



City of Manassas, Virginia City Council Meeting

ACTION AGENDA
January 14, 2019

ROLL CALL: 5:30 P.M.

Call to Order

Roll Call

Invocation and Pledge of Allegiance

Council Time

Vice Mayor Elston thanked the Prince William Chamber of Commerce for hosting the Future of the Region event on January 8. Vice Mayor Elston reported that he attended the Greater Manassas Volunteer Rescue Squad Installation of Officers and Awards Banquet on January 12. Vice Mayor Elston thanked the Manassas City Public Schools for extending meal credits for the families affected by government shutdown.

Council Member Wolfe thanked the Greater Manassas Volunteer Rescue Squad for all they do for the community and the City staff for the efficient snow removal during the recent winter storm.

Council Member Sebesky stated that she attended the Greater Manassas Volunteer Rescue Squad Installation of Officers and Awards Banquet on January 12 and it was a wonderful event. Council Member Sebesky thanked the City staff for their excellent snow removal and reminded citizens to clear your sidewalks in order to keep pedestrians safe. Council Member Sebesky extended her sympathies to Prince William County Supervisor Ruth M. Anderson on the loss of her son. Council Member Sebesky reported that she attended the Virginia Municipal League newly elected training and finance forum with Council Members Davis-Younger and Ellis and they will attend Virginia Municipal League Legislative Day on January 24. Council Member Sebesky requested that the Equal Rights Amendment which was included in the Virginia Municipal League Legislative Program, be added to the January 28 City Council meeting agenda.

Council Member Davis-Younger thanked everyone who attended the swearing-in ceremony and organizational meeting January 2. Council Member Davis-Younger reported that she attended Senators McPike's business breakfast and Prince William County Legislative Delegation public forum. Council Member Davis-Younger informed the community about the wonderful Off the Wall exhibit at the Center for the Arts and the True Sons of Freedom exhibit

at the Manassas Museum. Council Member Davis-Younger stated that she attended the Parks and Recreation Committee meeting on January 9.

Council Member Ellis congratulated the Greater Manassas Volunteer Rescue Squad on their Installation and awards. Council Member Ellis reported that she attended the Council of Governments Human Service Policy Committee meeting on January 11. Council Member Ellis informed the community that the Inter-Service Club of Greater Manassas Volunteer of the Year Ceremony will be on January 17 honoring Col. Ulysses “Zerk” White.

Mayor Time

Mayor Parrish reported that he represented the City last week at the Future of the Region event hosted by the Prince William Chamber of Commerce and shared with Council and the community the “State of the City” video.

Mayor Parrish shared with Council the Northern Virginia Transportation Authority (NVTA) 2018 Annual Report, which includes a map of projects currently being funded by the NVTA.

Mayor Parrish informed the community that the City Council Retreat will be held on January 25 and January 26 to discuss the future of the City.

Staff Reports

Mr. Pate informed the community that the “State of the City” video will be posted to the City’s website on January 15.

Bryan Foster, Deputy City Manager, provided City Council with an updated on the Prince William Street project. Mr. Foster informed Council there was a Stop Work Order issued to the contractor primarily for safety concerns. Mr. Foster stated the contractor has until July, 2019 to finish the project.

Bryan Foster, Deputy City Manager, informed the Council and community that the staff has been working twelve hour shifts in order to complete the snow removal. Mr. Foster reminded the community that the City’s snow removal plan is posted on the City’s website.

Mr. Pate reminded citizens that per City Ordinance citizens have 48-hours to clear the snow from their sidewalks if the snow accumulation is greater than 6-inches and 24-hours if the snow accumulation is less than 6-inches.

Mr. Pate reported that Norfolk Southern will be closing three railroad crossings this week at Ashton Avenue and Wellington Road, Godwin Drive and Wellington Road, and on Cockrell Road; the closing will be for approximately two hours.

Mr. Pate informed citizens there will be no yard waste pick up this week and citizens they can drop their old electronics at Potomac eCycle at 7917 Wellingford Drive, Manassas on January 19.

Mr. Pate discussed the Virginia Municipal League's Legislative Day and the various topics being discussed in this year's Legislative Session.

Mr. Pate informed the community that the deadline for the Banner Art Competition is Friday, January 18 and to contact Historic Manassas, Inc. for additional information.

Mr. Pate thanked the City staff for their hard work to clear the snow from the streets in a timely manner.

1. **Consent Agenda**

1.1 **City Council Minutes: December 10, 2018, December 12, 2018, and January 2, 2019**

1.2 **Resolution #R-2019-39: Accepting the Results of the Annual Election of Officers of the Greater Manassas Volunteer Rescue Squad**

1.3 **Resolution #R-2019-40: Appointments from the Greater Manassas Volunteer Rescue Squad to the Fire and Rescue Committee**

COUNCIL ACTION: Approved Consent Agenda Items 1.1 – 1.3. (6/0)

2. **Ordinances and Resolutions**

2.1 **Resolution #R-2019-36: A Resolution Approving a Second Amendatory Agreement Between the City of Manassas and Virginia Electric and Power Company for the Provision of Electric Utility Service to Micron Technology**

Tony Dawood, Utilities Director, stated that the Resolution approves the Second Amendatory Agreement with Dominion Energy to provide electric service to Micron Technology. Mr. Dawood explained that the current amended agreement expires in 2024, with an option for the City to allow the Agreement to continue to 2028. Mr. Dawood stated that the Second Amendatory Agreement would extend to 2028 or to 2032 if Dominion's franchise to operate in the City, which is scheduled to expire in 2028, is renewed by the City.

COUNCIL ACTION: Approved Resolution #R-2019-36. (6/0)

2.2 Resolution 2019-08-R: Amending the Fiscal Year 2019 Budget by Budgeting and Appropriating \$1,300,000 of Land Sale Proceeds in the Gateway Capital Projects Fund for the Purchase and Stabilization of Annaburg Manor and the Surrounding Park Property

W. Patrick Pate, City Manager, stated that the City is negotiating with Novant Health for the Purchase of Annaburg Manor to be used as a Public Park. Mr. Pate advised the Council that the structure will need improvements such as a new roof, gable work, and other issues to stabilize the home.

Mr. Wolfe commented that the monies being used to purchase and make improvements to the property are from one-time capital funds.

COUNCIL ACTION: Approved Resolution 2019-08-R. (6/0)

3. New Business

3.1 Update: Community Development Department Annual Report

Elizabeth S. Via-Gossman, Community Development Director, provided the City Council with a departmental update on Community Development and Parks, Culture and Recreation.

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

4.1 Presentation by the Stonewall Park Swim Team

Lisa Tanis, President of the Board of Directors for the Stonewall Park Swim Team, and Members of the Stonewall Park Swim Team presented the Mayor and City Council Members with a team photo and thanked them for their continued support of the swimmers and families.

5. Citizens' Time – 7:30 p.m.

The following residents spoke in opposition to the Special Use Permit application for the Wellington Station Meineke:

- *Charles Keen, City of Manassas*
- *Concetta Bernier, City of Manassas*
- *Gerald J. Moore, City of Manassas*
- *Pat Martin, City of Manassas*

- *Malcolm Kirsop, City of Manassas*

Austin Haynes, Prince William County resident and City of Manassas business owner, offered his congratulations to the Stonewall Park Swim Team and thanked the Council for the support over the years to the Stonewall Park Swim Team.

6. **Public Hearings**

6.1 **SUP #2019-04: Navdeep Sandhu Sedation Dentistry 9420 Forestwood Lane, Unit #201**

Kelly Davis, Senior Planner, stated that City Council is considering a special use permit request from Navdeep Sandhu Sedation Dentistry, located at 9420 Forestwood Lane, Unit #201, for a limited medical care facility. Ms. Davis stated that there is already a medical care facility located in the building and this special use permit would permit sedation dentistry as part of a by-right medical office use. The Planning Commission and staff are recommending approval of SUP #2019-04 as conditioned.

Dr. Sandhu, representing himself as the applicant, stated the office would provide pediatric sedation dentistry to their patients. Dr. Sandhu informed the Council that there is only one pediatric dentistry office located in the City and the services they would offer are needed by the community.

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.

There were no speakers in favor of or in opposition to special use permit.

COUNCIL ACTION: Closed the Public Hearing. (7:43p.m.) (6/0)

6.2 **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 this is a continued public hearing from December 10, 2018. Mr. Arcieri 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.

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: Closed the Public Hearing. (7:45p.m.) (6/0)

**6.3 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 this is a continued public hearing from December 10, 2018. Ms. Davis stated that City Council is considering a rezoning to B-3.5 with proffers to allow up to 85 townhouses and 20 single-family detached units at the intersection of Jefferson Street and Prince William Street. Ms. Davis stated that the developer has submitted a revised Generalized Development Plan in response to the comments at the December 10 public hearing. Ms. Davis commented the most significant change is in the number and size of the townhomes, minor modifications to address site distance, and a minor change on the parking request via the site plan.

Council Member Wolfe requested the vote of Planning Commission and for staff to address the traffic concern. Ms. Davis stated the Planning Commission vote was five to one and the original proposal for the project did not trigger a traffic study by the City's standards.

Bryan Foster, Deputy City Manager, addressed the concerns about Prince William Street and the request for dedicated right-turn lane onto Wellington Road.

Council Member Sebesky asked additional questions in regards to the right-hand turn lane on Prince William Street and parking on Jefferson Street.

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.

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 and presented a presentation to Council.

Greg Tsukalas, resident of the City of Manassas, spoke to the concerns about parking, easements, traffic, and signage.

Alex Kosik, resident of the City of Manassas, voiced his concerns about parking, the Winter Trail Branch extension, and traffic.

Targia Charles, resident of the City of Manassas, stated she supported the development, but spoke to her concern for the traffic and parking concerns within the neighborhood.

Ryan Keifer, resident of the City of Manassas, stated his concerns about parking on Jefferson Street and supported a right-turn lane at Prince William Street onto Wellington Road.

Linda Griffin, resident of the City of Manassas, shared a letter from her neighbor, Sean Connor, stating his support for the project. Ms. Griffin stated her support for the project, but voiced her concerns on Prince William Street.

Austin Haynes, Senior Vice President of Holladay Properties, stated that if a traffic impact analysis was required for the development it would have been completed, the first homes for the development are still eighteen months away which allows Prince William Street improvements to be addressed. Mr. Haynes stated that the developer supports the concerns about parking on Jefferson Street and believes the City should look at reducing or eliminating parking on Jefferson Street. Mr. Haynes indicated the developer understands the concerns about the corner single family detached unit and concerns will be addressed during final site plan phase.

Mayor Parrish read the following citizen letter into the record:

Good morning,

I was not able to attend the public hearing on the proposed Jefferson Square project; however, I wanted to submit my formal response to this proposed project for the record. I live at 9523 McKinley Ave and I oppose this project completely. I have spoken with the developer and have remained opposed to this project given the likelihood there will be increased parking from Jefferson Square residents and renters along McKinley Ave and increased traffic on Prince William Street without proper traffic controls for residents located on Jefferson and McKinley Ave.

Separately, my property sits on land that was, in the past, designated for the Winters Branch trail extension and I vehemently oppose any trail extension (that may come about from the Jefferson Square project) on or near my property due to past and current instances of reported criminal activity and adolescent loitering. I have contacted the Manassas City police department various times on these matters to report instances of criminal activity and adolescent loitering. I am not sure why the

city has not physically blocked public access on the easement that parallels McKinley Ave as I continue to see loitering of individuals acting with suspicion. Please advise what, if any, actions are being taken by the city to cut off public access access to this easement from trespassers and loiters and any actions Manassas City police are taking to proactively patrol this area and prevent trespassing and loitering.

Thank you.

-Michael P. de la Fuente

George Ellis, resident of the City of Manassas, stated that there are no parking restrictions on Runaldue Road, which causes significant issues, and stated he supports the no parking request for Jefferson Street.

COUNCIL ACTION: Closed the Public Hearing. (8:27 p.m.) (6/0)

7. Action Following Public Hearings

- 7.1 Ordinance #O-2019-12: An Ordinance to Approve: REZ #2019-01, Ovidio Baten Proffer Amendment, 10564 Redoubt Road and REZ #2019-02, Gillian Penn Proffer Amendment, 10562 Redoubt Road**

COUNCIL ACTION: Approved Ordinance #O-2019-12 on first reading. (6/0)

- 7.2 Ordinance #O-2019-11: An Ordinance to Approve Rezoning #2018-01: Jefferson Square**

Council Member Wolfe requested staff to investigate a right-turn lane onto Wellington Road.

Council Member Sebesky voiced her appreciation for citizens providing their comments on the development and concerns on Prince William Street.

Vice Mayor Elston asked about a requirement to vote on the right-turn lane and to restrict parking on Jefferson Street.

Craig Brown, City Attorney, advised the vote tonight is to approve the Ordinance with proffers. Mr. Brown stated Prince William Street and the parking on Jefferson Street are separate issues and Council could direct the City Manager to research these issues.

Matthew Arcieri, Planning and Zoning Manager, clarified that the right-turn lane is a part of the Prince William Street, which is a separate project, and the development itself is not triggering the right-hand turn lane.

Mayor Parrish asked about the current condition of Jefferson Street parking.

COUNCIL ACTION: Approved Ordinance #O-2019-11 on first reading. (5/1)

AYES – Davis-Younger, Ellis, Lovejoy, Sebesky and Wolfe

NAYS – Elston

Adjourned: 8:51 p.m.