



City of Manassas, Virginia
City Council Meeting

ACTION AGENDA
December 10, 2018

ROLL CALL: 5:30 P.M.

Call to Order

Roll Call

Invocation and Pledge of Allegiance

Community and Staff Presentations

Presentation of 2018 Greater Manassas Christmas Parade Awards

Mayor Parrish, Council Member Elston, Mark Olsen, Santa Claus, and Mrs. Claus presented the 2018 Christmas Parade Awards to organizations and members of the community who participated in the parade.

Council Time

Vice Mayor Bass congratulated the 2018 Greater Manassas Christmas Parade award winners. Vice Mayor Bass thanked the Parks, Recreation and Culture department for hosting a luncheon on Monday, December 10 and inviting members of the Old Town Business Association. Vice Mayor Bass reported that she attended the Prince William Chamber of Commerce Economic Development meeting to see Micron present on their expansion. Vice Mayor Bass informed the community that on December 3 the City Council held a work session to discuss school funding and on December 4 held a Legislative Breakfast with Senator McPike and Delegate Carter.

Council Member Wolfe reminded the community that the Nutcracker is being performed by the Manassas Ballet at the Hylton Performing Arts Center.

Council Member Lovejoy wished everyone a Merry Christmas.

Council Member Elston wished all the college students good luck on their finals. Council Member Elston encouraged citizens to visit the Center for the Arts, Manassas Museum, and the Historic Downtown area for holiday shopping. Council Member Elston wished everyone a Happy Holidays.

Council Member Sebesky reported that she attended a meeting with OmniRide and Northern Virginia Transportation Commission to discuss legislative priorities specific to transportation. Council Member Sebesky thanked Council Member Aveni and Vice Mayor Bass for their service to the City of Manassas.

Mayor Time

Mayor Parrish informed the community that the Winter Wonderland Train Show will be set up from Wednesday, December 12 to Sunday December 16 at the Center for the Arts.

Mayor Parrish commented that an environmental assessment was conducted for Route 28 and efforts for improvements to Route 28 are being made.

Mayor Parrish wished everyone a Merry Christmas, Happy Hanukkah, and Happy Holidays.

Staff Reports

Mr. Pate reminded the community there will be no trash collection on Christmas Day or New Year's Day.

Mr. Pate reported that there will be a white van traveling the streets looking at and measuring the condition of the pavement in the City.

Mr. Pate informed the community that the City is upgrading the street lights to LED lights with 700 lights to be replaced each year and it will be a four year process to replace all the lights.

Mr. Pate commented that the Treasurer's office was recently at the VRE station selling the 2019 commuter parking pass.

1. Consent Agenda

- 1.1 City Council Minutes: November 14, 2018, November 19, 2018, November 26, 2018, November 29, 2018, December 3, 2018 and December 4, 2018**
- 1.2 Erosion Control Bond Release:
Grace United Methodist Church, Storage Barn. Site Plan - SP#17-49**
- 1.3 Erosion Control Bond Replacement:
Martinez - 9527 McKinley Ave. Lot Grading Plan - SP#17-22**
- 1.4 Erosion Control Bond Replacement:
Micron, Blue Ridge. Site Plan - SP#2019-0008**

- 1.5 Erosion Control Bond Release:
Micron, Gas Yard Trailer. Minor Site Plan - SP#18-08
- 1.6 Resolution #R-2019-27: Honoring Council Member Marc T. Aveni for His Service to the City of Manassas
- 1.7 Resolution #R-2019-28: Honoring Vice Mayor Sheryl L. Bass for Her Service to the City of Manassas
- 1.8 Resolution #R-2019-29: Application for FY 2025 Congestion Mitigation and Air Quality Improvement/Regional Surface Transportation Program (CMAQ/RSTP)
- 1.9 Ordinance #O-2019-08: An Ordinance to Amend and Reenact the Code of Ordinances, City of Manassas, Virginia (2002), as Amended, by Amending Section 114-75 of Article III (Local Vehicle License) of Chapter 114 (Traffic and Vehicles) Related to the Local Vehicle License Fee (Second Reading)
- 1.10 Ordinance #O-2019-09: An Ordinance to Amend and Reenact the Code of Ordinances, City of Manassas, Virginia (2002), as Amended, by Amending Section 102-7 of Article I of Chapter 102 (Streets, Sidewalks and Other Public Places) and Section 114-631 of Article X of Chapter 113 (Traffic and Vehicles), Related to the Removal of Snow and Ice from Sidewalks and the Designation of Additional Streets and Snow Emergency Routes (Second Reading)
- 1.11 Ordinance #O-2019-10: An Ordinance to Amend and Reenact the Code of Ordinances, City of Manassas, Virginia (2002), as Amended, by Amending Section 2-51 of Article II of Chapter 2 (Administration), Related to the Appointment of City Council Members to Boards, Commissions and Agencies (Second Reading)

COUNCIL ACTION: Approved Consent Agenda Items 1.1 – 1.11. (6/0)

2. Ordinances and Resolutions

- 2.1 Resolution #R-2019-11: Joint Resolution By and Between the City Council of the City of Manassas and the School Board of the City of Manassas Approving the Joint Budget Agreement

Mr. Pate stated the City Council and Joint Finance Committee met several times over the previous several months to discuss the current funding agreement for the schools. At the December 3 work session, a majority of the City Council supported the resolution as it is written in the packet.

Sanford Williams, Chairman of the Manassas City Public School Board, Dr. Kevin Newman, Superintendent of the Manassas City Public Schools, Tim Demeria, Manassas City Public Schools Board Member, and Andy Hawkins, Executive Director of Finance & Operations at Manassas City Public Schools, spoke in opposition to the resolution and the negative impacts it could have on the schools.

Council Member Elston, Council Member Sebesky, Council Member Wolfe offered their comments on the current proposed resolution.

COUNCIL ACTION: A motion was made and seconded to approve Resolution #R-2019-11; however, the motion **FAILED** on a vote of **2/4**.

AYES – Bass and Elston

NAYS – Aveni, Lovejoy, Sebesky, and Wolfe

3. **New Business**

3.1 Finance Department Annual Report and Presentation of the Comprehensive Annual Financial Report (CAFR) and Auditor’s Findings for the Fiscal Year Ended June 30, 2018

Diane V. Bergeron, Finance and Administration Director, provided to the City Council the department’s annual report and highlighted achievements of the previous year.

Following her report, Ms. Bergeron introduced Matthew S. Heatwole, CPA Senior Manager, with Brown Edwards & Co., LLP. Mr. Heatwole reviewed the CAFR and presented the auditor’s findings with the City Council, noting there were no significant issues.

3.2 Annual Report: Beautification Committee

Mark Olsen, Chair of the Beautification Committee, reported on the many activities of the Beautification Committee.

3.3 Annual Report: Citizens Advisory Committee on Solid Waste

Catherine Lemmon, Chair of the Citizens Advisory Committee on Solid Waste, provided City Council with an overview and highlights from 2018 for the Citizens Advisory Committee on Solid Waste.

4. **Public Hearings**

**4.1 Public Hearing: REZ #2019-01 and REZ #2019-02, Ovidio Baten and Gillian Penn
Proffer Amendments
10564 Redoubt Road and 10562 Redoubt Road**

Matthew Arcieri, Planning and Zoning Manager, stated that City Council is considering a proffer amendment to REZ #1997-05 to repeal the existing proffers, remove existing use restrictions from the 1997 zoning ordinance, and allow use of the property under the current I-2 zoning. Mr. Arcieri indicated that the Airport Overlay District, Avigation Easement, and restrictions will still be in place even with the rezoning. The staff and Planning Commission recommended approval of REZ #2019-01 and REZ #2019-02 as conditioned.

Jillian Penn, representing herself and Mr. Baten as the applicants, stated she appreciates the City Council considering the rezoning of the properties.

Mayor Parrish opened the public hearing and invited anyone wishing to speak in favor of or in opposition to the rezoning requests to come forward and address the City Council.

There were no speakers in favor of or in opposition to the rezoning requests.

COUNCIL ACTION: The Public Hearing was held open and continued to January 14, 2019 at 5:30 p.m. (6/0)

**4.2 Public Hearing: SUP #2019-03, Wellington Station Meineke
10024 Wellington Road**

Matthew Arcieri, Planning and Zoning Manager, stated that City Council is considering a special use permit request from Meineke for the property located at 10024 Wellington Road. Mr. Arcieri stated that the request is to conduct limited motor vehicle repair, minor, which includes routine automobile maintenance in the property location. Mr. Arcieri stated that the closets residential units to the proposed Meineke are The Villages at Wellington and The Gatherings at Wellington. Mr. Arcieri commented that the Meineke would add six repair-bay doors to the side of the shopping center wall. Mr. Arcieri explained the special use permit conditions include plan improvements, performance standards, exterior lighting, climate controlled building, limited hours of operation, trash pickup and deliveries, and indoor storage of tires and hazardous materials. The staff and Planning Commission recommended approval of SUP #2019-03, as conditioned.

Council Member Elston asked who would enforce the conditions of the special use permit and requested information on community outreach efforts in the neighborhood. Mr. Arcieri stated that Code Enforcement would handle any violations; City Council could always revoke the special use permit if the conditions are not met, and stated that the applicant will speak to community outreach efforts.

Mayor Parrish asked about the storage of old used parts or vehicles. Mr. Arcieri stated that nothing is allowed to be stored outside the facility.

Council Member Aveni had a question in regards to the square footage of the space and asked how long the space has been vacant.

Jonelle Cameron, Walsh, Colucci, Lubeley & Walsh, P.C, representing the applicant, presented the proposed project to City Council.

Council Member Wolfe had a question about the HVAC odor suppression system mounting position and the installation of the trees.

Ms. Cameron indicated that the HVAC odor suppression system will be roof mounted and stated that the applicant was concerned it would be difficult to locate taller trees, which would delay the opening.

Council Member Sebesky had various questions in regards to vehicles delivering goods to the facility, the storage of gas, oil, and other fluids, and the process for detecting exhaust leaks.

The real estate manager for Meineke stated that most of the tests can be done with the vehicle off because of the chips that are now installed in the vehicles and stated that the hazardous materials are stored in sealed containers, which has reduced the risk of contamination, leakage, or dangerous conditions significantly.

Council Member Elston asked the applicant about their efforts to work with the community, specifically the adjacent neighbors. Ms. Cameron indicated that the applicants attended an HOA meeting of The Gatherings at Wellington on May 9 and held a meeting in the actual space for The Gatherings at Wellington residents and The Villages at Wellington residents.

Council Member Aveni asked how long the building space has been vacant. Robert Lucas, representative from Rappaport, indicated the building has been vacant for six or seven years.

Council Member Sebesky asked about the community outreach after the Planning Commission meeting. Ms. Cameron indicated that the applicant offered to meet with residents, but there was no additional community outreach conducted after the Planning Commission meeting in November.

Vice Mayor Bass commented that the vote from Planning Commission was not unanimous, but was a 4 to 2 vote to recommend approval.

Mayor Parrish opened the public hearing and invited anyone wishing to speak in favor of or in opposition to the special use permit to come forward and address the City Council.

The following citizens spoke in opposition to the special use permit:

- *Denise Harrover, City of Manassas*
- *Val Kehl, City of Manassas*
- *Joel Heller, City of Manassas*
- *Pat Martin, City of Manassas*
- *Joe Phoenix, City of Manassas*
- *Donna Green, City of Manassas*
- *Joel Martin, City of Manassas*
- *Charles Keen, City of Manassas*

COUNCIL ACTION: The Public Hearing was held open and continued to January 14, 2019 at 5:30 p.m. (6/0)

**4.3 Public Hearing: REZ #2018-01, Jefferson Square
9413, 9415, and 9501 Prince William Street; 9601, 9603, 9605, 9605A, 9609, 9611,
9613, 9651, 9653, 9655, and 9657 Jefferson Street**

Kelly Davis, Senior Planner, stated that City Council is considering a rezoning to B-3.5 with proffers to allow up to 89 townhouses and 20 single-family detached units at the intersection of Jefferson Street and Prince William Street. Ms. Davis stated that the current property is a heavily wooded site with two homes located on the property. Ms. Davis commented that Prince William Street is industrial on the north side and residential on the south side. Ms. Davis stated that the proffers require the 20 single-family detached homes to be a minimum of 2,500 square feet and the 89 townhomes to be a minimum of 1,800 square feet. Ms. Davis reviewed the numerous elevations which are available to the townhomes and single-family homes, the transportation analysis, and school impacts. The staff and Planning Commission recommended approval of REZ #2018-01, as conditioned.

Mayor Parrish commented on the elevations of the townhomes and asked if they will look as they appear with the same materials. Ms. Davis stated that the proffers

require substantial conformance and the elevations will be either brick or stone with hearty plank siding.

Austin Haynes, Senior Vice President of Holladay Properties, presented the impact analysis and discussed additional amenities offered by the development.

Council Member Sebesky stated that she liked the transition from the apartments to townhomes to single-family homes and commented that she would recommend an increase in width of the townhomes.

Mayor Parrish opened the public hearing and invited anyone wishing to speak in favor of or in opposition to the rezoning to come forward and address the City Council.

Greg Tsukalas, resident of the City of Manassas, spoke to the conditional support for the project and provided a written request for additional considerations to City Council and staff.

Ryan Keifer, resident of the City of Manassas, spoke in support of the project and the project will fix the storm water issue for many residents on School Street, but no parking to be allowed on Jefferson Street.

David Snyder, resident of the City of Manassas, stated he did not have a concern about the development, but voiced concerns on the Prince William Street traffic.

Nina Gribov, resident of the City of Manassas, voiced her concern on the sewer capacity.

Tanga Charles, resident of the City of Manassas, voiced her concern for the traffic in the neighborhood and would like uniform lighting in the development.

Mary Majorcorth, resident of the City of Manassas, objects to the development because of the density and traffic concerns.

Linda Griffin, resident of the City of Manassas, voiced her support for the project, which will enhance the community, but is concerned about the traffic.

Sean Connor, resident of the City of Manassas, supported the project and the efforts to improve Prince William Street.

5. **Awards, Acknowledgments and Presentations - 7:15 p.m.**

5.1 Presentation: Resolution #R-2019-27: Honoring Council Member Marc T. Aveni for His Service to the City of Manassas

Mayor Parrish presented to Council Member Aveni a resolution honoring him for his service to the City of Manassas.

5.2 Presentation: Resolution #R-2019-28: Honoring Vice Mayor Sheryl L. Bass for Her Service to the City of Manassas

Mayor Parrish presented to Vice Mayor Bass a resolution honoring her for her service to the City of Manassas.

6. **Citizens' Time**

**6.1 Brett A. Callahan 5 Minutes
Virginia Women's Attorney Association, Prince William Chapter**

Brett A. Callahan, Past President of the Virginia Women's Attorney Association, Prince William Chapter presented to Vice Mayor Sheryl L. Bass the 2018 Justitia Award.

Greg Tsukalas, resident of the City of Manassas, spoke to his concerns regarding the recent time change for public hearings and requested that public hearing be scheduled for 7:00 p.m. or 7:30 p.m. and/or schedule citizen comment for public hearings on a different evening.

Linda Decker, thanked the City Council for their twenty-eight years of support for the Flory Small Business Center.

Helen Sorto, resident of the City of Manassas, thanked Council Member Aveni and Vice Mayor Bass for their service to the community.

Jason Kamprowski, resident of the City of Manassas, thanked Council Member Aveni for his service to the community.

Nancy Hersch Ingram, resident of the City of Manassas, thanked the City for the beautiful Christmas lights and for purchasing Annaburg Manor.

7. **Authorize a Closed Meeting**

7.1 **Authorization of a Closed Meeting**

Virginia Code Section 2.2-3711 A (3) :

1. Acquisition of Real Property for Public Park Purposes

COUNCIL ACTION: Authorized a Closed Meeting. (10:01 p.m.) (6/0)

8. **Certify the Closed Meeting**

8.1 **Certification of the Closed Meeting**

COUNCIL ACTION: Certified the Closed Meeting. (10:30 p.m.) (6/0)

Adjourned: 10:31 p.m.