

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, April 23, 2015
City Hall, 2nd Fl, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Mark D. Wolfe, Chair
Councilmember Sheryl L. Bass
Councilmember Ian T. Lovejoy

MEMBERS ABSENT: None

STAFF PRESENT: W. Patrick Pate, City Manager
Patrick Small, Economic Development Manager
Matt Arcieri, Planning and Zoning Services Manager
Kelly Davis, Senior Planner
Tony Dawood, Acting Utilities Director
Patrick Moore, Assistant Public Works Director

GUESTS PRESENT: Vice-Mayor Way, Ray Beverage

CALL MEETING TO ORDER

The meeting was called to order at 5:30 pm. A quorum was established.

Adoption of Minutes of March 16, 2015

Councilmember Lovejoy, seconded by Councilmember Bass, motion to approve the minutes of March 26, 2015. **Motion Carried.**

Presentation by the Department of Public Works and Utilities Regarding Water and Sewer Availability Fees

Mr. Dawood updated the committee on the FY16 budget proposal to move away from a “fixture” method of calculating availability fees to a “meter size” for the fees. Meter size provides a much easier method of calculation and enhances the City’s customer service. The committee and staff discussed how the revised fee structure will be simpler to administer and for residents and the business community to understand.

Update on Mathis Avenue Sector Plan Implementation

Ms. Davis presented an overview of the adopted 2005 sector plan for Mathis Avenue, recommendations for the sector plan provided by the Urban Land Institute in 2010, and other steps that have been taken and will be studied to continue implementation of the sector plan recommendations. Ms. Bass asked for additional information on short-term actions the City

could take to implement the sector plan, and Mr. Pate and Mr. Small provided additional information on the need to have the necessary tools in place to take advantage of opportunities to develop and redevelop the area. Mr. Arcieri noted the ongoing zoning ordinance update process had already taken some steps to address outdated zoning regulations, and Ms. Davis noted that recommendations from her study could be incorporated into the next phase of the zoning update. Mr. Wolfe commented on the need to have a private sector partner in order to help achieve the goals of the sector plan.

Closed Session

Councilmember Lovejoy moved at 6:03 pm that the Land Use Committee of the City Council convene in closed session to discuss subjects in accordance with the amended Freedom of Information Act, Virginia Code Sec. 2.2-3711 Paragraph A (3) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property known as Manassas Gateway since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City and (5) concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City. Councilmember Wolfe Seconded. Included in the Closed Session were the Committee, City Manager, and Economic Development Director.

Roll Call	
Chairperson Wolfe	Y
Councilmember Bass	Y
Councilmember Lovejoy	Y

Councilmember Lovejoy moved at 6:31 pm that the Land Use Committee of the City Council certify that, in the closed session just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in closed session and 2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in the motion.

ADJOURNMENT

Chairman Wolfe **moved** to adjourn. **Seconded** by Councilmember Lovejoy. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 6:32 p.m.