

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE MANASSAS PARK GOVERNING BODY HELD ON TUESDAY, FEBRUARY 5, 2019 AT 7:00PM AT MANASSAS PARK CITY HALL, ONE PARK CENTER COURT, MANASSAS PARK, VIRGINIA

Roll Call

Present

Jeanette Rishell, Mayor
*Preston Banks, Vice Mayor
Donald Shuemaker
Hector Cendejas
Miriam Machado
Alanna Mensing
Haseeb Javed

Absent

None

Staff

Lana A. Conner, City Clerk
Laszlo A. Palko, City Manager
Dean Crowhurst, City Attorney

1. Approval of Agenda:

MOTION: Councilmember Shuemaker moved to approve agenda as presented.

SECOND: Councilmember Machado

VOTE: Yes: Shuemaker, Machado, Cendejas Javed, Mensing, Rishell

2. Moment of Silence/Pledge of Allegiance: Manassas Park Governing Body

3. Public Comment Time:

Rachel Kirkland, School Board Chairman, stated the School Board Worksession on the Superintendents proposed budget held on February 4 is on Utube. She will send the Governing Body the link.

*Vice Mayor Preston Banks arrived at this time.

3a. Public Hearing School Board Applicants:

Mayor Rishell opened the Public Hearing at 7:02pm.

This appointment will be for the unexpired term of Alanna Mensing who resigned to take her seat on Manassas Park Governing Body.

City received four applicants:

Michael Carrera 9354 South Whitt Drive, Manassas Park, VA

Ron Gill 9337 Hedgeford Street, Manassas Park, VA

Patricia Rhodes, 9326 Eagle Court, Manassas Park, VA

Stephanie Smith, 9410 Silver Meteor Court, Manassas Park VA 20111

This appointment will be on the February 19, 2019 agenda for consideration

Citizens wishing to comment:

1. Sara Gill, 9337 Hedgeford Street: She supports Ron Gill. He is compassionate, rational, creative thinker, but his first priority is always the kids and what is best for them. How can we give them the best advantages with Prince William County schools? He thinks outside the box and that is what you need in a small school system to solve the small and large problems.

2. Jennifer Roan PO Box 633: She supports Stephanie Smith. She has known her for thirty years. She is very compassionate and love kids. She pushes her on what is going on in the community. She is efficient, and well rounded. She is detailed oriented. When she starts a job, she finishes it. She is someone who is passionate and someone who will get the job done. She loves her community and the schools.

3. Kaitlyn Mejia 7161 Royal Fern Circle: She supports Stephanie Smith. She is a special education teacher at Cougar Elementary. Her son is a Kindergarten student in Ms. Mejia's classroom. As a School Board member, she will have a vested interest in the long term success of our schools. Her experience with special education would be a great resource for the Board. She is a strong advocate for her son. Communication with her has been positive and open. She is very honest and Ms. Mejia supports her appointment.

4. Rachel Kirkland 9313 Brandon Street: There are four excellent candidates. She supports Ron Gill and Patricia Rhodes for School Board. Both candidates attended the last two work sessions on school budget. Michael Carrera attended the work session last night. She has served on School Board with both Ron Gill and Patricia Rhodes. Ms. Rhodes does not back away from her decisions and is a tireless advocate for the schools. The only drawback is she will only commit to four months and the schools would like continuity. All candidates received a copy of the Governance Norms & Protocols for Schools. Ms. Rhodes would adhere to their working group, their philosophy and their values. Ron Gill is one of the strongest personalities that she knows and has brought out the best in her by teaching her to find her own voice and how to use it. He is a thinker and a listener. Just because he has a loud voice does not mean he is not listening to you and learning. He will serve for four years if appointed. She could not be more grateful to both of them. She wants to see a member with budget awareness.

MOTION: Councilmember Shuemaker moved to close Public Hearing at 7:09pm.

SECOND: Councilmember Cendejas

VOTE: Yes: Shuemaker, Cendejas, Banks, Javed, Machado, Mensing, Rishell

4. Presentations/Recognitions:

4a. Dr. Bruce McDade, Superintendent of Schools:

Copy of presentation made part of the record.

5. Information Items: None

6. Consent Agenda

6a. Approval of Minutes of January 9, 12, 22, 30, 2019

6b. Appointments:

UOSA Board of Directors: Jeanette Rishell and UOSA Board of Director:

Allan Rowley, Alternate: four-year terms effective March 1, 2019

6c. Resolution 19-1000-2037: Preston Banks: Appointment PRTC Commission: Third Alternate

6d. PW: Agreement with the Eastern Salt Company, Inc. and Replenish Supply Of Road Deicing Slat: \$14,600.00 (saving of \$756)

MOTION: Councilmember Shuemaker moved to approve Consent Agenda with noted correction to minutes of January 9, 2019 Page Nine insert made after being –because.

SECOND: Councilmember Machado

VOTE: Yes: Shuemaker, Machado, Banks, Cendejas, Javed, Mensing, Rishell

7. Unfinished Business: None

8. New Business: None

9. Manager Update:

City Center Phase III Development Process: He will be issuing an RFI (Request for Information) the final week of February. He will send it to 47 target developers; 44 of which was provided by Streetsense through their research about who they think will make this happen and who is active right now in making investments in the region. Once RFI has been sent out, he will follow up with them. They were some developer not on the list but City Manager thinks has potential. He plans to attend ICSC Retail Conference on March 4-5th at the National Harbor to engage with developers and businesses in person as well. This will help with recruitment of businesses. There will be both business and developers from all over the country but especially in this region who participate and there is many opportunities to engage with them. He will engage with the developers and solicit their interest in taking on this project or at least sending city a proposal. The city is requesting basic concepts to solicit initial interest and potential negotiating partners to see who is serious and a good negotiating partner to work with for a potential public private partnership.

The goal is to get back the best proposals for approval with his recommendation on best proposal. RFI will be due April 15, 2019, which will give them plenty of time to develop their concepts do necessary research and initial drawing, etc. and get it to him by April 15. City Manager will review and start engaging with them having conversations bringing them out to tour the site to get further interest and City Manager's goal is to have fleshed out proposals by summer 2019.

Councilmember Shuemaker wanted to know if Governing Body would see all the proposals. The City Manager stated they would see many proposals. He will bring back only the best proposal he thinks can do it but wants to weed out those he thinks is not serious and cannot do the job. The goal of RFI according to Streetsense is to get initial concepts, see who is serious and negotiate with them. Bring back viable proposals to Governing Body for consideration. He will have a better feel for proposals once he attends the conference. The Governing Body will have to approve the proposal.

The City Manager spoke with a developer today and there is not a lot of movement in Prince William County in terms of new development so there are people interested in doing things in this region but there is not a lot happening. That may bode well for the city. There may be an issue with rising steel prices and increased labor cost.

Councilmember Cendejas asked if city would have a booth. The City Manager stated we are not there. You want to do strong marketing consultant development of a product that you would have at a booth.

Vice Mayor Banks does not want the City Manager to feel that he is under pressure to bring proposals to Governing Body. If you do not have the quality of candidates that you were expecting, just be patient and let the Governing Body know. Do not feel you have to make bad decisions because of a deadline.

Councilmember Javeed asked if this would be a mixed-use residential development. City Manager stated there are some that are just retail developers and he will be talking to them as well but the analytics says it will not work here. The retail developers will find residential and residential developers will find the same. It will be a consolidated proposal. In conjunction with that, there are different ways to either do this as sales agreement like Phase II or enter a public private partnership. Staff wants to explore all options. We are asking for city hall space. This option may be better and will give the city the tools that we need.

Public Private Partnership Consultant RFP: Soliciting proposals from companies specializing in providing consulting services to local governments for negotiation and implementation of proposals/bids received pursuant to the provisions of the Public-Private Transportation Act of 1995 and the Public-Private Education Facilities and Infrastructure Act of 2002. The City had a contract for this that expired 1 year ago (5 year agreement- 1 year with 4 year extensions) with Arcadis and HDR architecture prior to Arcadis in 2007 (5 year agreement as well). On-Call consultant to help guide the City in a potential PPTA/PPEA phase 3 development negotiation and implementation with a developer (including financing mechanisms and establishments of CDAs).

Due on March 15th with selection and vote by May 2019 to have available in the summer as we begin seriously evaluating proposals for Phase 3 and drafting PPTA/PPEA agreements.

10. Closed Session: State Code: VA Freedom of Information Act: Sec 2.2-3711a: 7:38 PM:

MOTION: Councilmember Shuemaker moved to accept recommendation of City Attorney that the Governing Body go into closed meeting to consult with the City Attorney regarding two specific legal matters requiring the legal advice of the City Attorney, pursuant to Paragraph 8 of Subsection 2.2-3711A of the Code of Virginia.

SECOND: Councilmember Cendejas

VOTE: Yes: Shuemaker Cendejas, Banks, Javed, Machado, Mensing, Rishell

11. Return to Open Session: 8:30PM:

MOTION: Councilmember Shuemaker

SECOND: Councilmember Cendejas

VOTE: Yes: Shuemaker, Cendejas, Banks, Javed, Machado, Mensing, Rishell

12. 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 was convened were heard, discussed or considered in the meeting by the public body.

SECOND: Councilmember Cendejas

VOTE: Yes: Shuemaker, Cendejas, Banks, Javed, Machado, Mensing, Rishell

Discussion followed on city finances, city financial departments, existing financial programs and ways to work cooperatively to move the city forward to get city finances in good standing with audit and the state. There have been great improvements but the city still has a way to go with Keystone program and finding ways to get it to become more efficient.

13. Adjournment 9:03 PM:

MOTION: Councilmember Shuemaker

SECOND: Councilmember Cendejas

VOTE: Yes: Shuemaker, Cendejas, Banks, Javed, Machado, Mensing, Rishell

Approved February 19, 2019

Jeanette Rishell, Mayor

Lana Conner, City Clerk