

City Council Regular Meeting
Jennie Dean Elementary School Auditorium
9601 Prince William Street
Manassas, VA 20110
Monday, April 10, 2023

Call to Order - 5:30 p.m.
Roll Call
Invocation and Pledge of Allegiance

Community and Staff Presentations

Proclamation: Arbor Day and Month
(Staff: Scott Horan, Director of Public Works, and Dan Spoden, City Arborist)
Arbor Day Proclamation 2023

4/28 Winterset Park – All invited to public event at Winterset Park 10am
Theme: “Trees Bring Us Together”

Council Time

Ellis: 150th Bday Celebration Success & Thanks
Time Capsule exciting and will be opened in 50 years
Invited to Mayfield to talk to students as Master Gardener

Osina: 150th Bday Celebration Success & Thanks
Praised Omniride and the process to transport folks back and forth
GMBL Opening Day – Saturday, 4/15 at 9am – Open to the public
Thursday 6pm Candy Factory Event
4/20 6:30pm In Person RT 28 Bypass meeting at Manassas Park Community Ctr
Invited to be teachers aide at Round Elem this week

Wolfe: Nothing to report

Sebesky: 4/20 @ 6:30pm PW Transportation Dept holding Rt 28 / Godwin Bypass meeting at Manassas Park Community Ctr
4/24 City Council Meeting includes Public Hearing for the Budget – encourages resident participation.
150th Bday Celebration Success and Thanks

Luna Vasquez: 150th Success and Thanks
Attended 1st Friday – Cold but Great time had by all – Encourages all to attend
1st Wednesday One Million Cups Event – Encourages businesses to attend
4/24 City Council Mtg – Public Hearing on Budget – Encourages attendance – Directed residents to find the FY24 budget on the MCity website
HMI Mtg report – 150th
Museum construction update – still a ways to go til it's ready in the Fall City Hall construction update – currently no windows – still a long way to go.

Smith: 150th praise – great work by leadership and staff
Last meeting re: Social Services – Child Abuse Prevention – Pinwheels in town – praised the good work
Rt 28 – if 4/20 doesn't work for you there is another meeting on 4/19 at 6:30pm Centreville Elementary School. I encourage attendance and attendance to our meeting on the Budget.

Mayor Time

Davis Younger: Thanks for all the continued support and condolences for loss of husband. Appreciates the outpouring of love and thoughts and prayers going forward.

150th – We had never done an event like this – and all and all I think we did a good job.

I attended Coffee with a Cop last week. It was a great morning and more people should attend.

4/22 DEA Drug Take Back Event UVA Health PW Medical Center
10am – 2pm

4/19 Housing Choice Voucher program reminder

750 only available through lottery process – one day application deadline – 4/19 8:30am – 5pm only - Call Social Services 703.361.8277

4/26 Volunteer Reception @Hylton

A lot of people have asked about my Mayor on the Move Walk – May 6th every Sat through June at 8:30 unless it's raining – beginning at OHS, walk around downtown, and ending at Farmer's Market.

Establishing a Mayor's Youth Council for those students interested in government 2 of our leading businesses in the City – 6 OHS students

Application process - hand-selected by Mayor

Recommendations from former bosses, teachers, community members

Should represent each district in City

2024 / 2025 School Year Juniors/Seniors

Four will be assigned to 4 depts of the city

Two will be assigned to Micron or UVA Health

Will meet and perhaps oversee a project of their choice of how they can help the City.

Important to share and teach the next generation of leaders how government works

Build the bench

OTBA – Wednesday morning (Old Town Business Association)

Also helping in Anna's class.

Thursday meetings

4/19 – 4/21 African American Mayor's Conference – I will be at the VPs House and President is on the agenda but that is pending

Reminded us all of core values

Staff Reports

City Manager Patrick Pate:

Belated HBD to Manassas – April 2nd official Charter Date

150th Success and Thanks – Jennie Dean was the only place that could have held that event anywhere else in the City. The Boys and Girls Club were great hosts to help host a lot due to windy weather.

Fireworks did go off earlier than we would have liked but that was weather dependent. It would have been a little different if the weather had cooperated but even so it was a great show.

Thanked Omniride for their partnership for this event.

Thanked everyone who assisted with the event.

Friday 4/14 – City Service Awards (5 Year increments)
Years 2020 | 2021 | 2022 (First since pandemic)

Farmers Markets opened Thursday and Saturday

April 12 – Annaburg Archaeologist 12 – 1pm (bring your lunch)
Curator will be there to share the history as part of 150th celebration

Sign up for Text Messages – GOMANASSAS 888777 to receive updates from the City regarding upcoming events.

1. Consent Agenda

All matters listed under the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

SUGGESTED MOTION: "I move that the Consent Agenda be approved and the readings of the ordinances be dispensed." **Approved Unanimously**

SUGGESTED MOTION #2: "I move that Items # and # be removed from the Consent Agenda and be added as Items # and #, respectively, and that the remaining Consent Agenda items be approved as it now appears and the readings of the ordinances be dispensed."

1.1 Approval of Minutes: Regular Session Meeting of March 27, 2023, and Committee of the Whole Meeting of March 20, 2023, Town Hall Meeting of March 20, 2023, and Budget Work Session Meetings of March 15, March 22, and March 29, 2023.

(Staff: Lee Ann Henderson, City Clerk)

03-27-2023 Minutes

03-20-2023 Minutes (COTW)

03-20-2023 Minutes (Town Hall)

03-15-2023 Minutes (Budget Work Session)

03-22-2023 Minutes (Budget Work Session)

03-29-2023 Minutes (Joint Budget Work Session)

1.2 Proclamation: Arbor Day and Month

(Staff: Scott Horan, Director of Public Works, and Dan Spoden, City Arborist)

Arbor Day Proclamation 2023

2. Public Hearing

2.1 REZ #2022-0004, 8812 Wesley Avenue, Manassas Square

(Staff: Christian Samples, AICP, Senior Planner)

Agenda Statement - REZ 2022-0004 – 8812 Wesley Avenue, Manassas Square

Staff Report

Attachment 1. Proffer Statement

Attachment 2. General Development Plan

Attachment 3. Design Guidelines

Attachment 4. Public Comments

Attachment 5. Draft Planning Commission Minutes - March 1 2023 Public Hearing

Attachment 6. Planning Commission Resolution
Attachment 7. Draft Ordinance #O-2023-15
Attachment 8. City Council Presentation
Attachment 9. Architectural Review Board COA and Minutes

Christian Samples/City Staff Presentation:

Analysis:

Project meets downtown character area with exception of recommended density
12 units per acre (TH) 15 units per acre (Multifamily)
22.9 units per acre proposed, including existing units
Higher density requested in exchange for providing 12 affordable multifamily units (ADUs)
Affordable units preserved by proffer and targeted toward City employees initially

Open Space: 7.5% required by B 3.5 zoning standards | 9% provided in proposal

Historic Overlay District:

ARB approval has been granted for major site elements, including elevations, material, massing, and layout. (Gazebo, dog park to be approved later!)

Mobility: (Traffic Study NOT done)

TIA not required due to less than 100 peak AM/PM vehicle trips per day
40 am peak and 48 pm peak trip daily; 527 overall trips per day
126 parking spaces required (130 provided)

Proffers:

Housing / Affordability
Architectural / Engineering
Landscaping
Transportation / Parking
HOA
Onsite Amenities (not approved by ARB yet)
Parks Proffers: \$326 per new unit or \$11,736 total
Construction Activity
Utilities / Easements

Staff recs approval

Council Comment/Questions:

Smith: As an advocate for affordable housing, particular as it pertains to our workforce, I have questions and I know we are adding 36 units but when we walk away after this project is completed we will have lost 12 affordable units. In effect we are going down by 12. Just an observation.

2026 – tax credits end for affordable units (22 out of 24 units are currently ADUs)

Will the tax credits go away sooner before 2026 or does that statement make them wait to do anything?

Christian – they must be honored til 2026 and they have the option to renew.

I'm concerned about the process - Notifying current residents – ensuring proper notification process (current staff overseeing?) Residents are moving from affordable units to find affordable units.

Confirmed not all leases end at the same time but will not be renewed if the project approved

Sebesky: Along same line as Smith: 24 apartments under tax credit for low income; 2026 will not be to renew

As their lease expires – they will not have option of renewal

Christian recs discussing with the applicant the process

Great concern – less affordable houses not more

Pressed for greater understanding of income qualifications

I don't understand the staff recommendation for approval regarding density

(Christian Samples – We look at all components – one component is trying preserve existing housing like this. Applicant is proposing to preserve units. The plan as a whole – we recommended approval of higher density in exchange in exchange for those units)

Density is something discussed among many in the community and remains a concern.

So essentially you are waiving this requirement for the potential of some low income housing at this point? (CS – yes)

This current 24 apt complex that is coming to the end of its low income tax credit at 2026 could renew as it is right could renew and continue to operate as it stands right now without any zoning changes is that correct?

CS: That's my understanding of HUD.

Osina: If the Proffer had not been made – how many TH could be allowed under current zoning? (Christian Samples confirmed current zoning R5 – so “None” however!!! There is presently and approval of 10 units (TH) were approved in 1984 with NO EXP DATE so the owner could move forward with that by right – 15 more apts and 10 TH without proffers) So technically someone could do that.

Christian Samples: and 15 more apartments could be built under the current zoning.

What could be built under B3.5 zoning but no proffer for affordable housing / workforce housing – how many would be permitted?

CS: The council sets the density; if you were to use 12 units per acre as set in the comprehensive plan or 30 units ballpark

Wolfe: 24 Affordable Units – After 2026 could be zero – after the tax credits expire.

Part of the decision process --- is it **“Half a loaf or the risk of no loaf at the end of 2026. And that is the balancing act that I think the Council has to go through as we review this case.”**

Ellis: Garages – rear facing?

(Christian Samples: 1-4 front facing; other units are rear)

So the parking tabulation says we have enough parking - okay

Do we have any other properties in the City that are designated for our employees to have first choice like that?

CS: No

So this would be a first.

CS: Yes

We met with our School Board last week or two week's ago and they are finding it difficult to recruit teachers due to affordability. That's why I find this to be a good compromise to what we are trying to do here. We are going to repurpose a building that needs work.

When this expires, we aren't sure this would survive under someone else.

Discussed income qualifications 63K – 90K spread (1 person 63k / 4 person family 90K)

Luna: Loss of 12 units Great concern; especially regarding including garages in the parking count; A lot of people do not use their garage for parking

I believe that can come back to us as issues for the parking

It's nice to hear about City and School employees would have first choice but I don't see any information about the 45 days, what it means, or how they will get the information. I'm wondering how that will really work.

My biggest concern is going from 24 to 12 and whether they are going to be fixed and will they become more expensive. It's really concerning. I'm trying to have more spaces that are more affordable. I know we have a lot of work to do but it is one of the priorities.

I heard what Councilman Wolfe is saying – 24 can be zero

I think if we are going to approve something with big density; I'm really concerned

Applicant/Atty Comment:

Atty: Mike Vanderpool

I'll address concerns and then make my presentation

There are 24 units currently under limitation – low income tax credit/income restricted

The owner wants to sell and has been marketing at market rate w/o tax credits

Because there is some much vacant land there – I think it would be hard to maintain that additional units that are currently limited

You could end up w/ larger project at current rates

It is very difficult to make these projects work

My client looked at this saying they have experience with Affordable units in the area

He worked hard to find the maximum number

He started at 6 units and worked and worked – and got to 12 ADU and I don't have to tear down the building – I can preserve the older building

Organically occurring workforce units – not restricted as an ADU – as a practical matter will not garner same rents – Still an old building – upgraded units – and they will not pay same rent as they would at the Messenger Place.

The reality is not 12 – it's none if this not go through

Someone is saving 20% of total project as ADU and if you count workforce it's 40%

ADUs are not mandatory – they are under VA approach – they are in exchange for density.

I understand they have older appliances – the units have not had a lot of money put into them – and that is the problem with ADU – when you have capped rents, especially at the end of life, the landlord does not have great incentive.

AMI: 90K is the AMI for the family of 4. These are 1 and 2 bedroom apts may not be adequate for family of 4.

80% of 63K – 49K roughly for individual and in addition to earning no more than 80% AMI their limitation is the tenant or owner cannot spend more than 30% of their gross wages on housing. So developers hope to break even on those.

Economic – wages going up and inflation going up faster

Costs are outstripping your ability to increase rent

Takes someone who knows what they are doing.

If the project went to full R5 15 units per acre - 39 units

Existing proffer

Multifamily / more bldgs / there could be many more units

The existing parking and parking in the garage. – Understandable concerns

We have a proffer that states you cannot use a garage for any other purpose than parking an operable vehicle.

2 ways to enforce – zoning requirement so City can enforce and HOA enforcement

2 protections in place.

In addition Exceeding parking standards we are building 5 spaces on the street for public use.
(note by LF – exceeding only with forced use of garage parking)

ADUs would be handled by Social Services if/ which I think they are / willing to do so

Hopefully I addressed the questions and now I have my presentation

Mayor thanked Seaberg for being at meeting.

It's not a perfect case. Zoning is all about balance.

This is an important case – it sets the fulcrum.

The case is consistent with the comprehensive plan and intent of the City. And it provides the City unique opportunities.

Has approval from ARB

We are requesting the zoning be B3.5 to save 12 ADUs and 12 workforce units

One hour in to the meeting:

To my knowledge 4 firsts for the City:

1st to upgrade an existing ADU unit at 80% AMI

1st to provide workforce housing in the City (the missing middle)

1st to provide preferences – initial offerings to City and School employees

1st mixed income project in the City (wildly different incomes in the same area/side by side)

Because this in historic district the project needs to bear the extra cost of upgraded materials even though they are back to back – the windows still have to be authentic even though they are not visible – these things make it complicated to do these projects.

The project is ideally located and designed. “Classic transitional site” “Classic land use step down from office/institutional/commercial to residential.”

It's close to VRE and tends to reduce vehicle traffic

Build density close to mass transit

Close to Old Town people can walk to dinner

Amenities – tot lot, gazebo, dog park, and bbq area

We exceed city standards for parking, open space, and tree canopy - despite asking for higher density which is amazing.

We are consistent with the comprehensive plan and he read from it

Chapter 4 HOU 4.5.2 “encourage”

HOU 4.51

“infill” “redevelopment”

Quoting our plan

HOU 4.5.4 missing middle

HOU 4.5.5 facilitate (we have both)

HOU 4.5 “foster” another word for encourage a mix of starter, workforce,

Move up in the neighborhood

My client is doing what the City is asking for. I think this is what led staff to recommend approval. It's also why the Planning Committee voting unanimously. Truly mixed use. Low income, moderate rent (workforce – missing middle), Market rate starter THs (narrow), and Market Rate move up THs (larger).

Summary: 2 slides

Brings up PWC comprehensive plan for the City to consider adopting!!!!

Bullets as to why this project implements what the plan says we want.

Council Questions:

Sebesky: I'm looking for broad: What would the average rent be on the affordable housing units based on the numbers you have?

Vanderpool – asks client; he hasn't run those numbers. Doesn't have proforma with him.

They discussed the equation – dual requirement:

80% of 63K to qualify (first hurdle) (LFG math 50,400)

Sebesky: We have many Police, FF, and Teachers that don't make 63K so I'm confident that's not the problem.

Vanderpool: Ok. After that, the owner cannot charge more than 30% of the gross income for housing costs. That is the standard for Virginia. (and they could make less than the 63K and the 30% would be the max you could charge them) (LFG math $63K \times 30\% = 18,900 / 12 = 1575$? Is that the monthly rent?)

Pam will calculate on her own.

Will the builder be an owner or a manager. This builder is not the current owner. Property under contract subject to rezoning. If it's not rezoned it will go back on the market. And I have a number people that might be interested in it. They own and manager their projects and they have a number in the area. They might want to offer these ADUs for sale.

Any units (ADUs) sold would have follow the same equation under the proffer.

Preference to City and School employees to buy the units.

Pam: They would have to apply for the tax credits for this building. Tax credits go away 2026.

Vanderpool: They are not applying for the LIHTC (Low Income Housing Tax Credit) – Interest rates have changed.

When you have those credits you don't sell the units you sell a bond

12 workforce and 12 affordable almost impossible to do that deal.

The ideal is to have a mix -

Pam: You said they do have these type of units in other places so it's not unheard of and if they were doing 24 units instead of 12 it would make it more viable idea for LIHTC app/usage if they double current usage ...

Vanderpool: Might be easier but makes the project economically not feasible

Pam: Height restrictions since this neighborhood doesn't have 2 story homes

And backs to OHS Stadium

Will height restrictions be placed on the THs

Vanderpool: There are and was approved by ARB – I don't know what they are.

Pam: If the ARB says you met the height requirements
Current residents in the affordable units – how would they be notified and when?

Vanderpool: They have the right to stay until their lease is up.
This is a mobile area – there are a certain number of people who don't renew.
To others, we would have to say we need to update this unit and we need to get in. We are glad to add provision (more)

Pam: If we are saying that affordable units are going to City employees and no City employees live there, then all of them would have to relocate. If they are only given 30 or 60 days prior and have to find (more)

VP: Happy to talk to my client – He has to look at the current leases to see what the notice period is. It doesn't do him any good to wait.
Given the history with other ADUs they are sensitive

Osina: I'm beginning to get a sense that what Councilman Smith said at the beginning is true.
We currently 24 Affordable Housing Units and under the scenario there will be 12.

VP: There will be 12 ADU and 12 workforce units

Osina: So 24 ADUs?

VP: We need to be careful with our words

ADU: subject to strict caps

Workforce: not subject to caps but b/c of the age buildings you can ask for are way below market

Best way to say it there will be 24 below market units

(some substantial – all the way down to ADU, some above that but under Market)

Osina: It does sound like things are still changing here.
The reason for the increased density is the proffer for the 12 workforce housing affordable units.
Correct?

VP: Not from our perspective – references PWC

Osina: After public hearing – could you put this together?

I have the median incomes – one person 63K

If you had a City Employee one with starting salary of 53K will they be in 80, 50, or 30% formula using their income classification and what their income be. So there could be possibly 12 different monthly rents? What happens when they renew with increased income, but they still fit the category, does their rent change again?

VP: Their rent does change again. And my client has had situations where someone get a large raise and prices themselves out of the ADU category. Even if that happens midstream, they have a binding lease and the get to stay for their entire lease term. The goal is they do graduate out of that. But I'll be happy to do that and share with the rest of the Council.

Osina: So explain to me what happens if this goes through – what happens to the current residents in the current apt building if they choose to renew. Nothing happens or their rent could go up?

VP: As I understand, and I'm not an expert on LIHTC, qualification and rent depends on salary at time of renewal and AMI number set annually by HUD. (more)
You are not locked in for life at that number.

Osina: Okay – useful to hear. I spoke to residents in the area on Friday. They were concerned about Noise – Construction noise / addressed in Proffer Discussed limited 7am - 6pm M-F / 9am – 5pm Sat But then noise generating activity Construction schedule prepared by applicant and approved by City

VP: I think that language comes from your noise ordinance. Yes, concrete truck has load and needs extension due to stuck in traffic. City could say no.

Osina: I can see why residents would be concerned about these variations.

VP: Emergency / unusual activity

Osina: You said this project exceeds the parking – by how many

VP: I think 4 more than required and 5 on the street so 9

Osina: And the parking is assuming 2 cars per TH

VP: I don't know the standard in the City

Audience/Staff: 2.5

Osina: 2.5 again, observation only, the place I've lived for the last 23 years 2.5 aint gonna – certainly reasonable there, but they may cause some problems. I can understand why the residents are concerned about overflow parking.

Provision about the garage:

VP: The City sets the standard and tells the developer what they have to provide and historically the City has provided waivers to those close VRE ... I think Van Metre – has lower parking but I may be wrong (LFG ... Umm no)

Osina: Understand but nothing saying you couldn't on your own exceed those standards. City sets but you can always do better

Lastly, the garages single or double garages have to be used strictly for a vehicle – HOA enforcement b/c City cannot come in on it's own to inspect HOA requirement

VP: I think the way it works is if you have a neighbor and your neighbor is violating the proffer you can pick up the phone and file a zoning complaint and the city can bring a zoning enforcement complaint against that neighbor since it's a proffer

Osina: I have concerns about location especially backing up to the bleachers and the athletic fields – difficult cornersharing some of doubts about viability

Ellis: LIHTC – What is the – it expires 2026

VP: End of 2026

Ellis: Term? 15 years?

One hour 45 mins ish

Applicant: I think you might be talking about the EUA (extended use agreement) and under that it expires 12/31/2026. I want to clarify the current LIHTC max income is 60%

for 22 of the existing 24 units are restricted to 60% AMI. The other 2 are non income restricted to the current EUA.

Ellis: To renew tax credits – there are criteria the owner of the building must meet

VP: I'm sure – and I'm sure limited number of tax credits. I'm not an expert.
You can apply – no guarantee

Ellis: That unit for someone to move in it has to be in good shape.
I wonder if the developer has looked into the cost ...
I was wondering if he was rehabbing so he could get the tax credits

Applicant: I can assure you with 100% certainty, we will not be applying for any low income tax credits once they expire. There is not enough income / cost for us to get credits for those 24 units. We have ADUs throughout MD and VA, I don't know how many. Each county is different and we built those as part of our existing projects - We do not do LIHTC – We have well over 500 in DC metro area and not one is LIHTC. We won't be doing it.

Ellis: I'm trying to say if this does not go through, this building as it sits might not qualify for tax credits.

Applicant: Tax credits have already been taken. Now under 15 year EUA – no more tax credits have been granted.

Public Comment:

Sally McDonald ? McDonnell?: Garden Street

Does not fit the current neighborhood

Small ranch homes

Proposed project would have HOA – surrounding neighborhoods do not have and do not want

Property values? 400K TH next to 400K SFH will raise our property values which raises our taxes

Parents live there and they are on a fixed income – cannot afford increase

Gazebo is not greenspace – HOA will control who goes there

Dog park – tot lot – how much of the area will go to those items

Concessions – put more property there than someone else Affordable Dwelling Units – why should they get concessions

Parking spaces – neighbors are not going to tell on each other

Traffic Impact Study should have done

I was almost hit – cars on both sides – residential – adding more cars is not a good idea

Mike Freeland: Peabody Street

Member of Bullrun Unitarian Universalists Church located at Church / Main

We recently formed a housing group to better understand the affordable workforce housing crisis that Greater Prince William is in.

Tonight is the perfect example of how much we need to learn about this issue

Dianne Lane is also a member of the study group but couldn't attend

We are greatly encouraged about this project and how it address the shortages

Checks a lot of boxes for – biggest is the location and proximity to mass transit

As a member of Parks & Rec – I'm also on the sustainability task force and the one thing we are learning to achieve 50% reduction in carbon emissions by 2030 that this Council agreed to – we need folks to live close to where they work. Where they walk, bike, or bus to get to where they work.

I strongly encourage approval of this project and hope that many of the new residents will work in the City.

I recognize this is a small drop in the bucket in the affordable workforce housing bucket. And I hope in the months and years to come that this Council will support more development like this so Manassas will be home to people of all incomes.

I will now get on my ebike and ride into the sunset.

Lynn Forkell Greene:

I'm here tonight to employ you to say no to this project. **"It's another transitional project that promises aspiration goals that cannot be enforced by our staff."**

If we are going to lose those affordable housing units at the end of 2026, tell those folks now so they can prepare for the future. We know how long it takes for low income families to relocate. It is not easy.

The neighbors do not want this. When you talk about fixed income our seniors are a lost community in our community.

And now we are going to dwarf their property that has been there for 30 years because our

Our comprehensive plan is being used against us.

1984 – we have something approved since 1984 and there is no expiration date on that? If they have an approval on the books since 1984 that they have not initiated something should be done to change that going forward. That's inappropriate. (LFG note: VP mentioned there is a byright approval on file from 1984)

The neighbors don't want. People coming from other neighborhoods coming to advocate for something b/c we have different points of view that's not what should happen. We should listen to the residents in this area and how it will affect those already there.

I don't know that our staff has the time to enforce the use of forced use of a garage.

Van Metre hasn't been built yet. It's my recollection that they exceed the parking by design.

Mark Hempen: 9311 Prescott

One of things that bother me is when people say thank you for service to police, firefighters, and teachers and then don't pay them. You're asking a developer to take of a problem that this City won't take care of. If you paid them enough you wouldn't have to look for affordable housing.

We keep talking about units, let's change that to families. Let's make it more personal. Let's make it so we realize we are not just talking about a structure, we are talking about a family.

Landlords knowing they are going to be selling and letting it fall in disrepair. I'm tired of hearing that. We are dealing with that are Prescott. The City has to police these rental units so they don't get degraded.

The families in these units that will be displaced. If you are going to vote for them to have to move, what are you going to do to help them?

You are not just here to help the developers and find the best deal for the developer. And I know some of this project is very good. But you also have a responsibility to these families.

What is the plan after 2026? Are we going to let these families become homeless because a program ends? You gotta start working on this stuff now.

Wolfe: Motioned to close; vote April 24

Sebesky: Second

Passed: Unanimously / no discussion

3. Ordinances and Resolutions

3.1 Resolution #R-2023-60: Consent and Estoppel Agreements Between the City of Manassas and Airport Real Estate Holdings, LLC, that Consents to the Assignment of the Franchise of Chantilly Air, Inc.
(Staff: Juan Rivera, Manassas Regional Airport Director)

Agenda Statement - Resolution #R-2023-60 Consent and Estoppel Agreement
R-2023-60 - Consent and Estoppel Agreement Chantilly Air
Final CONSENT AND ESTOPPEL AGREEMENT for Airport Real Estate Holdings, LLC
4.4.2023

Franchise Owner – Chantilly

40 yr term 10761 Jame Payne Court

Commenced Nov 2005 exp Oct 2045

34,592 sq feet Hangar and Office floor area

Article 12 allows owner to sublease, assignee has to accept all terms, and City Council has to approve all terms

Assignor is Chantilly Air, LLC

Assignee is Airport Real Estate Holdings, LLC

Lessor is City of Manassas

No fiscal impact. Current rent is 102,616.60

Manassas Regional Airport Commission and Staff recommends approval.

Wolfe: Who is Airport Real Estate Holdings?

Juan: They are a group that they go around and by hangars in the US. They are going to sublease to this to Electric Arrow – they need office space.

Wolfe: Motion to approve

Ellis: Second

Passed Unanimously no discussion

3.2 Ordinance #O-2023-20: Amend and Reenact Article V (Fire Prevention) of Chapter 60 (Organization of Fire and Rescue Services) of the Code of the City of Manassas, Virginia (2002), As Amended, By Amending and Reenacting Paragraph 3308.13 (A) and (B) of Section 60-42 Related to Permitting and Financial Responsibility for Fireworks (First Reading)

(Staff: James Hartnett, Fire Marshal, and Ed Mills, Fire and Rescue System Chief)
Agenda Statement - O-2023-20 -Fireworks Stand Insurance
O-2023-20 - Fireworks Stand Insurance

Fire Marshall, James Hartnett
Cleaning up outdated ordinances
Bring in line with other jurisdictions in area
Insurance requirement for Seasonal stands in June and July for storage and sale of permissible fireworks

Wolfe: What is the current standard?

James: 118M insurance currently / New standard 3M

Luna: I want to thank the staff and Pate for helping me
I'm ready to make motion to Approve
Second: Sebesky
Passed: Unanimously

4. Public Comment

The Public Comment portion of the agenda is set aside for those residents who wish to address the Council for less than three minutes each. Residents need not give prior notice to the City to speak during the Public Comment portion of the agenda. Residents may address the Council for longer than three minutes if they ask the City Manager for a place on the agenda at least four working days before the meeting.

Lynn Forkell Greene:

Requested the agenda packet be made available at the meetings.

Requested the Council consider time certain Citizen/Public comment time. If the meetings are too short residents miss the opportunity to speak and if the meetings run long the residents often cannot stay to speak.

Requested the Council follow through with the request of Chickens taken up during her term on council and left for Staff to research.

Jerry Thomas: Quarry Rd

Director of Old Town Whiskey Club and Old Town Strong

I have it depressing not everyone can stay for the meetings.

Reminded everyone on council and in audience that these meetings are recorded and to be mindful of reactions.

Here on behalf of the Bar League - driven out 7 years ago. Most of the players are city employers at the bars. The league has been in operation for 25 years

Have had to take outside of the City due to costs

Requests the Council consider assisting the local downtown softball bar league with rising field costs in the area. Difficult to reach Parks and Rec for assistance (waiting over 30 days for a response regarding prices)

\$900 per team = 9K for 10 week season with one rain date (11 weeks total)

Denise Parks: Bristoe Station HOA President

Wants council to remember her – Looking forward to establishing a working relationship

Bristoe Station wants to establish parking zone (brought up before but bringing up again)

Requests the City's assistance with overcrowding – Recently Mr. Perez assisted with a 3 bdrm TH that housed 21 people to include parceling out basement, occupying the garage and deck

Requests the City provide a dumpster once a month to assist with trash

5. Authorize a Closed Meeting

5.1 Resolution #R-2023-61: Authorize a Closed Meeting

(Staff: S. Craig Brown, City Attorney) **New that the City Atty is motioning for closed door meetings ...**

Agenda Statement - Resolution #R-2023-61
2023-61 - Authorize Closed

6. Certify the Closed Meeting

6.1 Resolution #R-2023-62: Certify the Closed Meeting

(Staff: S. Craig Brown, City Attorney)

Agenda Statement - Resolution #R-2023-62 - Certify Closed
R-2023-62 - Certify Closed

Adjournment