questions and agreed to expedite the vote by carrying the item forward to the May 24 joint meeting with the Planning Commission for a second reading and vote.

GENERAL BUSINESS

Councilor Magill recognized the prior week as Transportation Week, thanking transit and pupil drivers and staff that form Charlottesville Area Transit

She recognized the current week as Emergency Medical Services Week, thanking all who provide emergency medical services in the area; and Public Works Week, thanking Charlottesville staff especially for their work with snow and flooding.

OTHER BUSINESS

Mayor Snook stated that city staff has already activated to follow up on concerns at 800 Franklin Street.

COMMUNITY MATTERS (2)

- John Sales, Executive Director of CRHA, addressed Ms. Conn's question about the housing voucher program. He stated that the waitlist for the Supplemental Rental Assistance Program (CSRAP) was exhausted, so the waitlist will open again soon for unhoused individuals.
- Joy Johnson spoke about the housing voucher program and landlords increasing rents. She stated that there needs to be a deeper discussion about truly affordable housing.

The meeting adjourned at 8:04 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council