



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft City Council

Tuesday, June 9, 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: 4 - City Manager Ande Banks, City Attorney Chris Brown, City Clerk Pam Ulmer and Police Chief Joseph Tucker

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

4.a. Proclamation recognizing June 20, 2026 as World Refugee Day

Mayor Reed read the proclamation.

Electronic Participation

Chris Brown, city attorney, stated per the city's electronic attendance policy, Council Member Alsaadun will be attending this meeting virtually, and Council must approve.

Ande Banks, city manager stated agenda item 8a is removed from the agenda.

A Motion was made by Vice Mayor Fleming, seconded by Council Member Dent, to approve electronic attendance by Council Member Alsaadun. 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

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 Council Member Robinson, seconded by Council Member Dent, that the consent agenda 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, Mayor Reed and Council Member Robinson

No: 0

5.a. Minutes from the May 26, 2026 City Council meeting

These minutes were approved on the consent agenda

5.b. Consider the special event application request for the 2026 July Fireworks display on Saturday, July 2, 2026.

This special event application was approved on the consent agenda.

5.c. Consider the special event application request for Harrisonburg Downtown Renaissance's Levitt AMP Harrisonburg Music Series on Wednesday evenings from July 2- September 2, 2026 (July 2 - Thursday date).

This special event application was approved on the consent agenda.

5.d. Consider the special event application request for the Harrisonburg Youth TryAthlon on Saturday, August 8, 2026.

This special event application was approved on the consent agenda.

5.e. Public hearing regarding the real estate tax rate for Fiscal Year 2026-2027 to be set at \$1.01 per \$100 of assessed value

The FY 26-27 Real Estate Tax rate was approved on second reading.

6. Public Hearings

6.a. Consider a request from Kevin T. and Denise F. Goertzen for a special use permit at 1315 Carrera Lane

Adam Fletcher, director of community development, presented a request for Special Use Permit for a short term rental (STR) located at 1315 Carrera Lane. He reviewed the property, surrounding land use, the definition of STR's, difference between home stays and STR's, the definition of a dwelling space versus accessory dwelling space, and recommended conditions by staff.

He stated staff and Planning Commission (7-0) to approve the request as presented with conditions as amended.

At 7:25 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, May 27, 2026 and Wednesday, June 3, 2026.

Pat Kuszyk 57 E. Weaver, spoke on her concerns of parking and traffic on Carrera Street.

Kevin Goertzen, applicant, stated there will be no need for on street parking and noted this property was used as a home stay but wanted to be able to rent out for longer than home stays allow.

Panayotis "Poti" Giannakouros, spoke on the recent point in time presentation that mentioned STR's,

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

A motion was made by Council Member Robinson, seconded by Vice Mayor Fleming, that this Special Use Permit 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 a request from Robin L. Lake to rezone 850 Canterbury Court

Adam Fletcher, director of Community Development, presented a request to rezone property located at 850 Canterbury Court, from R-1 to R-8C. He reviewed the property, the surrounding land use, submitted proffer, and the differences of the set-backs from R-1 versus R-8.

He stated staff and Planning Commission (7-0) recommended approval of the request.

Discussion took place regarding variances versus rezoning, setbacks, and appeals to the Board of Zoning Appeals process.

At 7:44 p.m., Mayor Reed closed the regular session and called the second public hearing to order. A notice appeared in the Daily News-Record on Wednesday, May 27, 2026 and Wednesday, June 3, 2026

Panayotis "Poti" Giannakouros, spoke on prime real estate and neighborhood communities that support each other.

Robin Lake, applicant, was available for any questions.

At 7:48 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 Dent, that this Rezoning 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 Marilyn S. Pendlebury to rezone 1340 South Main Street
Agenda items 6c, 6d and 6e presented together.

Adam Fletcher, director of Community Development presented requests to amend proffers, and approve two special use permits (SUP's) for property located at 1340 S. Main Street. He reviewed the property, the surrounding land use, the zoning history of the property, submitted proffers, a conceptual layout, comparison of existing proffers and proffer amendments, the specifics of the special use permits, and suggested conditions for the SUP's.

He stated staff and Planning Commission (7-0) recommended approval of the request with suggested conditions attached to the SUPs as amended by staff.

Discussion took place regarding conditions, types of bedroom units, what determines the need for a Traffic Impact Analysis, and lack of direct community engagement from the developer.

At 8:14 p.m., Mayor Reed closed the regular session and called the third, fourth, and fifth public hearing to order. A notice appeared in the Daily News-Record on Wednesday, May 27, 2026 and Wednesday, June 3, 2026.

Mike Hendrickson, representative for applicant and contracted purchaser, reviewed the reasoning behind the proffers and changes to the original request.

The following spoke against the requests and asked to be tabled until safety measures could be addressed (vehicular traffic, safety for pedestrian traffic, congestion) and community engagement took place:

Jeff Landes, 59 E. Weaver, Lynn Eaton, 40 E Weaver; Kevin Hegg, 40 E. Weaver; Nicky Gauthier-Martin, 1429 Valley Street; Randy Hoffman 25 Edgelawn Drive; Susan Feiderline 28 Edgelawn Drive; Eric Spawn, 225 Monument Ave.; Joseph Brown, 36 E Weaver;

Heinz Harman, developer, stated city staff does a great job when reviewing proposed developments, all concerns are vetted, and Council can feel confident in their recommendations.

Panayotis "Poti" Giannakouros, spoke on the proposed development from the previous property owner, previous community issues,

At 8:49 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

Discussion took place regarding the need for housing, types of bedroom units offered in this development, neighborhood concerns, JMU's proposed expansion, traffic in the area. Tom Hartman, director of Public Works, spoke on the recent neighborhood traffic calming study in which it was noted that Weaver Ave. and Crawford St. did not qualify to be considered in the next 3-year traffic calming program. He stated a road assessment can be done and possibly find alternative safety measures to implement.

A motion was made by Council Member Dent, seconded by Vice Mayor Fleming, to approve the rezoning request as presented. No vote

An amended motion was made by Council Member Robinson, seconded by Council Member Alsaadun, to table this item to allow for community engagement with the developer until the July 28, 2026 City Council meeting. The motion carried with a roll call vote as follows:

Yes: 4 - Mayor Reed, Vice-Mayor Fleming, Council Member Alsaadun and Council Member Robinson

No: 1 - Council Member Dent

- 6.d.** Consider a request from Marilyn S. Pendlebury for a special use permit at 1340 South Main Street (to allow multifamily buildings with more than 12 units)

This PH-Special Use Permit was tabled.

- 6.e.** Consider a request from Marilyn S. Pendlebury for a special use permit at 1340 South Main Street (to allow retail, offices, restaurants, etc.)

This PH-Special Use Permit was tabled.

- 6.f.** Consider approving an ordinance amendment to Section 7-4-1(a)(1)(a), 7-4-1(a)(1)(b), 7-4-1(a)(2)(a), 7-4-1(a)(2)(b), 7-4-1(a)(3), 7-4-1(a)(4), 7-4-1(b)(1)(a), 7-4-1(b)(1)(b), 7-4-1(b)(2)(a), 7-4-1(b)(2)(b), 7-4-1(b)(3) of the Harrisonburg City Code increasing water, sewer/authority, and a seasonal tiered rate structure.

Chris Brown, city attorney, presented an ordinance amendment related to the water/sewer rate increase as presented in the FY 26/27 approved budget. He reviewed the amendments.

At 9:25 p.m., Mayor Reed closed the regular session and called the sixth public hearing to order. A notice appeared in the Daily News-Record on Monday, May 25, 2026 and Monday, June 1, 2026.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 9:27 p.m., and the regular session reconvened.

Council Member Alsaadun stated he was not in favor of increasing the rates for city residents but in favor of an increase for Rockingham County residents. Mr. Brown stated the increase is for everyone and was included in the FY 26/27 Budget that was

approved. Mr. Banks stated these increases are part of a long term financial model and capital improvement plan to ensure that the water/sewer infrastructure is managed appropriately and replaced in a timely fashion to ensure all systems are up to the expectations of providing service to our residents.

Further discussion took place on how the tier-rate works, encouraging water conservation and other locality rates.

A motion was made by Council Member Robinson, seconded by Council Member Dent, that this ordinance amendment 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.g. Consider adopting an Ordinance amendment Section 6-5-4(c) - Stormwater Utility Fee, of the Code of Ordinances, City of Harrisonburg, VA

Keith Thomas presented an ordinance amendment related to the increase of the Stormwater Utility Fee. He reviewed the drainage improvement plan, and the following proposed projects:

Waterman Drive Corridor;
Charles Street to Madison Street;
Northeast- South section;
Northeast - North section;

Mr. Thomas reviewed the estimated project costs and amendments made to the ordinance.

Council Member Dent reminded everyone of the Stormwater Utility Fee Credit program.

Further discussion took place regarding the projects, funding, and rate structure.

At 9:43 p.m., Mayor Reed closed the regular session and called the seventh public hearing to order. A notice appeared in the Daily News-Record on Tuesday, May 26, 2026 and Tuesday, June 2, 2026

Panayotis "Poti" Giannakouros, spoke on the expense of the projects, engineered solutions versus natural solutions, and the stormwater utility credit.

At 9:46 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, to approve the ordinance amendment 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.h. Consider amending and re-enacting Section 10-4-19 - Erosion Control and Stormwater Management Fees of the Code of Ordinances, Harrisonburg, Virginia

Matthew Huston, city engineer, presented an ordinance amendment related to erosion control and stormwater management fees. He reviewed the background, options, details, examples of how fees will impact the city, how these fees match state fees, and the recommendations of staff.

At 10:01 p.m., Mayor Reed closed the regular session and called the eighth public hearing to order. A notice appeared in the Daily News-Record on Tuesday, May 26, 2026 and Monday, June 1, 2026.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 10:01 p.m., and the regular session reconvened.

A motion was made by Council Member Robinson, seconded by Council Member Dent, to approved the ordinance amendment 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.i. Consider a request to amend the City Code Title 11 Building Code Regulations Section 11-1-10 Appeals of the decisions of the building official, et al.

Adam Fletcher, director of Community Development, presented an ordinance amendment related to appeals of the decisions of building officials. He reviewed the amendments.

He stated staff recommended approval of the amendments.

Discussion took place regarding the Board of Zoning Appeals, the process of appeals, and adding language to the ordinance regarding refund of fee if appeals is won.

At 9:54 p.m., Mayor Reed closed the regular session and called the ninth public hearing to order. A notice appeared in the Daily News-Record on Wednesday, May 27, 2026 and Monday, June 1, 2026.

Panayotis "Poti" Giannakouros, stated this fee makes no sense to him and explained why.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 9:54 p.m., and the regular session reconvened.

Further discussion took place regarding reducing the fee.

A motion was made by Council Member Robinson, seconded by Council Member Dent, to approve the ordinance amendment with additional language regarding fee refund and fee reduction to \$150.00. 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. Regular Items

8. Supplementals

- 8.a.** Consider a supplemental appropriation in the amount of \$35,000 to the Police Department from state asset forfeiture funds.

removed from agenda

This Supplemental Appropriation was tabled.

- 8.b.** Consider a supplemental appropriation for the General Fund

Larry Propst, director of Finance, presented a supplemental appropriation for the Police Department.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, that the Supplemental Appropriation be approved 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

- 8.c.** Consider a supplemental appropriation for the General Fund and General Capital Projects Fund

Larry Propst, director of Finance, presented a supplemental appropriation for grants to several departments.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Dent, that the Supplemental Appropriation be approved 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

9. Reallocations

9.a. Consider a reallocation of funds in the General Capital Projects Fund

Larry Propst, director of Finance, presented a reallocation for the Kids Castle project from unused funds in the Sampson Park Sprayground project that is now completed.

A motion was made by Vice-Mayor Fleming, seconded by Council Member Robinson, that this Reallocation be approved 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

10. Other Matters

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

Panayotis "Poti" Giannakouros, spoke on upcoming deadline to file to run for office, early voting, and a candidate forum event on June 17th, 2026 at the Simms Center.

10.b. City Council and Staff

Council Member Alsaadun, stated he is attending an event in DC for refugee advocacy.

Council Member Dent, spoke on a brunch she attended hosted by Vine and Fig, upcoming Best Weekend Ever, upcoming World Refugee Day,

Council Member Robinson, spoke on recent meeting with JMU, she was the speaker at a conference, attendance to an upcoming Women in Municipal Government NLC conference, and upcoming candidate forum.

Vice Mayor Fleming, spoke on the recent NLC Board meeting.

Mayor Reed spoke on a recent Navigation Center Tour by Petersburg, upcoming Best Weekend Ever, upcoming attendance to a bill signing, and the upcoming United Methodist Church conference that will be held in the city.

13. Adjournment

At 10:24 p.m., there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK

MAYOR