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Manassas City Council Meeting, Monday, June 22, 2026

Date Monday, June 22, 2026
Place Manassas City Council, Virginia
Length 0h 52m (video)

- Official meeting video (Wistia / RegionalWebTV): <https://fast.wistia.net/embed/iframe/24ebsvo58l>

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Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-17. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:00:05] Mayor Davis-Younger. Present. Vice Mayor Wolfe. Here. Council Member Ellis. Council Member Smith. Here. Council Member Ocina. Here. Council Member Vasquez-Luna. Present. Council Member Hudson. Here. McCormish-Pred.

[00:00:24] Thank you very much. If you're able to please stand with me for the invocation and the Pledge of Allegiance. Dear God, we thank you for another opportunity to gather to provide governance to the residents of the city of Manassas. We are so thankful for the wonderful weather we are having and that we will continue to enjoy the many events in the city with our families and friends.

[00:00:47] Please continue to protect this council, our staff, and our community as we strive each and every day to make this community the best it can be. Continue to also protect the men and women in uniform who selflessly put their lives on the line for us each day. We remain thankful for all things. Amen.

[00:01:04] Tonight, we are so pleased to have leading us in the Pledge of Allegiance, Bo Tayon, I think I said it right, from Troop 670, who attends his troop meetings at Grace United Methodist Church here in the city of Manassas. Bo has earned his scout rank.

[00:01:21] You may take it away. To the flag of the United States of America and to the Republic, one nation.

[00:01:46] Good evening, everyone, again, and welcome to the council meeting. We're so glad to see so many faces out tonight. Thank you for making your way in the weather to get here. We always enjoy seeing

a full chambers and council members. Good to be with you as always. I see Dr. Newman hiding in the back of the door there.

[00:02:04] Thank you for being here, sir. Good to see you as well. I don't see any other electeds here. So with that, we will move forward in the agenda. Pretty quick agenda, hopefully, tonight. We don't have a closed session or anything like that, but we do have several ordinances to get through.

[00:02:21] So we, again, appreciate you coming out. to the meeting, I'll call on Vice Mayor Woolf first for council time. Madam Mayor, I will pass tonight. Okay, thank you. Councilman Smith. Thank you, Councilman Osina.

[00:02:45] Thank you, Mayor. I want to thank Bo for leading us in the pledge here. It's always good to have someone from Scouting join us to do that, and he tells me that he's just getting started, but he plans to be an Eagle Scout, which is the highest rank there, and I look forward to seeing him come back with his Eagle there in that regard.

[00:03:11] Just a few things here. I did have the chance to attend former city manager Larry Hughes' memorial service on Friday, and while there I heard from a variety of residents and neighbors who shared their experiences of how he was a very popular and effective city manager, and he will be missed.

[00:03:29] This weekend was another example of the vibrancy of our city with the Play in Your Parks Day and the Bee Festival, both occurring on Saturday, both which were enjoyable and well attended. And then I wanted to just say thanks to the various residents who met me and School Board Vice Chair Zella Jones on our Neighborhood Walk and Neighborhood Talk Saturday morning.

[00:03:53] We had good conversations, and I came away with a list of things on which I need to follow up on. Lastly, I want to wish all a safe and fun 4th of July, and I hope you will celebrate in Manassas by shopping and dining throughout the city. Thank you, Mayor.

[00:04:09] Thank you, Councilwoman Sonia Vasquez-Luna. Thank you, Madam Mayor. Welcome, everybody. I was worried about the rain, but it got a little bit better. Thank you for being here and for those watching at home.

[00:04:25] Welcome, whether you're watching now or later. So I hope you had a great Juneteenth. There were a couple of board meetings that were changed because of the holiday. And let's not forget to continue making the change. The BRE will be having their retreat on Friday.

[00:04:47] So I will be attending. And just a reminder, the BRE will have trains for the 4th of July Independence Day celebration. so if you are out my ask is that you stay here and celebrate in manassas but if you are thinking to go to washington dc as they expect the biggest uh fireworks uh you'll be able to uh use uh the train uh to go there if that's something that you're interested in that you can look up um we also have uh let me see uh don't forget there is a lot of classes uh at the community

[00:05:26] uh center i think uh there is still some people that don't know we have a driving community center with a lot of um classes and a lot of events you can also rent uh different um rooms as you need uh so make sure that you uh whether you go to the website and look it up but you can stop by and talk to uh the staff our beautiful manassas community center two more things uh don't forget the Brick to Brick is our economic development report and it comes out once a month and it gives

[00:06:04] you the up-to-date of all the projects everything that is happening when it comes to the economic development so my advice is you know look look it up it's great information don't forget we also have the bill for the future the capital improvement report the last one provided was May 26th but there will be another one coming up soon that is full of information if you can make it to our meetings here and if you are at a business or if you want to know what's going on you know that's a great

[00:06:41] way to connect and lastly I want to say welcome to all the families and the police camp cadet congratulations and your reclamation. I have seen some of the updates on social media and I'm really happy that you're here. Congratulations on getting it done and I'm so proud of you. Thank you to the staff who's here and I don't know if the academy has closed but my ask will be if the

[00:07:18] police academy for the community is still open that you will consider learning more and trying to apply. It is a difficult process, but it's very important if you want to know how awesome our police department is, how great they do, and also you get to see everything they work with. So I hope that you consider that. And other than that, thank you, Madam Mayor. Thank you, Councilwoman Hudson. Thank you, Madam Mayor. Good evening, everybody. Welcome to the Manassas City Police Camp graduates. I am so impressed by all of you.

[00:07:56] You've only just gotten out of school a couple weeks ago and already you have another thing you can say you've accomplished this year. So congratulations to all of you. Just one note tonight, Madam Mayor, the parks recreation plan survey that comes out every 10 years is due today and it closes this evening. So if you've not already taken your time to go through that and give us your feedback about our parks please when you leave here this evening go log on to your computer google that master plan survey and let us know your thoughts about our parks the parks and

[00:08:31] rec committee and our park staff have been working tirelessly over the past few months to be present at a whole variety of different city and public events to gather information and gather feedback about what they're doing to support our city so if you have any other additional feedback they certainly want to gather that by the end of the day um and that is all i have madam mayor thank you okay thank you um for my time again thank everyone for coming out to the bee festival the weather was great you're welcome and um we just enjoyed it i mean all the vendors and just to see folks out having a good time i think everyone enjoyed themselves um we have this week the valor

[00:09:08] awards i think i'm gonna see chief there that's always a great time to recognize those men and women in uniform who have done amazing work, I guess, over the past year on different cases. So that's always a great time to come out and witness that. I will be meeting with the folks at the Oaks at Wellington. I usually go out there, try to get out there three times a year just to keep those folks updated on what's going on. They feel sometimes a little isolated living over there.

[00:09:35] They're very involved, though. They know how to pick up the phone and call and email and all of at but they they love to see leadership from the city come and just spend time with them so I try to make sure I get out there I'll be doing that on the first and then of course we want to see all of you out for Celebrate America for July 4th we have lots of fun activities planned in the city so just come on downtown and then we have you do not need to go to DC or anywhere else we have the best fireworks here in this city so keep yourselves right here it's always thousands of people out and

[00:10:10] we have lots of fun um so hope to see everybody out for that we also have on the eighth hour inter-jurisdictional committee meeting with the county um and shared services is top of the the menu

there for that so we're looking forward to that i have my nvta meetings plural um on the 9th. And then the next mayor's pick of the market is on 7-Eleven at 9 o'clock out at the farmer's market. So with that, everyone have a safe fourth and just be kind to one another, as I always try to encourage everyone to do. So with that, I'll turn it over to City Manager Burke. Thank you,

[00:10:49] Madam Mayor. The city experienced a significant electric outage on June 11th at our Prince Williams substation. Power has been rerouted to other substations feeding the city. The transformer did not show any issues or damage and we are continuing the investigation to identify the cause for the lockout. A review of the proposed downtown development that includes apartments, a hotel, and parking garage is underway. The city's architectural review board and planning commission have already met several times to review the proposed design and plans with additional meetings scheduled through the summer. Both the architectural review board and planning commission

[00:11:27] take public comments at their regular meetings, please visit manassasva.gov/slash/downtown underscore redevelopment to see complete meeting agendas and the latest plans, which will continue to be updated based on feedback from the boards and public comments. The Manassas Museum has a new temporary exhibit highlighting the shops, restaurants, and everyday businesses that shaped Manassas in the early 20th century. This display includes a recreated barbershop and many artifacts on display for the first time. This week, you can also enjoy the Karen Jonas duo at Acoustic

[00:12:06] Tuesday and the City of Fairfax Band on Wednesday, both at 7 p.m. at the Harris Pavilion. The city business offices will be closed Friday, July 3rd in observance of Independence Day, and you can help celebrate the 250th birthday of America by visiting a special exhibit on our founding fathers at the Manassas Museum.

[00:12:30] Learn about the men that signed the Declaration of Independence. The exhibit is open at the museum from July 1st to July 13th, and while visiting the exhibit, you can take time to sign your name to a special reproduction of the Declaration of Independence. That's all I have, Madam Mayor.

[00:12:48] Thank you. Any questions for City Manager, Bert. Ms. Vasquez-Luna. More of a comment. I forgot to welcome our new city attorney. I believe this is his first meeting here in person.

[00:13:04] So I just wanted to make sure that the public know that he is here. Robert, stand up. He's tall. Mr. Dawson.

[00:13:25] Any other questions or comments? okay with that we'll move forward in the agenda item one is presentations 1.1 is the police camp cadet recognition chief king i guess is handling that for us and after we do the recognition we'll take a 10 minute recess for i think we have refreshments and we'll do pictures and all that out there so we do thank you all right i'm gonna call sergeant moeller up sergeant moeller you met her during her promotional she's in charge of our community services section and was the lead supervisor in this camp so i'm going to turn it over to her let her kick it off for us

[00:14:03] oh good evening council um so thank you for having us once again here to promote some of the best students that we have within manassas city and also beyond this year um first and foremost um i would like to thank the people who make this happen so if i could please get dr newman mayor if you would please step forward as well i'm telling him he's telling me

[00:14:33] so with every camp um majority of summer camps unfortunately it charges their participants with the support of the city and that comes from the schools our department city council who allows us

for our budget um and also outside donors um who our biggest one is east west embroidery and designed, who unfortunately could not be here today. We wanted to thank you all for your continuous

[00:15:11] support over not just this year, but throughout many years of this program. So I'd like to bring forward our school resource officers. So every year, the school board allows us, or the school system allows us to use the schools for the program, as well as transportation for our services outside, which we went on many field trips this year. Through the police department, we also have the police association that provides us extra funds whenever needed so they provide us extra

[00:15:48] money that allowed us to do some more activities and then city council is always appreciated for allowing us this time to recognize these students as this is always a special day for them and then thankfully to east west embroidery we have shirts um so as to them that we look in style so thank you all very much so with our programs um there was of course a few push-ups throughout the program You could say that by Tuesday they were a little sore.

[00:16:24] I got a couple complaints. But they have learned some of the basics of law enforcement and hopefully had a great time doing it. I'm not going to bore you all with a big speech. We actually created a video that I'd like to present to you to fill in some of the gaps.

[00:17:27] So before we do our formal announcements for all the names and the presentations of their certificates,

[00:18:04] I'd also like to do a few honorable mentions of some of the cadets who showed some impressive skills um so first and foremost we had a competition for report writing this year so they had a scenario where our detectives came and walked them through an investigation and at the end they had to actually write a report and i got to read them all and figure out who gave us the best information that could actually go to court um so our three top report writers are annabelle chelsea and sophia gaspar we also had the lidar challenge which you

[00:18:42] saw with our traffic services division um we were able to take the cadets out on the street and they were able to guess how fast people were driving down wellington road um and so we had sofia gonzalez get majority of hers correct and then the final shout out that i have is we actually have the longest running cadet we have a cadet who's been with us for the last five police camps so he keeps coming back so we want to give him a warm round of applause for kevin perez

[00:19:15] So with that, I invite SRO Lawler up, and he's going to be presenting the names. When I call your name, come up and get your certificate from Chief Keenan, Sergeant Mueller, okay?

[00:19:35] First up, Jaden, Maximus, Santiago, Camila, Sophia, Mateo, you must be messed up.

[00:20:29] Sophia, Sophia Gonzalez, Aiden, Kevin, Christopher, Cavidio, Kelsey, Kate, Joshua.

[00:22:09] There were also three of our graduates that weren't here, Garrett Keyes, Axel Lopez, and Julian Ramirez.

[00:22:52] Mayor, Council, thank you for giving us the time.

[00:23:29] I would like to recognize the families. If the families had a member up here, stand up, please. Stand up, stand up. I want to thank you for entrusting us with having your children for a week.

[00:23:45] We really appreciate you sharing them with us and hopefully building a relationship for the future. Thank you very much. mayor short 10 minutes yeah thank you thank you thank you

[00:23:55] community members who wish to speak about services policies and affairs of the city of manassas

[00:25:24] anyone who has not requested additional time four days prior to this meeting from the city manager we have a timer and your comments will be limited to three minutes we appreciate the time you have taken to be here a reminder that council does not engage in back and forth conversation with speakers during this time the lack of an immediate response to your comments should not be taken as a lack of interest or concern as we have staff present taking notes and we will respond to your concern in a timely manner when you approach the podium please give us your name and we would appreciate it if you would state if you are a city resident and you may provide us your address if

[00:26:00] you so desire it is not required we ask that you please be respectful when presenting your comments to not only council members but to those residents and community members who are also present with that i have a sign-up sheet and no one has actually signed up but if there's anyone here that wishes to address council at this time please come forward you lynn for calgary manassa city resident I thought that I would just say a few words tonight with regards to the state passing

[00:26:37] a budget and I know we have some people running for office in the state and I would just like to know and I know you can't reply to me but I would just like to know for next year's budget how you'll be working with our state legislatures to manage a data center fees that are just actually going to further increase our cost or they went ahead and increased our cost first in order to take care of the impending fee that's happening. So the data centers are literally sucking our resources from

[00:27:11] water to electricity to land and they have a tax exemption which I know is now expiring but they're allowed to continue to increase the fees on us in order to satisfy the fees that the state are charging them. So it would be really interesting for me to know how each of you plan to work with our state legislatures on that, because locally we are suffocating with the data centers, not just because of Manassas City, but because of decisions made at the Prince William County level. So I would be interested in knowing how we can work together to solve for that, because it's very frustrating

[00:27:48] to then see legislators say please reduce your water use please reduce your electricity use please be mindful of this all while not navigating that with an industry that is actually sucking us dry so not against data centers but I am against the amount of data centers we have and I'm against passing those costs on to the residents and having us pay for that industry so I would be interested for you guys to help us out there especially with our infrastructure and our grid is struggling as it is with our substations so i think that our residents would be interested in what our localized

[00:28:27] plan is instead of just telling the residents to pay more use less thank you so much thank you miss green anyone else anyone else okay if not we'll move forward to item three on the agenda for the consent agenda i'll call on vice mayor wolf for that motion madam mayor i move the Adoption the consent agenda and dispensing with the reading of the ordinances second Okay, the motion by vice mayor will second by councilman Smith to approve our consent agenda any discussion hearing and seeing none mr Smith, please call the roll

[00:29:04] Yes councilmember Smith. Yes councilmember Osina. Yes councilmember Vasquez Luna. Yes councilmember Hudson. Yes motion carries Thank you so much for that moving forward to item for our public hearings public hearings We do have a sign-up sheet.

[00:29:19] I don't think anyone has signed up for that, but we do have the sheets down there, but I'll still allow anyone who wishes to speak. Public hearing is separate from the public comment sheet. I'll go over the procedures for public hearings. I read the newspaper ad certification for public hearings. Then staff will present the issue for consideration, and then council has the opportunity to ask questions.

[00:29:40] I will then open the public hearing for public comments, and we'll make sure not to miss anyone who wishes to speak regarding a public hearing item, and then the public hearing is then closed or continued in action is scheduled to be taken by the council at the next regularly scheduled council meeting so with that i'll read the newspaper advertisement certification which says as the mayor i certify that newspaper advertisements for the public hearings listed on tonight's agenda were published in conformance with the requirements of general law and city ordinances as the mayor i further certify that an affidavit of publication is before me and online which is signed by an

[00:30:15] authorized representative of the prince william times newspaper which states that the advertisements appeared on the required dates and who's here to help us with 4.1 diane yep the public hearing the item is the proposed amendment to the fiscal year 2026 budget good evening and thank you madam mayor members of council this public hearing is required anytime you wish to amend your budget by more than 1% of the total budget the schools have a request to budget and appropriate in FY 2026 an additional amount of state revenue that is five

[00:30:53] point two million dollars which exceeds 1% of your total budget so we are required to have this public hearing at it and I or mr. Kelly stand ready to answer any questions on it but the action item is scheduled for this evening as well okay thank you miss Bergeron council members any questions for Ms. Bergeron on this item.

[00:31:13] Okay, the public hearing is now open. There's no one signed up, but if there's anyone here that wishes to address this item, please come forward at this time. Okay. Madam Mayor, move to close the public hearing. Second. We have the motion by Vice Mayor Wolfe, seconded by Council Member Vasquez-Luna to close the public hearing on this item.

[00:31:34] Any discussion? Hearing and seeing none, Mr. Smith, please call the roll. Vice Mayor Wolfe. Yes. Council Member Vasquez-Luna. Yes. Council Member Smith. Yes. Council Member Osina. Yes. Council member Hudson? Yes. Motion carried. Oh, thank you so much for that. Moving forward to item five, ordinances and resolutions. Item 5.1, resolution number R2026-1048 is certified crime prevention community. And Mr. Riggs is here to help us with that. Our accreditation manager.

[00:32:12] Welcome, sir. Good evening. How are y'all doing today? Good. Madam Mayor, members of council, thank you so much for having me. I have the privilege of representing the police department. tonight to talk to you about the certified crime prevention community, there we go. So before I use a resolution to vote on whether or not the city of Manassas should participate in the CCPC, it's a short presentation but I promise a lot of acronyms true to law enforcement.

[00:32:38] The certified crime prevention community is run through the Department of Criminal Justice through the state. This is an effort to essentially put a lot of emphasis behind partnerships between local

government, both within the city of Anstas and our regional partners, private businesses, non-profits, community groups, and private individuals. To give a little bit of the historic background, the program's been around for roughly 30 years. It was one of the first of its kind in Virginia, and it's an external process that allows to validate some of our efforts toward crime prevention within the city. This is just a bit of the details about the

[00:33:15] accreditation process, 12 core elements, 7 plus optional elements, and the certification would renew every three years. Not a lot of new programs that are going to be introduced through the CCPC, however, a few that are worth calling out, some you're going to be familiar with, but notably is number one, the way that we would come into compliance with the Crime Prevention Safety Council is the Community Criminal Justice Board, or CCJB, that Councilmember Hudson sits on. She helps us out. That is kind of the crucial backbone of this program, so we appreciate her commitment

[00:33:54] to that. In addition, this is a great example of ensuring that the programs that we are involved in that are touching so many important stakeholders in crime prevention, we're appropriately getting the right amount of efficacy and action out of those groups. So that's the whole point of CCPC, and we look forward to letting that one be kind of the staple of this program.

[00:34:14] There are several more on here that we can talk about. Again, a lot of them are already performed by the police department or are partnering in agencies. This allows us to hone in, not create new programs, so making sure that they're sharp and efficient for both residents and city officials.

[00:34:32] These are the optional elements. Again, things that you're going to be very familiar with, things like pairing E3, not Not necessarily the police camp, but programs like that that our city government is already performing for residents.

[00:34:47] A brief summary of the action item. So step one is really important, is tonight getting this resolution through that says the city will participate in this program and it starts our countdown. So we will have 12 months from the moment it's signed to ensure that we are in compliance with the stipulations of CCPC.

[00:35:05] We plan to have this done in six months. Again, not too many new programs to get done here, so we'll have this with time to spare, and the right side of that is just internal activities that the department will take care of. But again, just to summarize, this program is all about collaboration.

[00:35:23] We want to get outside just individual departments, outside of just city government effort, making sure that we're tapping in the right stakeholders to solve the right problems. If there's any questions, I'd love to answer those now. if not i will leave you all to the next item thank you any questions or comments okay madam mayor move adoption resolution 2026-1048 second in stereo we have the motion by vice mayor wolf and seconded by i'll give it to ms hudson um to approve resolution number r2026-1048

[00:36:00] any discussion hearing and seeing none mr smith please call the roll vice mayor wolf yes council remember hudson yes council member smith yes council member elicina yes council member vasquez luna yes the motion carries thank you very much next item on the agenda is resolution of item 5.2 resolution number r 2026-1060 amending the fiscal year 2026 budget by budgeting and appropriating 5 million two hundred thousand dollars of state revenue for monasticity public schools mr taff is right on time thank you for being here sir thank you good evening madam mayor vice mayor

[00:36:38] wolf members of the council city manager burke the resolution before you is to budget and appropriate additional state revenue in the amount of 5.2 million dollars the the reasoning for this additional revenue is to support our partnership with virginia virtual academy also known as vava and that funding will be passed directly through our organization over to virginia virtual academy and with that i will take any questions that you all may have thank you mr taff any questions is there a motion madam mayor move adoption resolution 2026-1060 second a motion by vice

[00:37:14] mayor wolf seconded by councilman vasquez luna to approve resolution number r2026-1060 any discussion hearing and seeing them mr smith please call roll vice mayor wolf yes council member vasquez luna yes council member smith yes council member hudson yes council member osina yes motion carries thank you so much moving forward item 5.3 on the agenda resolution number r2026-1009 weems elementary school sup mr arcieri your honor members of council good evening the resolution before you is a proposed two-year extension of the two temporary classroom trailers

[00:37:53] at weems elementary school following feedback from your public hearing at your last meeting the sp conditions have been amended to reduce the number of trailers to the two that remain on site staff and planning commission recommend adoption and i stand ready for any questions thank you mr sieri any questions or comments is there a motion madam mayor move to approve our resolution r2026 1009 we have the motion by councilman vasquez luna seconded by councilman osina to approve resolution number r2026-1009 any discussion hearing and seeing

[00:38:29] none mr smith please call the roll council member vasquez luna yes council council member osina yes vice mayor wolf yes council member smith council member hudson yes the motion carries thank you so much item 5.4 resolution number r2026-1010 for rc hayden elementary school sup same thing your honor same thing to your extension of the existing three trailers again following feedback at your public hearing the sdp conditions have been revised to reflect only the three existing trailers on site staff and planning commission recommend approval stand ready for

[00:39:05] any questions any questions mr sierry not there a motion may i move to approve the resolution r 2026 1010 second hear the motion by councilman vasquez luna seconded by councilman tom osina to approve resolution number r2026-1010 any discussion hearing and seeing none mr smith please call the roll councilmember vasquez luna yes councilmember of cena yes vice mayor wolf yes councilmember smith yeah councilmember hudson yes the motion carries thank you so much item 5.5 is ordinance

[00:39:41] number 0-2026-1011 the manassas gateway landing at cannon branch proffer amendment first reading Mr. Arcieri still here We're waiting on the graphic but I'll talk I'm gonna bring up a graphic to talk about what's before you this evening your honor This is a proffer amendment for gateway or landing a cannon branch The item before you and I just want to summarize again This is a piece of what's going on a cannon branch the item before you is a proffer amendment That essentially takes the remaining residential density regardless of the housing affordable housing discussion Which is the separate item this evening and previous land sale discussions

[00:40:19] So the item before you is a land use decision to take the remaining 220 units to split it into two buildings, so 100 units on the former CSC site and 120 units along the waterfront. Additionally, these proffers would require that the park and trail, which are part of the development agreement, which will expire next year, be built concurrent with the proposed apartment building.

[00:40:42] So, again, those are the two land use decisions that are included in this proffer amendment, along with some technical cleanup. We'll eventually get a graphic up and I said staff and planning Commission recommend approval and stand ready for any questions Thank you. Any questions or comments mr. Arcee mr. Sina, could you address?

[00:41:02] Parking and as as this because if I understand correctly if we can go back to that So canon branch big picture. So first off, there's no parking reduction proposed for multifamily So the city requires 1.5 spaces per multifamily unit, which actually exceeds industry standard as I think council's heard from industry partners.

[00:41:30] But regardless, 1.5 is what's the requirement of the city and no parking reduction is proposed. Cannon Branch has always been proffered to utilize when you get into along the back end of the property to use shared parking. So if you see that large triangular parking lot that is, I guess, south, if you will, on this graphic of where the apartments will be going, That parking lot's actually overbuilt.

[00:41:53] Let's see if we can zoom in here. Thank you, Council Member Vasquez Luna. I didn't get that in. Apologies. So if you go out to the site today, you'll see to the one side of True Hotel a very small parking area.

[00:42:09] You can see on the master plan what will have to occur in order to activate that multifamily as that large parking lot needs to be built out in its entirety. So that parking lot will serve, of course, the apartments as proposed, but it will also serve overflow. You'll see True parking there. you'll see the commercial buildings parking there already.

[00:42:26] So the site is designed to park itself, and there are no parking reductions proposed. And how does this development address walkability? So the Cannon Branch project in general, first off, as we develop the entire site, so including the residential combination of the developer and the city has built out the pedestrian trail systems.

[00:42:52] You're actually able to go down Godwin all the way to our Cannon Branch trail. actually able now to walk to cannon branch park those are all things were added as part of this project the one piece that was not included is that so-called waterfront trail which has always been envisioned as part of the development agreement but again with the development agreement expiring one of the things that we wanted to do if we were to open up the entitlement was make sure that trail gets built concurrently with any apartments as is proposed here so the new proper amendment essentially says before you get a certificate of occupancy that park and that trail will be done as part of the occupancy for that second apartment building so we've done quite a

[00:43:29] bit out here for walkability again it's designed to be a compact community along the road and within the neighborhood and we additionally have added in pedestrian crossing so that the residential side that exists already can get over there we are looking at if we need a pedestrian signal as part of this to help because it is a two-lane divided road on each direction so we'll continue to make pedestrian investments out there, sir. And the added amenities are again? The added amenities are the waterfront park, which will be per the proffers and per, as always envisioned, will be open to the public. So it's not a park just for the apartments or just for the commercial users of

[00:44:05] the property. And then the waterfront trail that runs all the way along the water there, that'll all be built. And that's now included in the proffers. And those amenities are tied to this development is that

correct tied to occupancy of that 120 unit apartment building so if you right now the way the development agreement is set up it gets built in phases the building comes in you build a piece of the trail next building comes in you get a piece of the trail that won't work once the development agreement expires so part of the land use decision before you is can the entire trail get built as part of the next phase which would be that apartment building and then lastly

[00:44:42] How does this go to the larger question that we both within the city and the residents out there have long talked about, and that is additional retail development? We all know that there's been a frustration in this community with the staff, with the council, with the community that the commercial didn't come online as it was originally envisioned.

[00:45:04] We all knew the story of the brewery, and we all hoped to get that anchor tenant out there. It did not happen. Through our conversations, we did community meetings last fall and into the winter. We heard that frustration again, and we challenged Buchanan, the existing development partner, what can you do to move this along faster?

[00:45:22] So obviously we have a hotel. We have 20,000 square feet of commercial. In order to unlock that, staff firmly believes that we need to increase the number of rooftops out there. The overall rooftops are 500. You have the 200-plus that are already in existence. The CSC site is under contract.

[00:45:38] It's a hundred and so we believe adding the 120 and the second hotel will give you the necessary Rooftops to at a minimum unlock that next commercial building. That's that smaller square 10,000 square feet along the water And that is the goal along with unlocking some of these public amenities Any other comments a question, oh, it's just me It's our Sarah the area that's in the brown just below that commercial sign on the right Would it be proper to call that undesignated use right now?

[00:46:14] The area in pink, sir, I believe? Yes. Yes, so that is so-called phase three. That's the final phase of the project. It's all proper to be non-residential. It does not allow any additional residential development. It actually does not allow a third hotel. So it's all future non-residential use TBD.

[00:46:34] Oh, thank you. Ms. Vasquez, go ahead. Thank you, Madam Mayor. So thank you for bringing it up. I've got two questions, but it's more to make sure the public knows. So this is requesting to amend the proffers of the Gateway Development.

[00:46:52] And now I want to ask you, is the number of housing increasing, decreasing, or just splitting to buildings like it was explained? No, it remains, the overall project remains at 500 units as it was proffered in 2016. Okay, and my last question is burdensome.

[00:47:12] What do you understand for concurrent? Because for me, the trail and the park are very important. So when you say concurrent, are they going to be able to rent the apartment before everything is done, or what's the expectation?

[00:47:29] No, ma'am. The apartments cannot receive a final certificate of occupancy. They can rent them out. They can bring the furniture in. They cannot occupy them until the park and the trail are completed. That is a condition of the progress. And will that be a new park for all the residents of the city of Manasseh?

[00:47:46] Yes, that is proper to be open to the public now. That'd be all. Thank you. Any other comments? Ms. Hudson. Thank you, Madam Mayor. Mr. Arcieri, just one more on parking. You said that it's built to be

overflow, but have there been calculations to show that if both of the hotels were at maximum occupancy and everywhere had people living in them, that there would still be enough parking?

[00:48:13] There will be additional calculations, but in short, both hotels are designed by the nature of being a hotel to be self-sustaining in terms of meeting our minimum requirements in terms of parking. But again, then there's additional shared parking in that triangle lot. There's additional shared parking along the private street in there, the parallel spots.

[00:48:32] You can see a few of those coming in. So the site is designed to be over-parked. That gets re-evaluated with every site plan that comes in. And so a 10,000 square foot commercial pad, as we hope, comes in, we're going to look at those uses and make sure that they still have enough parking in the larger triangle lot. So we update that calculation constantly as we go through the development process.

[00:48:51] And that will go on into phase three as well. Any other comments or questions? Is there a motion? Madam Mayor, move adoption to Resolution 2026-1011. Second. We have the motion by Vice Mayor Wolfe, seconded by Councilwoman Vasquez-Luna to approve ordinance number 0-2026-1011.

[00:49:12] Any discussion? Hearing and seeing none, Mr. Smith, please call the roll. Vice Mayor Wolfe? Yes. Councilmember Vasquez-Luna? Yes. Councilmember Smith? Yes. Councilmember Osina? Yes. Councilmember Hudson? Yes. The motion carries. Thank you so much for that. Next on the agenda, item 5.6, resolution number R-2026-1080, committing \$6 million in housing investment loan funds to Cannon Branch Apartments, LLC.

[00:49:40] Mr. Small is here for that. Good evening, Madam Mayor, members of council. Mr. Burke, earlier on your agenda this evening, you adopted enabling legislation that sets up the resolution that's in front of you this evening. I mean, these are not the final loan documents that will ultimately be executed to support the good housing development at the landing.

[00:50:00] However, this document outlines the primary deal points, terms and conditions of those loans. The necessity of this document is to support the applicant's application to VHDA for its financing.

[00:50:18] The applicant is out spending money now doing site plans, building plans. In fact, it has to be at 80% complete. They will make their application to VHDA next month, and this resolution gives VHDA the assurance that that missing piece of equity is lined up and the city council is committed to its support of the project.

[00:50:39] Again, the primary deal terms are outlined in this document. I'm happy to answer any questions you may have. Thank you, Mr. Small. Any questions or comments? Mr. Rossino. sorry. So repayment of the city loan here. What happens if the borrower sells the Cannon Branch apartments before the loan is paid off? This resolution and the loan documents stipulate that they will have to retire the city debt. That's the way the loan is going

[00:51:18] to be structured. They may approach, the new purchaser could theoretically approach the city about extending that loan that would be a city council option at that time but the way this is structured it gets repaid any other questions or comments is there a motion madam mayor move adoption resolution 2026-1080 second and a motion by vice mayor wolf seconded by councilman vasquez luna to approve resolution number r 2026-1080 any discussion hearing and seeing none mr smith

[00:51:55] please call the roll vice mayor wolf yes councilmember vasquez luna yes councilmember smith Yes, council member of Sina. Yes, council member Hudson. Yes motion carries. Thank you very much I believe mr. Burke has one item before we adjourn about the outage that just happened. Yes, ma'am Due to the the heavy weather We had a tree that caught on fire had a limb fall on electric line We had a temporary outage. It has all electric has been restored the limb has been removed from the line But I also understand from the chief that we've got some heavy traffic throughout the city either due to

[00:52:33] To the rain or possibly down limbs. So As you're traveling tonight, just be aware of that. We had a storm and if you see anything Make sure that you travel as safely as possible Anything else to come before the council for the good of the residents if not we are adjourned. Thank you



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