



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft City Council

Tuesday, January 13, 2026

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. Moment of Silence

Mayor Reed offered a moment of silence

3. Pledge of Allegiance

Mayor Reed led the Pledge of Allegiance

4. Special Recognition

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 December 9, 2025 City Council meeting.

These minutes were approved on the consent agenda

5.b. Consider approving Ordinance Amending And Re-Enacting Title 6 Chapter 2 - Solid Waste Collection And Disposal, Article A - General Provisions, Section 6-2-2, 6-2-6, And Article C. - Solid Waste Collection And Removal, Section 6-2-37(A), Of The Code Of Ordinances City Of Harrisonburg, Virginia

This ordinance amendment was approved on second reading.

5.c. Consider approving an Ordinance authorizing the City Manager to execute a QuitClaim Deed conveying real property to JMU Foundation - Virginia Avenue LLC.

This ordinance amendment was approved on second reading.

6. Public Hearings

- 6.a.** Consider a request from AM Yoder & Co to amend the Zoning Ordinance to modify special use permit requirements to reduce required side yard setbacks in the R-8 district

Adam Fletcher, director of Community Development, presented an ordinance amendment for section 10-3-59.4(11) related to R-8 Setback by special use permit. He reviewed current side yard setback requirements and recommended amendments.

He stated staff and Planning Commission (6-0) recommended approval.

Discussion took place regarding fire safety and appreciation to Community Development for working with the developer.

At 7:14 pm Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 7:15 p.m., and the regular session reconvened.

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

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

No: 0

- 6.b.** Consider a request from Honest Meats LLC to amend the Zoning Ordinance to allow meat processing and storage by special use permit in M-1

Adam Fletcher, director of Community Development, presented an ordinance amendment related to meat and poultry processing and storage facilities. He stated the applicant is currently under a non-conforming use, considering an expansion and wants to become conforming to current zoning regulations by a special use permit which they will apply for after the ordinance amendment. He reviewed the ordinance amendments and the history of the ordinance.

He stated staff and Planning Commission (6-0) recommended approval.

Discussion took place on the recommended amendments and special use permit conditions.

At 7: 26 pm Mayor Reed closed the regular session and called the second public hearing to order. A notice appeared in the Daily News-Record on Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

Todd Rhea, Clark and Bradshaw, applicant's representative, stated the applicant cannot apply for a Special Use Permit to become conforming until the ordinance amendment is approved.

At 7:29 p.m., Mayor Reed closed the public hearing and the regular session reconvened

A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, that the ordinance amendments 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.c. Consider a request from Turkey Properties LLC to rezone 797 Chicago Avenue

Adam Fletcher, director of Community Development, presented a rezoning request for property located at 797 Chicago Avenue from R-5C and B-2C to R-5C and B-2. He reviewed the property, the surrounding zoning, the history of the property, site plan, parking, and submitted proffers.

He stated staff and Planning Commission (6-0) recommended approval.

At 7:40 pm Mayor Reed closed the regular session and called the third public hearing to order. A notice appeared in the Daily News-Record on Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

Gil Coleman, Coleman Engineering, representative for applicant, stated the mixed zoning needs to be cleaned up for parking expansion of adjoining property and setbacks. He stated for residential developments parking is always needed and spoke on the access to the adjoining property (La Morena). Discussion took place regarding cross traffic.

At 7:51 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

A motion was made by Council Member Dent, seconded by Council Member Alsaadun, to approve the rezoning request as presented. 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.d. Consider a request from Valley Corner LLC to rezone 1110 N Liberty Street

Adam Fletcher, director of Community Development, presented a rezoning request for property located at 1110 N. Liberty Street and 260/266 Charles Street from M-1 to M-1C and R-3C. He reviewed the surrounding zoning districts, long term use for the area, and the submitted proffers.

He stated staff and Planning Commission (6-0) recommended approval.

At 7:59 pm Mayor Reed closed the regular session and called the fourth public hearing to order. A notice appeared in the Daily News-Record Wednesday, December 31, 2025, and Wednesday, January 7, 2026.

Gil Coleman, Coleman Engineering, representative of applicant, stated this will allow the applicant to bring the property into conformity. This will allow for a new business to move into the city as well.

At 8:02 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

A motion was made by Council Member Robinson, seconded by Council Member Dent, to approve the rezoning request as presented. 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.e. Consider CDBG Funding Priorities

Kristin McCombe, CDBG Program Manager, presented the 2026 Community Development Block Grant (CDBG) Action Plan. She reviewed what the CDBG is, who is eligible and who funds CDBG. She reviewed the history of CDBG Funding, the five-year CDBG Strategic Plan, the 6 goals of the five-year Plan, and the timeline of the Action Plan. She stated this opens the 30-day public hearing period and provided contact information for comments and proposals.

At 8:08 pm Mayor Reed closed the regular session and called the fifth public hearing to order. A notice appeared in the Daily News-Record on Monday, December 29, 2025.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 8:09 p.m., and the regular session reconvened.

No action required

7. Regular Items

7.a. Amendments to the 2023, 2024, and 2025 CDBG Action Plans

Kristin McCombe, CDBG Program Manager, presented amendments to the 2023, 2024, and 2025 Action Plan. She reviewed the amendments and noted this ends the 30-day public comment period.

A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, to approve the amendments as presented. The motion carried with a roll call vote as follows:

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

No: 0

7.b. Consider approving the Write Off of 347 Utility Bills from July 1, 2022 through June 30, 2023

Chris Brown, city attorney, presented a request to write off \$26,205.63 of delinquent utility bills which equals 0.11 % of the total billing. He stated collection efforts will continue to take place.

A motion was made by Vice Mayor Fleming, seconded by Council Member Robinson, to approve the amendments as presented. The motion carried with a roll call vote as follows:

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

No: 0

7.c. Consider approval for donation of public art at the Spraygrounds at Ralph Sampson Park

Amy Snider, deputy city manager, presented a request to approve a private donation for a Public Art project and a proposal of a Call to Artists for art to be placed at the Spraygrounds. She introduced the donors.

Steve and Chris Carpenter, donors, stated they are seeking approval of the concept,

and reviewed the proposal, their background in the community, community engagement, the background of the project, the Northeast Neighborhood Small Area Plan, anticipated artwork locations, artwork style and safety, artwork themes and the anticipated project timeline.

Discussion took place about the members of the committee, how the community should be involved in the decision making process of the artwork and how children should be included in the committee and decision.

Mayor Reed stated she appreciates the fact that the artwork will compliment the history of the neighborhood as well as having something that children will enjoy.

Karen Thomas, Northeast Neighborhood Association, stated the community was involved in the themes and desires of the artwork.

Ms. Snider stated she will be working closely with the donors and will help navigate any questions from Council or the community throughout the process. She thanked the donors for this level of investment to the community.

Further discussion took place regarding the timeline of the project, gratitude for the donation, and passion for art in the community.

A motion was made by Council Member Alsaadun, seconded by Council Member Robinson, that the request be approved as presented. 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

7.d. Follow Up on Correspondence to Federal and State Representatives

Vice Mayor Fleming stated the letter was sent to Senator Warner, Senator Kaine, and Congressman Cline as well as the three newly elected state officials. He stated he anticipates a response from the recipients to provide the community and local law enforcement with clarity regarding federal immigration law enforcement policies and practices they operate under. He stated the letter also asks for a convening of a statewide forum of local leaders to understand the impact on the communities, and restore, and possibly advancing new legislation for, the federal guidance around protecting sensitive locations such as hospitals, schools, courthouses, etc. He stated he believes Harrisonburg is the first locality to make such requests and hopes other localities will follow suit.

Council Member Dent stated she likes the idea that Harrisonburg is leading again with something that is in the forefront of everyone's mind. She stated it is crucial to our community and looks forward to a response.

This Report was received and filed.

8. Other Matters

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

Carrie Pettite, Garbers Church Road, spoke on local law enforcement non-cooperation with ICE, political bias unduly influencing Council's position of local law enforcements coordination related to ICE. She urges cooperation.

8..b. City Council and Staff

Council Member Alsaadun spoke on the recent City Council Retreat.

Council Member Dent spoke on the recent CSPDC meeting; the recent HRMPO meeting; interviews of her trip to COP30 in Brazil; and the recent City Council Retreat.

Council Member Robinson spoke on the recent City Council Retreat; the recent NAACP Gala; recent NAACP Town Hall; the recent CCJB meeting; and the Shop with a Cop program in December 2025.

Vice Mayor Fleming spoke on the development of the legislative agenda through the Virginia Municipal League and Virginia First Cities; previous meeting with Virginia First Cities related to University Cities; recent retirement of Vic Garber, Parks and Recreation Department;

Mayor Reed spoke on her participation on the Governor Elect's transition committee; spoke on a local business owner representing Harrisonburg at the inauguration small business market (Preposterous); the recent City Council Retreat; the recent NAACP Gala and Town Hall; and the 113 year anniversary for her sorority.

9. Boards and Commissions

9.a. Harrisonburg Redevelopment and Housing Authority (HRHA)

A motion was made by vice Mayor Fleming, seconded by Council Member Alsaadun, to appoint Amanda Morris to the unexpired term to expire on November 30, 2027, and Anthony Hayes to a full term to expire on January 13, 2030, to the Harrisonburg Redevelopment and Housing Authority. The motion carried with a unanimous voice vote.

9.b. Board of Equalization (BOE)

A motion was made by vice Mayor Fleming, seconded by Council Member Dent to appoint Gerald Bland to a full term to expire on December 31, 2028, and Laurinda Peters, as an alternate to a term to expire on December 31, 2028, to the Board of Equalization. The motion carried with a unanimous voice vote.

9.c. Community Policy and Management Team (CPMT)

A motion was made by vice Mayor Fleming, seconded by Council Member Alsaadun to appoint Amy Snider, and Ande Banks as alternate, to the Community Policy and Management Team. The motion carried with a unanimous voice vote.

10. Closed Session

10.a. Closed Session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under:

Subsection 7 for consultation with legal counsel and staff regarding actual or probable litigation where such consultation in open session would adversely affect the negotiating or litigating posture of City Council.

At 9:03 p.m., a motion was made by Council Member Dent, seconded by Council Member Robinson, to enter into closed session as authorized by the Virginia Freedom of Information Act, Virginia Code Section 2.2-3711(A), under: Subsection 3 for a discussion of the acquisition of real estate for a public purpose where the discussion in an open session would adversely affect the bargaining position or negotiating position of the public body. 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

11. Adjournment

At 9:55 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 9:55 p.m., there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK

MAYOR