

OFFICIAL GOVERNING BODY MINUTES OF THE SPECIAL JOINT MEETING OF THE CITY OF MANASSAS PARK PLANNING COMMISSION AND GOVERNING BODY HELD ON TUESDAY, OCTOBER 29, 2019 AT 7:00PM AT MANASSAS PARK CITY HALL, ONE PARK CENTER COURT, MANASSAS PARK, VIRGINIA

Roll Call

Governing Body Members Present:

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

Planning Commission Members Present:

William J. Treuting Jr., Chairman
Brian Polk, Commissioner
John Evans, Commissioner
Alanna Mensing, Commissioner
Youssef Takhssaiti, Commissioner
Martha Collier, Commissioner

Absent

Mehtab S. Kahlon, Commissioner

Staff

Laszlo A. Palko, City Manager
Dean Crowhurst, City Attorney
Michele Barry, Zoning Administrator

1. Opening of Meeting:

Mayor Rishell opened the meeting explaining that this is a specially called joint meeting of the Governing Body and the Planning Commission for the sole purpose of having hearings and taking votes on the specific agenda items. The following public hearing items will be consolidated into one Public Hearing for the sake of timeliness and avoiding repetition;

1. Comprehensive Plan Amendment CPA#19-08 for 259 Cabbel Drive
2. Rezoning RZ#19-08 for 259 Cabbel Drive, and
3. The sale of 259 Cabbel Drive

2. Joint Planning Commission and Governing Body Public Hearings for Comprehensive Plan Amendment CPA#19-08, Rezoning RZ#19-08, and Sale of 259 Cabbel Drive:

The combined joint Public Hearing was opened at 7:02pm by Mayor Rishell and Chairman Treuting.

City Manager Laszlo Palko gave an overview on the order of presentations and a quick summary of what will be presented this evening, all of which will be in regards to the property of 259 Cabbel Drive. Tonight's activities include the following 6 steps;

1. Conduct a Joint Public Hearing
2. Planning Commission will take a vote on the Comprehensive Plan Amendment
3. Planning Commission will vote on Rezoning
4. Governing Body will take a vote on the Comprehensive Plan Amendment
5. Governing Body will vote on Rezoning
6. Governing Body will vote on sale of 259 Cabbel Drive

Planning and Zoning Administrator Michelle Barry gave a briefing presentation on the property. She informed Commission and Governing Body members that the property was listed as part of Public Utilities use within the comprehensive plan as far back as 2006. The property was purchased in 2007 and was zoned Public Facility (PF) in 2009 and 2010. In order to sell the property so that it can be used as a single-family home the City will need to rezone this piece of property to be recognized as R1. The property contains a house that is

a little over 1,000 square feet in size, a driveway and what would be considered a residential style yard and sidewalk. Since its purchase, the house has been used for storage.

Assistant to City Manager (Administrative) Chris Himes explained that the potential sale of the property and house (which was previously used for storage and is no longer needed for that use) would create revenue to be used for renovating facilities, obtained from the purchase of Blooms Park, into municipal buildings. When considering other options it appeared that selling the property was least costly to the city and provided the least amount of risk. The property was placed on the market listed at \$150,000 with Long & Foster on 29 September, 2019 and the actual final offer of \$203,000 was made on 11 October 2019.

Mayor Rishell expressed appreciation to staff and everyone involved with this venture as this shows us the ability to pivot and work quickly to take advantage of opportunities when they come about.

Councilmember Shuemaker wondered what the closing date would be on the property if all the votes were passed tonight. Jim Pratt the Long & Foster agent who represented the City on the sale of the house stated that the buyers have expressed a preference to have it on November 11th.

Chairman Treuting asked if \$203,000 was the highest bid and Assistant City Manager responded that it was and added that there were approximately 14 cash offers during the process. Councilmember Javed asked if proof of funds from the buyer were obtained and Assistant City Manager responded they were. Councilmember Javed then pointed out that it was his understanding that the property was being sold as is and yet the contract says that a lead-based inspection is being performed. Jim Pratt answered that there was a lead-based disclosure filled out and the lead based contingency box was incorrectly checked, in closing that will simply be struck. There is an "as is" clause and that will be signed as well. There are no contingencies related to this "as is" sale.

Vice Mayor Banks wished to clarify that the sale of this property will be going toward the renovation of the facilities at Blooms Park. Acting City Manager stated that they have already set up a general ledger number that the funds will be attributed to. City Manager added that this will be brought forward as an update to the Comprehensive Investment Plan to include the update of the project at Blooms Park for fixing the Municipal Facilities and showing a large portion of this revenue to cover those expenses.

Seeing no further questions from the Planning Commission or Governing Body Mayor Rishell asked for public comment.

PUBLIC COMMENT: None

Planning Commission approved by unanimous vote to close the public hearing.

Mayor Rishell asked if there were any motions to close the public hearing for the Governing Body

MOTION: Councilmember Machado moved to close public hearing. At 7:24pm

SECOND: Councilmember Shuemaker

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

3. Planning Commission New Business

3a. Comprehensive Plan Amendment CPA#19-08

Planning Commission passed a vote to approve the CPA as recommended by staff and forward recommendation for approval to the Governing Body.

3b. Rezoning RZ#19-08

Planning Commission passed a vote to approve the rezoning as recommended by staff and forward recommendation for approval to the Governing Body.

After Planning Commission New Business was conducted, Chairman Treuting addressed Mayor Rishell and the rest of the Governing Body members stating that the

Planning Commission recommends both CPA19-08 and RZ#19-08 and are bringing forward these items for Governing Body consideration.

4. Governing Body New Business

Mayor Rishell stated that the Governing Body would discuss and consider the three agenda items separately.

4a. Comprehensive Plan Amendment CPA#19-08

STAFF RECOMMENDATION: That the Governing Body approve the Comprehensive Plan amendment to the future land use map of the City of Manassas Park Comprehensive Plan for 259 Cabbel Drive, legally described as Lot 727, Section 3, MANASSAS PARK (the "Property") by changing the land use designation of the Property to Single-Family Residential from its current designation of Public & Utilities.

Mayor Rishell referred to Staff Recommendation and asked if there were any comments or questions from the Governing Body. Councilmember Shuemaker asked if the sale of this property would affect the assessed value of the other properties surrounding the area. City Attorney said that the assessors would take it into consideration all the properties throughout Manassas Park and not just for this one property. Mayor Rishell added that she thought the condition of the property would be taken into consideration as well.

MOTION: Councilmember Mensing moved to adopt the Staff Recommendation regarding the Comprehensive Plan Amendment CPA#19-08.

SECOND: Councilmember Shuemaker

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

4b. Rezoning RZ CPA#19-08

Mayor Rishell asked if there were any last-minute comments or questions on this topic. Seeing none she read aloud the staff recommendation.

STAFF RECOMMENDATION: That the Governing Body adopt the Staff Recommendation regarding the Comprehensive Plan Amendment CPA#19-08.

MOTION: Councilmembers Mensing, Machado and Shuemaker all simultaneously moved to adopt Staff Recommendation of rezoning of 259 Cabbel from Public Facilities (PF) to Single-Family Residential (R1).

SECOND: Councilmember Cendejas.

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

4c. Sale of 259 Cabbel Drive

City Manager requested to make a final comment thanking the City Staff, particularly Calvin, Kenny and the entire Public Works crew for getting the facility ready, Long & Foster for being such a great partner and Chris for taking the weight on this project and walking it through the entire process doing such a great job. Mayor Rishell agreed that the Governing Body appreciates everything that Staff has done. Councilmember Shuemaker pointed out that the City is going to benefit from the sale of this house by having the proceeds going to the betterment of the City, which will positively affect the future elections process

STAFF RECOMMENDATION: The City Manager's Office recommends the Governing Body approve the sale of the Property as public surplus to Miguel Angel Quintano Amaya for an amount not less than \$203,000.00, and authorize the Mayor to sign sale documents after final forms are reviewed by the City Attorney.

MOTION: Councilmember Shuemaker moved to adopt the Staff Recommendation and go forward with the sale of 259 Cabbel Drive as described.

SECOND: Councilmember Machado

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

5. Certification of Meeting – None

(This item is only presented when a closed session is held)

City Attorney requested and was granted a final comment prior to closing. He then introduced Martha Collier an active, long-time resident of the City, who was attending her first Planning Commission meeting since being elected to serve as Commissioner at the Governing Body meeting held on October 15, 2019.

6. Adjournment 7:30 PM

After the Planning Commission adjourned at 7:29pm, Mayor Rishell asked the Governing Body if there was a motion to adjourn.

MOTION: Councilmember Shoemaker moved to adjourn at 7:30pm.

SECOND: Councilmember Machado

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

Approved December 10, 2019

Jeanette Rishell, Mayor

Keith Nguyen, Acting City Clerk