



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft City Council

Tuesday, February 24, 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, Chief Matthew Tobia 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 Governmental Purchasing Month March, 2026

Vice Mayor Fleming presented the proclamation recognizing March 2026 as Governmental Purchasing Month to Nicole Robinson, procurement specialist senior, and Shane Smith, procurement manager, Purchasing Department, City of Harrisonburg.

Mrs. Robinson thanked Council for their recognition.

This Proclamation was read into the record.

4.b. Proclamation recognizing March 8, 2026, as International Women's Day

Mayor Reed presented a proclamation recognizing March 8, 2026, as International Women's Day to several committee members.

Council Member Robinson stated the committee is happy to finally get this proclamation in the city, it has been long and hard work over the past ten years to fight for equity for women in all aspects of life.

This Proclamation was amended.

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 Vice Mayor Fleming, to approve the Consent Agenda 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

5.a. Minutes from the February 10, 2026 City Council meeting

These minutes were approved on the Consent Agenda

5.b. Consider amending and re-enacting Section 2-3-23 - General Order of Business, of the Code of Ordinances, City of Harrisonburg, Virginia

This ordinance amendment was approved on second reading

5.c. Consider amending and re-enacting Section 2-2-6 - Special Meetings, of the Code of Ordinances, City of Harrisonburg, Virginia

This ordinance amendment was approved on second reading

6. Public Hearings

6.a. Consider a request from Craig D. And Sue W. Smith for a special use permit at 660 Walnut Lane

Adam Fletcher, director of Community Development, presented a request for a special use permit for property located at 660 Walnut Lane. He reviewed the surrounding zoning designations, the history of the property, and the parking requirements.

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

At 7:18pm Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Wednesday, February 11, 2026, and Wednesday, February 18, 2026.

Weston Bayes and Erin Bishop, Matchbox Realty, property manager of property, stated their desire is to bring the property back to something that is safe and sustainable. He reviewed the history of the property.

Vice Mayor Fleming asked about a time frame for this project. Mr. Bayes stated the goal would be by summer of 2027.

Discussion took place regarding the property specifics, the previous condition of the property, remodeling required, number of bedrooms, and anticipated market.

At 7:27 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 the Special Use Permit 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

6.b. Consider a request from Todd B. Stone to rezone a portion of 2600 and 2580 South Main Street

Adam Fletcher, director of Community Development, presented a request to rezone a portion of 2580 and 2600 S. Main Street from M-1 to R-3C. He reviewed the surrounding zoning designations and future uses, the purpose of the request, the proffers offered, and some remaining non-conformities.

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

At 7:44 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, February 11, 2026, and Wednesday, February 18, 2026.

Todd and Alex Stone, applicant, discussed the history of the property and the desired changes they would like to make to the property.

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, that this Rezoning 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.c. Consider the FY2026-2027 through 2030-2031 Capital Improvement Program

Adam Fletcher, director of Community Development, presented the Capital Improvement Program (CIP) FY 2026/27 through 2030/31. He reviewed what the CIP is and its purpose, total CIP requested by fund, total CIP requested by department,

and the CIP yearly requested totals.

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

Discussion took place on how Council and staff use the CIP for future planning of needs versus wants and searching for grants for many of them.

At 8:09 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, February 11, 2026, and Wednesday, February 18, 2026.

There being no one desiring to be heard, Mayor Reed closed the public hearing at 8:10 p.m., and the regular session reconvened.

A motion was made by Council Member Alsaadun, seconded by Council Member Robinson, that the CIP 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

6.d. Consider a request from Jason Burch for a special use permit at 380 Sunrise Avenue

Adam Fletcher, director of Community Development, presented a request for a special use permit for property located at 380 Sunrise Ave. for a reduced setback. He reviewed the surrounding area zoning designations, long term planning for the area, the property, the requirements for the applications anticipated modifications to the property, and the applicant's submitted conditions.

At 8:15 pm Mayor Reed closed the regular session and called the fourth public hearing to order. A notice appeared in the Daily News-Record on Wednesday, February 11, 2026, and Wednesday, February 18, 2026.

Jason Birch, applicant, stated he was available if Council had any questions.

At 8:16 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 this Special Use Permit with stated conditions 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

7. Regular Items

7.a. Proposed Amendments to Ordinance Section 15-2-24- Fowl, Chickens and Other Domestic Birds

Adam Fletcher, director of Community Development, presented ordinance amendments related to permit requirements for chickens. He reviewed the amendments requested.

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

Discussion took place on the proposed amendments and the reduction in penalties.

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

7.b. Consider enacting an Ordinance Temporarily Changing Certain Voting Precincts

Chris Brown, city attorney, stated due to the potential Special Election on April 12, 2026, polling areas at three of the area schools cannot be used due to scheduling. Mr. Finks, registrar, has located alternative sites, and a temporary ordinance is required to make these changes.

Mark Finks, registrar, reviewed the alternate locations and the requirements for notifying the public.

A motion was made by Council Member Robinson, seconded by Council Member Dent, that this temporary Ordinance 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. Other Matters

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

Tom Domonoske, 461 Lee Ave., thanked Council for sending out their concerns

about ICE activity to their state representatives. He spoke on his gratitude that he lives in the city because the city works. He spoke about difficult times in our nation and in the world.

8.b. City Council and Staff

Vice Mayor Fleming, spoke on the recent Harrisonburg Fire Department Awards banquet; recent Virginia Municipal League (VML) Legislative Day; and National League of Cities (NLC) Southern Cities Economic Initiative meeting in Alabama;

Council Member Robinson spoke on meeting with Harrisonburg Downtown Renaissance (HDR) on the historical markers to be placed throughout the City; upcoming Community Connectors meeting; International Women's Day march on Saturday March 7, 2026 beginning at City Hall at 10:30am; and the recent open house on the Mason Street project;

Council Member Dent spoke on upcoming Virginia 250 events

Mayor Reed spoke on her visit with Kiester Elementary School Kindergarten class; recent visit with Boys and Girl Scout troops; tour of new child care center at Park View; upcoming Black History Month events; congratulated Vice Mayor Fleming for his board appointment to NLC; upcoming speaking engagement at the NLC Congressional City Conference; congratulated Dr. Johnson, first black graduate of Madison College was honored with the Strong Men Strong Women award.

Ande Banks, city manager, stated many months ago an opportunity presented itself related to the future renovation of Fire Station 4, city has signed a contract for the undeveloped lot at the corner of Community Street and E. Gay Street, which will allow expansion of Station 4.

9. Closed Session

- 9.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 disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

At 8:53 p.m., a motion was made by Council Member Robinson, 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: Subsection 5 for the discussion of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy 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

10. Adjournment

At 9:24 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 9:24 p.m., there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK

MAYOR