

OFFICIAL MINUTES OF THE SPECIAL MEETING OF THE MANASSAS PARK GOVERNING BODY HELD ON TUESDAY, APRIL 25, 2017 AT 7:00 AM AT MANASSAS PARK CITY HALL, ONE PARK CENTER COURT, MANASSAS PARK, VIRGINIA

Roll Call: Jeanette Rishell, Mayor  
Suhaz Naddoni, Vice Mayor  
Preston Banks  
Michael Carrera  
Donald Shuemaker  
Hector Cendejas  
Miriam Machado

Absent: None

Staff: Lana A Conner, City Clerk  
John Evans, Acting City Manager

This meeting was called for two items:

- (1) Governing Body ideas and goals for their tenure on council
- (2) Closed Meeting on Personnel

Recommendation on Appointment of Two Members to Community Development Authority (CDA). It was consensus that Robert Anderson and Haseeb Javed be appointed to CDA at the May 2, 2017 regular meeting.

Vice Mayor Naddoni: This is his priorities for the next 18-20 months -

1. A business plan for the City with a 10-year financial plan containing revenue projections, expenditures (operating and capital) estimates and debt service
2. Revise the Comprehensive plan, update zoning ordinances and codes
3. Privatize the water and sewage system and use the proceeds to repay & reduce debt.

Mayor Rishell: This is her priorities during her term:

1. Request Planning Commission and Staff to update Comp Plan and zoning ordinances.
2. Economic Development: Finalize a copy of the draft business guide. She has been working with Economic Development Manager and he is to give her a presentation which she will share with Governing Body.
3. Update capital projects
4. Status of projects: Need updates regularly
5. Affordable housing. Since the City cannot afford any further financial commitments, it may be that all we can do right now is adjust future development requirements. The Planning Commission could address affordable housing and how it might be included in future zoning ordinance. City could reach out to Non-profit organizations to see how they can help. Councilmember Banks stated that the market dictates the price of homes.

Councilmember Banks: This is his priorities during his term:

1. Status of projects. The Governing Body has no way of knowing if they are on schedule or not. There has to be a better way to be given the status of projects and an update on a schedule (maybe every three months). He is talking about basic overview of projects such as sidewalk, MS4 project, safer route projects, etc.
2. Economic Development: We cannot just let this sit. We need to find ways to encourage economic development
3. He would like to see the business plan created that Vice Mayor Naddoni listed.
4. New City Manager: he would like to see him work closely with the Economic Development Manager
5. City Center: He would like to find a way to come up with competitive rates for this center.

6. City needs to determine what the residents want. We want them to stay in the neighborhood.
7. SOL results: blacks and Hispanics are included separately. Needs to change

Councilmember Cendejas:

This is his priorities during his term:

1. Economic Development: He would like to reach out to businesses. Make them feel welcome. Find ways to have the city grow realistically but keep small town feel. We need to grow as a community.
2. We are going to have a major debt for a long time. We know the city is hugely residential. We need to market the city and invest in the city. Plan diversity in business
3. Build relationships with businesses.
4. Business license: we ask for information that other jurisdictions do not. Code must be uniform. State law is very specific that all information must be uniform.
5. Veterans: We must recognize and show pride for our veterans

Councilmember Carrera: This is his priorities during his term:

1. Logo: He would like to have a logo and believes the Economic Development Manager is working on one with parks & recreation.
2. Successful businesses: City must look at what has been attempted and what has been successful and work with that.
3. He would like to see the brochure completed
4. He would like to see some type of Friday night entertainment

Councilmember Machado: This is his priorities during his term:

1. City Center: More economic development in City Center
2. City Vision: it has to be attractive or no one will come
3. Presentation: She would like to see Economic Development Manager's presentation
4. Culture: If we don't change the culture the children will not change. We need more exposure for small children. One of the things could be getting them to attend meetings to show them what is out there that might broaden their education. They need to prioritize their education

Councilmember Shuemaker:

1. Grow the business tax base. City Center is full and vibrant. The Four Corners area is redeveloped, particularly Manassas Park Shopping Center, with a larger anchor that sells at a higher volume
2. Build a parking garage or parking deck with preference that it be a private developer so that Conner Center can grow more dense and City can receive more tax revenue from each acre. A secondary goal is to reduce the number of car sales and car repair establishments that are lower margin for the city in terms of tax revenue and replace them with higher tax generators for the City.
3. Increase employee pay by 4-5% over a 5-year period to close the gap between our employees and employees in surrounding jurisdictions.
4. Pay down city debt earlier than the current payment plan
5. Reduce water and sewer charges without selling the system to a private company
6. Reduce energy use at city buildings through energy audits and solar panels to reduce the City's carbon footprint and save money on utility bills
7. Create and build a network of connected bike lanes throughout the city
8. Use the Stone House as a true incubator for new and small businesses

Vice Mayor Naddoni stated that the City Center is owned by a real-estate investment company and he does not think they want to fill the stores. They can carry the empty stores as a loss and reduce their federal and state taxes.

The Economic Development Manager has a list of properties that are not filled not including City Center.

2. Closed Meeting State Code of Virginia Freedom of Information Act Section 2.2-3711 of the Code of Virginia: Paragraph 1: 8:00 pm:

MOTION: Councilmember Naddoni moved that the Governing Body go into closed meeting to discuss City Attorney contract pursuant to Paragraph 1 of Subsection 2.2-3711A of the Code of Virginia.

SECOND: Councilmember Cendejas

VOTE ROLL CALL: Unanimously passed

Return to Open Session: 8:57 pm:

MOTION: Councilmember Shuemaker

SECOND: Councilmember Cendejas

VOTE: Unanimously passed

Certification & Action out of Closed Meeting if Necessary

MOTION: Councilmember Shuemaker moved the following Resolution:

WHEREAS, the Governing Body of the City of Manassas Park has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712(d) of the Code of Virginia requires a certification by this public body that such closed meeting was conducted in conformity with Virginia law.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the City of Manassas Park hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements under this chapter and (ii) only such public business matters as were identified in the motion by which the closed session as convened were heard, discussed or considered in the meeting by the public body.

SECOND: Councilmember Cendejas

VOTE ROLL CALL: Yes: Shuemaker, Cendejas, Banks, Machado, Naddoni, Rishell  
Absent: Councilmember Carrera

13. Adjournment: 9:00pm:

MOTION: Councilmember Naddoni

SECOND: Councilmember Cendejas

VOTE: Unanimously passed

Approved June 20, 2017

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Jeanette Rishell, Mayor

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Lana A Conner, City Clerk