



CITY OF FREDERICKSBURG, VIRGINIA

CITY COUNCIL

# MINUTES

Council Chambers, 715 Princess Anne Street  
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR  
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO  
HON. KERRY P. DEVINE, AT-LARGE  
HON. MATTHEW J. KELLY, AT-LARGE  
HON. BRADFORD C. ELLIS, WARD ONE  
HON. DR. TIMOTHY P. DUFFY, WARD THREE  
HON. CHARLIE L. FRYE, JR., WARD FOUR

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**November 24, 2015**

**The Council** of the City of Fredericksburg, Virginia, held a public hearing on Tuesday, November 24, 2015, beginning at 7:32 p.m. in the Council Chambers of City Hall.

**City Council Present.** Mayor Mary Katherine Greenlaw, Vice-Mayor William C. Withers, Jr. and Council members Kerry P. Devine, Dr. Timothy P. Duffy (participated remotely – out of town), Bradford C. Ellis, Charlie L. Frye, Jr. and Matthew J. Kelly.

**Also Present.** City Manager Beverly R. Cameron, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Budget Manager Deidre Jett, Fire Chief Eddie Allen, Police Chief David Nye, Planning & Building Director Charles Johnston, Zoning Administrator Michael Craig, Assistant Economic Development Director Bill Freehling, Public Works Director Doug Fawcett, and Clerk of Council Tonya B. Lacey.

**Notice of Public Hearings (D15-461 thru D15-464).** The Clerk read the notice of the public hearings as they appeared in the local newspaper, the purpose being to solicit citizen input.

**Ordinance 15-29, First Read Approved, Granting Dominion Virginia Power an Easement for the Extension of Electrical Service at**

**the Rappahannock Regional Landfill (D15-461).** – no speakers. After staff presentation Councilor Kelly made a motion to approve Ordinance 15-29, on first read, granting Dominion Virginia Power an easement for the extension of electrical service at the Rappahannock Regional Landfill; motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Motion to Suspend the Rules.** In order to place Ordinance 15-29 on for second read Councilor Kelly moved to suspend the rules; motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Ordinance 15-29, Second Read Approved, Granting Dominion Virginia Power an Easement for the Extension of Electrical Service at the Rappahannock Regional Landfill (D15-461).** – Councilor Kelly made a motion to approve Ordinance 15-29, on second read, granting Dominion Virginia Power an easement for the extension of electrical service at the Rappahannock Regional Landfill; motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Resolution 15-87, Second Read Approved, Amending the Fiscal Year 2016 Budget to Fund Improvements to the Public Safety Radio System (D15-462 thru 464).** – three speakers. Chief Allen presented a PowerPoint presentation on the public safety radio system. In his presentation he covered the Project

Background, Actions Completed, Path Forward, One-time Costs and Recurring Costs. (See D15-463) for more information.

Councilor Kelly said he was contacted by a Spotsylvania County Board of Supervisor and they were surprised to hear the City had taken action. He mentioned the letter that was written by Harris the operator for the Spotsylvania County system. He asked staff to give a general overview of the thoughts on the letter from Harris.

Chief Allen stated he had received the letter but explained that the City had retained a consultant and the consultant did an evaluation of four options. He said they looked at the Spotsylvania system objectively. It took three months to get a meeting with Spotsylvania and they were told at that time that they would be operational July 1, 2015 and that has not occurred. They were told it would be December and that does not look like it would happen. One of Spotsylvania's issues was obtaining tower sites and they were having problems with two and construction was to begin in December or January at those sites. Chief Allen explained that the best time to bring a new system up was during full foliage because this was when you find the good and bad spots depending on the foliage. Spotsylvania was anticipating testing in late spring or early summer then the system has to be accepted which would be sometime in 2016.

Chief Allen noted that at a County Board of Supervisors meeting in 2011 that a Board member said the County was under a time constraint and the system needed to be operational by January 2014 due to life support issues with the current system. The radio system contract was awarded to Harris in March 2013 and assuming no additional delays Harris is stating that the system will be ready sometime in 2016. It has been approximately two years getting the system on board.

Working with the consultant and evaluating the systems the consultant recommended Stafford as the best option although they told the City at the work session that it was the most expensive. The staff not only looked at what the consultant provided but did their own testing. The testing came back with excellent results with the exception of three sites: the Courthouse, basement of the hospital and the center of Kohl's Department store. Chief Allen said he fully supports the Stafford system and he stated that many in the National Capital Region (Arlington, Alexandria, Fairfax, Prince William, Stafford) are on Motorola systems and in the Richmond Region (Chesterfield, Richmond, Hanover, Henrico and recently Caroline County) are all on Motorola system. Caroline was offered to join Spotsylvania and chose the Motorola system.

Chief Allen felt this was the best option and stated that if the City went on its own it would cost \$5-7 million depending on if it could use existing towers. The Stafford system was a proven system. He said those on the Fire/EMS side use the system every day because they have the radios in their trucks. The radios were issued to them because they do mutual aid in Stafford and Stafford does mutual aid in the City. He said he and Police Chief Nye try to provide the best system for their providers and they both agreed as well as the Sheriff that this was the best system.

City Manager Cameron said this was a very important project and he said he, Chief Allen and his staff had been working on this project for many months and they were confident in their recommendation to partner with Stafford County. Mr. Cameron gave Council five key reasons:

- Radio signal coverage was over 97 percent reliability for both talk out and talk in. The coverage had been tested by computer models and field tests.

- Stafford's system was mature and there are benefits to joining a mature system. This system has been in place since 2007 and all of the towers are fully operational. The software is operational and refined. Staff training has been completed. The City can join the system now and be up within four to six months.
- Cost of the equipment has been negotiated using the Stafford County contract as a baseline. Due to the timing the City will receive additional discounts. The cost is fair and reasonable which is similar to those systems purchased in many other jurisdictions.
- Cost to join Stafford has been negotiated by City and County staff over the past six months. Both Stafford and the City believe that an equitable cost has been agreed to. The City has the opportunity to join a state of the art radio system that had a capital cost of \$26 million in 2007. The City's operation and maintenance cost to Stafford will be \$285,000 per year with a five percent annual escalation. The cost is roughly proportionate to the number of radios that the City will add to the Stafford System. The City is prepared to provide a TDMA channel to the Stafford system.
- Urgency is the final reason. The City needs to move forward with the implementation of the new system as soon as possible. The City learned from the radio study that the current City system has coverage gaps that create risks for the first responders. This is the reason for moving this up on the capital projects.

Councilor Frye asked Chief Allen would the City have trouble communicating

with Spotsylvania if they needed to and Chief Allen said they would not.

**Wayne Duff (D15-464)**, Harris Public Safety Communications, stated that he spent 20 years in law enforcement and if there was urgency to getting up on a new system then it would make sense to join Stafford County. He said if the sense of urgency was not there he would like Spotsylvania to be an option. He was surprised that a decision has been made because he thought the option to join Spotsylvania was still being evaluated.

He said Chief Allen was correct that the Spotsylvania system was not operational at this time and they were working to get two of the eleven towers secured. He said the towers that would serve Fredericksburg are installed but still need to be tested and it would take some time. He said the City could install its own Project 25 (P25) Phase 2 system for less than \$4 million and tie into the surrounding counties. He said the prices he saw on the needs assessment seemed to be more pricy than the equipment they proposed when they provided the consultant with that information. He warned Council to make sure they look at all P25 systems before making a decision.

**Harold Bannister**, 1901 Fall Hill Avenue, asked whether the Stafford system would be able to handle video transmission in the future and will it be able to be expanded to allow this and he asked if the Stafford system would be able to expand in the future as needed.

**Jeremy Thomas**, Motorola Representative, said although the data transmission was strong the capability of the Stafford radio system and the bandwidth of the data channels would not be as sufficient to support video transmission. He said there were many other advantages of the data channels and video requires an intensive bandwidth. It

may be capable over an LTE network or Wi-Fi network. He said Motorola continues to look at ways to expand. He said they spend over a have million dollars annually to increase the capabilities for public safety users. He said they are considering in the future as capabilities expand.

Councilor Kelly said he would like to defer the vote and take the next two week to answer the questions in the letter from Harris.

Councilor Devine made a motion to approved Resolution 15-87, on second reading, amending the Fiscal Year 2016 budget to fund improvements to the public safety radio system; motion was seconded by Councilor Ellis

Councilor Devine said this has been a priority of Council and while the Council had not been discussing this as much staff had and the Council charged them with bringing a recommendation forward. She said staff's recommendations and justifications were rational and she was ready to vote.

Councilor Kelly said when new information comes available the City should take a closer look at the system.

Vice-Mayor Withers said he would support the motion but asked if the Council moved forward would it allow time to look at the equipment again to decide if that's what they wanted. Mr. Cameron said they could provide more detailed information on what they plan to purchase. Vice-Mayor Withers said that if the Police, Fire and City Manager felt more comfortable with this system then he would support the recommendation because the safety of the personnel outweighs the cost that the City might save.

Councilor Frye said he would support the system as well he said public safety was the number one priority. He said if the Spotsylvania system was up and running he

would understand.

Councilor Duffy said he feels delaying the vote would lead to delaying implementation significantly.

The motion passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Withers, Devine, Duffy, Ellis and Frye. Nays (1). Councilor Kelly.

**Adjournment.** There being no speakers to come before the Council at this time, Mayor Greenlaw declared the hearing officially adjourned at 8:10 p.m.

*Mary Katherine Greenlaw*  
Mary Katherine Greenlaw, Mayor

APPROVED

01-12-16

*Tonya B. Lacey*  
Tonya B. Lacey, Clerk of Council, CMC



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**November 24, 2015**

**The Council** of the City of Fredericksburg, Virginia, held a regular session on Tuesday, November 24, 2015, beginning at 7:30 p.m. in the Council Chambers of City Hall.

**City Council Present.** Mayor Mary Katherine Greenlaw, Vice-Mayor William C. Withers, Jr. and Council members Kerry P. Devine, Dr. Timothy P. Duffy (participated remotely – out of town), Bradford C. Ellis, Charlie L. Frye, Jr. and Matthew J. Kelly.

**Also Present.** City Manager Beverly R. Cameron, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Budget Manager Deidre Jett, Fire Chief Eddie Allen, Police Chief David Nye, Planning & Building Director Charles Johnston, Zoning Administrator Michael Craig, Assistant Economic Development Director Bill Freehling, Public Works Director Doug Fawcett, and Clerk of Council Tonya B. Lacey.

**Opening Prayer and Pledge of Allegiance.** Council was led in prayer by Councilor Matthew J. Kelly followed by the Pledge of Allegiance led by Mayor Mary Katherine Greenlaw.

**Officer Recognized.** Mayor Greenlaw recognized the presence of Officer Stuart Butterfield at this evening's meeting.

**Public Hearing Conducted (D15-461 thru D15-464).** The regular session was recessed in order to conduct the scheduled public hearings and immediately reconvened upon their conclusion.

**Citizen Comment.** The following speakers came forward to participate in the citizen comment portion of this evening's meeting.

**Karen Kallay (D15-465 thru 467),** Representative for the Rappahannock Area Community Services Board – Ms. Kallay gave an update on what has happened at the RACSB over the past year. She also distributed a packet with the Fiscal Year 2015 highlights and the Fiscal year 2016 priorities.

**Ed Whalen,** 1705 Princess Anne Street, came to reiterate what was done to address density concerns and the development along the river. He said he has always looked at this project as a cooperative partnership with the City to revitalize an important corridor and entrance into the historic district of downtown. He said he heard the concerns regarding the density of the residential units and the increase in by-right development on the river. He said he was prepared to remove the residential portion from the river and he was prepared to reduce the density of the residential units on the Germannia acreage by twenty percent this would provide enough funding to provide underground parking for residents while preserving additional green space. He said the residential units would be spread out over the three acres and remains within the 30 units per acre much like the Maury Commons project. He said he has proffered to sell all the residential units within 10 years. He said the reason they cannot sell the units right away was because the area needed to be revitalized first in order to sell the units.

**Harold Bannister,** 1901 Fall Hill Avenue, applauded Mr. Whalen for what he was

proposing to do in the Mill District but said it did not work for that area. He asked Council to reject the proposal.

Mr. Bannister also invited City Council and the residents to the Electric Lights Tour from December 1 through December 27, in the Fall Hill neighborhood. He said maps can be found at the Fredericksburg Visitor's Center and the Mason Dixon restaurant.

**Frederic Howe, III (D15-468)**, 311 Cannon Circle, spoke in opposition of the plan for 50 Syrian refugees to be relocated in the City. He was concerned that this would be an unfunded program budget passed down to the City tax payers. He requested that Council engage with State and Federal representatives to lobby and demand that they shift the tax burden of their policy and program mandates back to those that pass or implement the programs.

**Mike Taggart**, 425 Bunker Hill Street, stated that at the last Fall Hill Neighborhood meeting they discussed the Mill District project and they were concerned with the environmental impact, mass density causing the proposed buildings to be out of proportion. He said in the JumpStart plan this area was to be redeveloped like the Hyperion corner which he felt would fit better. They were also concerned with the traffic study that was provided. He felt the study did not accurately depict the traffic and the impact that it would cause in the Fall Hill neighborhood.

**Anna Sandborn**, 1707 Princess Anne Street, addressed the traffic and she compared this project and the traffic that would be generated to the William Street area with all the new development.

Ms. Sandborn also recognized all the time and effort that had been put into this project. She said she cares about the trails and all the people in the neighborhood but she

also said she cares about the revitalization of all the abandoned buildings in the proposed area. She listed a number of vacant commercial spaces within a short distance and stated that putting more commercial in this area did not make sense. This project would be an affordable place for young professionals.

**Ann Little**, 726 William Street, stated that a number of Fall Hill Neighbors and Heritage Trail members had concerns about the trail and the number of vehicles that would cross it due to the development as well as the density of the project. She said there were also many in the Fall Hill neighborhood that did not like the idea of having apartments because there were already too many rentals in the City. She also pointed out how the Maury Commons condos have caused many owners to improve their homes and building since the condos were built and she said this is what was needed in this corridor. She was concerned that the apartment would degrade the Fall Hill neighborhood.

**Council Agenda Presented.** The following items were presented to Council.

7A. Regional Greenhouse Gas Initiative – Councilor Devine

7B. Refugee Placement – Mayor Greenlaw

7C. Resolution 15-89, Authorizing the City Attorney to File a Declaratory Judgment Action Contesting the Validity of the October 26, 2015 Fredericksburg Architectural Review Board Approval of Certificate of Appropriateness for Site Planning, Scale and Massing of Townhomes on the 300 Block of George Street – Vice-Mayor Withers

7D. City Recycling – Councilor Devine

7E. Tanker Car Update – Councilor Frye

**Regional Greenhouse Gas Initiative** – Councilor Devine stated that

Council had received a letter from the Clean and Green Commission urging the Council to support the Greenhouse Gas Initiative. It encourages the expansion of energy efficient programs that will reduce the dependence of fossil fuels and fossil fuel pollutions. She said states that have signed on have seen bills declining. She asked council to sign on urging the state of Virginia to become the tenth member of RGGI by endorsing the letter from the Clean and Green Commission.

Councilor Devine made a motion to allow Fredericksburg to join the other Cities in urging Virginia to join the RGGI; motion was seconded by Councilor Duffy and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Refugee Placement** – Mayor Greenlaw explained how refugees are placed and what role the City can take in the placement, if any at all. The United State Department contracts with Catholic Charities Resettlement Services to place refugees in Northern Virginia and in this region. Homeland Security vets those refugees and determine who is a refugee. The 101 Afghans and Iraqis’ who have found a home in this area have a history of working with the U.S. Military or Government are forced to flee because they were targets because they were imbedded with our military.

Mayor Greenlaw said she had been in contact with the President of Catholic Charities and he said that no refugees from Syria have been placed in our area and there were no plans to place any Syrians here. She noted that the City could not refuse any refugees legally or morally. She said she would continue to talk to Catholic Charities on the number of refugees sent here. The allotment is 50 and it has been for some time. The Total number anticipated for Fiscal Year 2016 is 120. She has explained to Catholic

Charities that this number was disproportionate for the City because of the impact on the school system. Mayor Greenlaw said she and the School Superintendent would continue to discuss the matter with Catholic Charities.

Mayor Greenlaw said she appreciated the citizens' concerns but stated that it was important to have accurate information.

Councilor Ellis stated that he did not like the fear tactics that have been used by some in the community. The City does not have the resources to support the refugees when they are placed in the City. He noted that he was not insensitive to the situation because his church has helped on many occasions. He said as leaders in the City something needed to be done. Councilor Ellis spoke on how he used to train Iraqis when he was in the Marines and in many occasions they would turn on those that trained them. He said the United States was dealing with an enemy that was dangerous and the policy for welcoming refugees needed to stop on every level. He suggested a formal message from the locality because the City could not take on the risk that refugees impose. Councilor Ellis recommended passing a resolution that conveys the City concerns and ask surrounding counties to do the same to send a united message.

Councilor Duffy said he did not want to minimize the efforts but felt the City should tread lightly. He said he work with refugees daily and said they were not handout they were assets. He said the discussion was great but needed to be balanced.

Vice-Mayor Withers stated that his concern was the overloading of schools and the social services. He felt as though the City was getting a disproportionate amount of refugees.

Councilor Devine said it is a burden when they place more student in the schools

but many were hard working. She said although it may be a burden it is generally a short burden. She said she did not like the idea of limiting the number of certain refugees. She suggested keeping the placement and origin of refugees separate. She noted that the Fredericksburg area was attractive because it was more affordable for resettling.

Councilor Frye said the residents must stick together and look out for one another. He asked if the Council could get a follow-up on where the refugees are now that settled here in the past. Mayor Greenlaw stated that the liaisons have records on the refugees and they should be able to provide that information.

Councilor Ellis asked if there was support for the resolution and Vice-Mayor Withers asked if it could be a letter instead. Mayor Greenlaw asked that Councilor Ellis draft a letter to be circulated. She said efforts in the past have worked and said the City could try again.

**Resolution 15-89, Approved, Authorizing the City Attorney to File a Declaratory Judgment Action Contesting the Validity of the October 26, 2015 Fredericksburg Architectural Review Board Approval of Certificate of Appropriateness for Site Planning, Scale and Massing of Townhomes on the 300 Block of George Street – Vice-Mayor Withers (D15-469).** – Vice-Mayor Withers asked City Attorney Dooley to present. Ms. Dooley explained that at the November 10 meeting Council adopted Resolution 15-85 suspending the Certificate of Appropriateness for new construction on the 300 block of George Street. In adopting the Resolution Council stated that the ARB had exceeded their authority delegated to them for the review of new construction within the Historic Fredericksburg

district. She asked Council to authorize the City Attorney to file a petition for declaratory judgment to the same effect in Circuit Court. The Circuit Court provides a clear path to judicial determination of the statements that City Council made in the resolution. If Council adopts the proposed resolution it would authorized the City Attorney to file a petition for declaratory judgment in the Circuit Court declaring that the ARB's approval of the Certificate of Appropriateness for site planning scale and massing for the new construction at 300 George Street is invalid.

Vice-Mayor Withers made a motion to approve Resolution 15-89, authorizing the City Attorney to file a Declaratory Judgment Action contesting the validity of the October 26, 2015 Fredericksburg Architectural Review Board approval of Certificate of Appropriateness for site planning, scale and massing of townhomes on the 300 block of George Street; motion was seconded by Councilor Kelly.

Councilor Ellis stated that he would not support because of the following: the first tactic was to appeal ARB decision, second was suspending the ARB decision, third was the City Manager appealing the detail design, and finally he felt this resolution was to show the Planning staff that they do not know what they are doing.

Councilor Kelly noted there were a number of issued going above the process. He asked the Council if the preservation of the City's historic character was significant enough to preserve.

The motion passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Withers, Devine, Duffy, Frye and Kelly. Nays (1). Councilor Ellis.

**City Recycling** – Councilor Devine reminded citizens that plastic bags were not allowed in the single stream recycling. She noted that this causes problems in the

recycling system. She urged citizens to take the bags to the local grocery stores to recycle them.

**Tanker Car Update** – Councilor Frye gave an update on the side tracks in the City. He said he met with Representatives and the work was projected to be done and tankers moved from the City and move them to the Lansdowne Road area.

**City Manager’s Consent Agenda Accepted for Transmittal as Recommended (D15-470 thru D15-475).** Following review and as recommended Councilor Kelly moved approval of the City Manager's consent agenda items; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

- Transmitting the FRED Transit Progress Report – October 2015 (D15-470).
- Transmitting the First Quarter Financial Results – Fiscal Year 2016(D15-471).
- Ordinance 15-27, Second Read, Permitting Additions and Exterior Alterations to the Brick Building at 2800 Princess Anne Street, Permitting Construction of Additional Buildings on the Property, and Removing the Deed Restriction on the Use of the Property (D15-472).
- Ordinance 15-28, Second Read, Granting CW Corner, LLC a Sixty Year Lease for the Air Space Above the Public Sidewalk at 324 William Street for the Construction, Operation, Maintenance and Replacement of a Balcony for a Roof Top Terrace Restaurant (D15-473).
- Ordinance 15-30, First Read, Authorizing the Architectural Review Board to Administer Restrictive Covenants Governing Development of 2800 Princess Anne Street (D15-474).

- Transmittal of Boards and Commission Minutes
  - Potomac, Rappahannock Transportation Commission – November 5, 2015 (D15-475).

**Adoption of Minutes.** There were no minutes submitted for approval.

**Board of Zoning Appeals Appointment – Beatrice Paolucci (D15-476).** Councilor Devine moved to appoint Beatrice Paolucci to the Board of Zoning Appeals; motion was seconded by Councilor Ellis and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Ordinance 15-26, Second Read Approved, Designating the Rappahannock Regional Landfill as the Disposal Site for Solid Waste Collected in the City of Fredericksburg (D15-477 thru D15-478).** After staff presentation Councilor Kelly made a motion to approve Ordinance 15-26, on second read, designating the Rappahannock Regional Landfill as the disposal site for solid waste collected in the City of Fredericksburg: motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Resolution 15-90, Authorizing the City Manager to Apply for \$825,000 in Fiscal Year 2017 Virginia Department of Transportation Revenue Sharing Funds for Street Reconstruction and Resurfacing (D15-479).** After staff presentation Councilor Devine made a motion to approve Resolution 15-90, authorizing the City Manager to apply for \$825,000 in Fiscal Year 2017

Virginia Department of Transportation Revenue Sharing Funds for Street Reconstruction and Resurfacing; motion was seconded by Councilor Duffy and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Resolution 15-91, Amending the Fiscal Year 2016 Budget and Authorizing a Lease for a Storage Facility for the Fire Department (D15-480).** After staff presentation Councilor Devine made a motion to approve Resolution 15-91, amending the Fiscal Year 2016 Budget and authorizing a lease for a storage facility for the Fire Department; motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

**Rezoning Approximately 6.980 Acres of Land from Commercial-Highway, C-H, and Residential R-2 to Planned Development Mixed Use (PD-MU) for the “Mill District” (D15-481).** Mr. Johnston explained that due to the applicants request he requested Council hold off on a vote until the applicant had more time to shift the density around on the project.

Councilor Ellis thanked the applicant on his consistent effort. He said he was afraid Council would lose the ability to work collaboratively with the applicant if he decided to build by-right.

Councilor Frye asked what happened if the applicant sold the property before the apartments were sold and Mr. Johnston explained that the proffers would run with the property and would be the same with the new owners.

Vice-Mayor Withers stated that everyone was in support of the redevelopment of this area but he could not support apartment units of this size on this small piece of property. He also noted that JumpStart does not even mention apartments in this area.

Councilor Kelly said this was a tough corridor to redevelop because of the condition it was in. He noted that all the traffic problems in the City were not because of the people in the City it was because of those coming to the City. The units are going to be about \$1,000-\$1,200 and there was not much difference between apartments and condominiums. Councilor Kelly added that this area needed something to kick start the redevelopment of this corridor, so he was willing to give the developer the opportunity to present a new design with the shifting of the density.

Councilor Kelly made a motion to defer action on rezoning approximately 6.980 acres of land from Commercial-Highway, C-H, and Residential R-2 to Planned Development Mixed Use (PD-MU) for the “Mill District” until the first meeting in January; motion was seconded by Councilor Ellis.

Majority of Council was in support of deferring the vote in order to get more clarity of the changes, but Councilor Frye said he could not support he wanted to see something Council could vote on.

The motion to defer passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Withers, Devine, Duffy, Ellis and Kelly. Nays (1). Councilor Frye.

**City Manager’s Report and Council Calendar (D15-482 thru D15-483).** City Manager Cameron asked if there were any questions regarding the Manager’s report or the Council Calendar. Activities highlighted on the report were as follows: Update to Wayside Exhibit Panels, Fredericksburg City School Board Offices Moved Into

601 Caroline Street, Police Department Hires New Officers, Mary Washington Healthcare YMCA Annual Turkey Trot and Site Development Report.

City Manager Cameron also noted that the Police Department elected to pursue the Gold Accreditation this year and they learned that they successfully earned the Gold. This is outstanding for a department of our size. Twenty-eight Police Departments are accredited by CALEA.

School bus parking – as the schools are growing so was the need for bus parking. The City Manager and the School Superintendent have been working on a location and they have completed negotiations with a property owner to store 53 buses and automobiles. The property also has a small office.

**Adjournment.** There being no further business to come before the Council at this time, Mayor Greenlaw declared the meeting officially adjourned at 10:04 p.m.

*Mary Katherine Greenlaw*  
Mary Katherine Greenlaw, Mayor

APPROVED  
01-12-16

*Tonya B. Lacey*  
Tonya B. Lacey, Clerk of Council, CMC

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