

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE MANASSAS PARK GOVERNING BODY HELD ON TUESDAY, AUGUST 12, 2020 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
Hector Cendejas (Participation Remotely)
Donald Shuemaker
Miriam Machado (Participation Remotely)
Alanna Mensing
Haseeb Javed (Participation Remotely)

Absent

None

Staff

Lana A Conner, City Clerk
Laszlo A. Palko, City Manager
Dean Crowhurst, City Attorney (Remotely)
Keith Nguyen, Assistant to City Manager

Per the General Assembly's approval of the Governor's amendments to the biennial budget, the GB may now meet electronically without a quorum actually assembled in a single location, and without the in-person Governing Body (GB) members voting on the participation of those who are remoting in.

The following benchmarks for the meeting this evening have been met.

*First, the Governor has declared a state of emergency for the current COVID-19 pandemic, in accordance with Code of Virginia.

**Second, the declared emergency makes it impractical or potentially unsafe for the GB to assemble in a single location, and guidance from state and federal government support this determination. Therefore, the GB will be meeting with various members participating electronically through Go-To-Meeting.

**Third, the meeting is to discuss or transact the business statutorily required or necessary to continue operations of the Governing Body.

**Fourth, the Governing Body will make available a recording or transcript of the meeting on its website in accordance Code of Virginia.

**Fifth, notice has been and will continue to be provided to the public using available methods

**Lastly, we have made, and will continue to make, arrangements for public access through electronic means, including the ability to comment.

Those participating electronically are Councilmember Miriam Machado, Councilmember Hector Cendejas, and Councilmember Haseeb Javed.

Those participating In Person are, Councilmember Donald Shuemaker, Councilmember Alanna Mensing, Vice Mayor Preston Banks, and Mayor Jeanette Rishell.

Mayor Rishell: As you know our City suffered the negative effects of flash flood that caused a sink hole to open on Moseby Court. I first want to thank all staff that had to deal with the results of this incredible weather related event. They have all worked very hard, and they have had a very long day. I also want to thank the City of Manassas for providing help to us during this very difficult time. Manassas has permitted our City to create a temporary access through Stonewall Park. And we very much appreciate that. I will say that this culvert should have been fixed over a decade ago. When I and the current Governing Body learned about the serious condition of the culvert, we immediately placed a priority on Moseby, and also on other roads and culverts across the City. Unfortunately, the City was not able to move fast enough to fix Moseby, because we had to secure state funding due to the City's weak financial position. This type of event is the direct result of a lack of revenue needed by the city to address unmet needs. Going forward, we will continue to focus on needs of this type because we do not want this to happen again.

1. Approval of Agenda:

MOTION: Councilmember Shuemaker moved to approve Amended Agenda with addition of Item 2c. Declaration of Local Emergency Ratification

SECOND: Councilmember Mensing

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

2. City Manager: Laszlo Palko:

The City Manager thanked staff for all of their hard work on this very difficult day especially the public works department. They were rock stars today. The moment they came up with the idea of building that temporary road, executing it was matter of hours that they opened it back up to our residents. He thanked Calvin O'Dell and Alan Rowley for coordinating that effort. He thanked the police and fire for being on the scene. He thanked Captain Winston for being there early to address the media who was quick to be out there. Everyone stepped up and responded. Parks & Recreation staffed the hot line and provided water. He thanked staff for their hard work in getting access for our residents to be able to get in and out.

The City will try to secure state support for this emergency effort. Mayor has been in contact with our state representative.

2a. Moseby Drive Collapse: Calvin O'Dell, Director of Community Development:

The sinkhole is on Moseby Court, approximately 200 feet north of the Moseby Ridge subdivision. The sinkhole is approximately 40 ft. wide by approximately 120 ft. long. This is the only road access in and out of the Moseby Ridge subdivision.

There are no injuries from the incident. However, one vehicle fell into the sinkhole, and one vehicle was washed further downstream. Public Works recovered both vehicles. Crews have also cleared all vehicles from the immediate impact area. From 0430 AM to 2 PM, approximately 400 residents (80 townhomes and 16 condominiums) did not have a road to get in and out of the subdivision.

The City has been aware of this issue (deteriorating culverts at Moseby Drive) for the last few years and had started a VDOT application in 2017 for a project to replace this culvert. Starting in 2015, they started annual inspections of the culverts to understand the conditions of the culverts. In 2015, our revenue sharing application was denied. Project was not in city Comprehensive Plan and CIP did not meet the criteria for funding. Revenue sharing is on a two-year cycle. VDOT revenue sharing funding was secured for this (estimated) \$1.5 million project and the City incorporated this project into our Capital Improvement Program as a priority project.

City had made all necessary moves to position the project into CIP. In 2017, city acquired funding for project. The funding agreement was approved on October 26, 2018. City has come up with 100% design plan of actual concrete box culverts designed to accommodate an appropriate storm. The current culverts many people say is undersized but it is about how you design it. City wants all of the culverts to meet the 100-year storm design. We had the plans in place but there were hiccups. The current condition of the culvert although the report did not say they were in imminent danger of failure there was obvious signs of stress in the culvert. When they brought contractors out to look at the culvert, and decide how they were going to manage to keep a single lane open during the entire process, the contractors had serious concerns of trying to remove the existing culvert without jeopardizing the culvert and having a catastrophic failure.

Staff discussed with Manassas the potential for the connection. City now has in our transportation portion of Comprehensive Plan a connection through Stonewall Park. With that connection in place and not actively using it as a connection but there just in case something went wrong during construction, staff felt contractors would go ahead with their bid confident that if any catastrophic failure happened during construction they would not strand hundreds of residents inside the subdivision. We had to consider the impact it was going to have on Manassas as a community and what it was going to do to the Point of Woods Subdivision an already crowded area.

Staff started to look at alternatives to build a separate stream crossing. Unfortunately, we would to take additional right of way acquisition or easement acquisition. It would alter city application for wetland disturbance slightly as well. Total cost of easement and construction was going to put the city over budget. City cannot advertise project that is not funded. City would have to solve the funding equation first. City brought in the engineers again and asked what city can do that is not the alternative crossing. They came up with the sheet piling approach adding additional culvert pieces downstream to allow the section to be open, which would be more expensive. This would have the city trying to use a crane around high voltage power lines, which was not logistically acceptable. Staff decided they had to take action on culvert so they explored the option of a temporary lining of the culvert and this is where their focus has been for past couple of month. They brought in a lining contractor to see if it was doable and to start with it was promising and staff informed VDOT of their intent to use VDOT funding to do this lining just to preserve the culvert just until city could get a separate connection in place. Then city would revisit the box culvert solution. The lining company got on site but when their contractor came out, they would to have set up a crane that would have to occupy both lanes. Residents with no way in or out of the subdivision. Staff is in the process of coordinating with their operations divisions to see if they can use UOSA easement to set the crane to the side. It has not been done before but might be doable. This is where staff was at when they got the call this morning. That was a call they never wanted to get. They were going to try to get something done this summer to prevent this from happening. The real plans are going to have to sit on the back burner.

An important point to make is that the City did not receive a report indicating that the collapse of the culverts were imminent this summer with heavy rainfall. Staff truly did not believe that the culvert was going to fail unless we had a catastrophic rainfall event. Roadway washed out and appears to have severely collapsed the end section of one of the culvert pipes. One appears to still be intact. It was enough disturbance in the water on the upside of the stream to chew away the roadway and carry it downstream.

They have successfully created a bypass for sanitary sewer. The sanitary line that ran through roadway that failed held without breaking. The bypass is in place so they can cap that pipe without having sewage spill. Public Works is coordinating with contractors to provide a sewer bypass to avoid any potential spilling into the stream. Sewer bypass is not something we want to leave in place for a long time. That comes with a price. It keeps the city from having to report this incident or have to clean up.

The water line did break and we lost fresh water in the creek but were able to valve that off and had to install another valve to permanently isolate that section. Water pressure is now back to normal. There was no gas line running through the roadway. NOVEC is overhead and are doing a crossing on the downstream side. Verizon was on site and are placing their wires overhead. Utilities are secure in the area.

Mr. O'Dell feels good about the work accomplished today. He thanked Manassas. Their Deputy City Manager was out at the site and city received no opposition. Manassas helped bring in material and helped our crew install the temporary access road to Stonewall Park. The public works crew worked a long hard day.

At this time public works is trying to remove major debris that is remaining in culvert area. With the rain expected next two days, this will allow the water to travel downstream as it is supposed to. We should have no upstream flooding. We probably will see some adverse effects after the rains. They can only get so much done because this is a major roadway failure.

Mayor Rishell asked Mr. O'Dell to extend the City's sincere thanks to him and everyone in his department. We know how hard they worked. It has been a long day.

Mr. O'Dell stated the city has a very dedicated crew. He thanked police and fire for all of their support today. They called every single division of Manassas today and they responded immediately.

Mayor and Council, individually, thanked all of the departments and Manassas for all of their hard work.

Councilmember Machado: How long will it take to repair the roadway? They have a revenue sharing agreement in place for the project. The current max out on that agreement to procure a project is \$1.64 million. The alternative crossing that they are looking into is going to drive the project over budget. City does not believe currently that the project is going to be over budget as far as the installation of the planned improvement. City would not know that unless for some reason recent bid prices have driven the estimate up. This temporary crossing that will have to go in while we wait. The ultimate solution is the concrete box culvert, which are precast material that has to be ordered ahead of time and have to be constructed to order. Instead of waiting 45 days, which is the potential lead-time for that material and leaving the stream open the preferred method is to install a temporary crossing somewhat in line with existing roadway so city can reopen Moseby Drive itself for traffic. That is not an anticipated expenditure in current project budget. Before we move forward city will have to figure out how city will fund that portion of that. There is a Resolution on agenda to address that.

The City Manager stated we are going to have to reach out to state emergency entities as well to see if there is any source of emergency funding for infrastructure failure.

With funding approval for temporary crossing construction if the contractor start within next couple of day they are estimating approximately two weeks to get temporary crossing installed. It would be open to traffic but on a temporary basis. The permanent solution once they released the contractor they will have to place the orders and it could take up to a six-month timeline.

Councilmember Cendejas: He asked what measures were being taken to make sure everyone in the development was safe. Mr. O'Dell stated emergency access for citizens was the first goal. Once the temporary road was installed, they had our fire engine and ambulance go over the road to make sure it was capable of carrying this vehicle.

Councilmember Javed: He stated the city is going to have to start addressing our infrastructure.

Vice Mayor Banks: He thanked Manassas City for all of their assistance. Are there other culverts that on the list of inspections that are scheduled for priority repair. Mr. O'Dell stated they have had annual inspection and continually add culverts as they develop concerns about their conditions to that list. The Kirby culvert at Moseby II was added to the inspection list. It is in better shape than Moseby Ridge 1 culvert. They have not scheduled a full replacement of that culvert. They are looking at a repair of the existing bottom section of that culvert. They called the engineers out today to perform an inspection to see if the rain event had added any cause for concern. They inspected the corrugated metal culverts in the City. Allan Rowley check the concrete culvert at Courtney Drive. City staff removed some blockage that occurred overnight at that culvert. None of the findings by the engineers on the corrugated culverts showed substantial change from previous inspection. They weathered last night's event. They will continue to inspect to see if there is any visible evidence of substantial deterioration.

Staff will diligently inspect culverts regularly. Kirby and Russia Branch will be inspected diligently. Annual inspections by engineers gave staff a measure of confidence. They do not want to put money into a lining as a temporary fix. It is a massive expense. Russia Branch culvert is very expensive and more complicated. Staff will be moving forward with design and construction quick as possible. City needs to secure additional funding. They will move forward with construction as soon as they have design.

Councilmember Banks: we have a series of severe storms this week. Will this put more pressure on Kirby culvert, which is up stream? This culvert should not have any impact. Major concern is not passing any problems downstream. They are clearing major debris from the channels. The collapse of the culvert does not make it any more expensive than planned. No, the engineer would line out a reduced cost for a crossing like this because there is no clean up required. This has substantial amount of demolition and excavation before they can place pipe in the stream. They will now have to spend three days getting ready to do what they would already be ready to do in a normal stream. There is a substantial cost difference there. They need to get back to a nice clean surface.

Councilmember Mensing: the new roadway to Stonewall Park would that be available and in place even if it is roped off for future emergencies. Staff would like to have it but the City of Manassas must agree. Staff would like to have it in place until the project is complete and to execute the box culvert improvement. There is the potential to have traffic one lane on Moseby Drive and not have to use this emergency connection. The temporary road would give the residents a level of protection.

She is concerned about not having parking available. They were parking on the culvert. The City Manager stated that he would meet with Jay Swisher, Parks & Recreation Director, to see if residents can park in Community Center parking lot. There would have to be some way to id the vehicles parked there.

Mr. O'Dell stated they would have to enlarge the area of operations. They towed eight vehicles. While temporary crossing is going in, they will have track machine on both side. They are going to ask the contractor to stage in specific area and occupy the roadway when they need the roadway. You do not want to crowd things too much. They will work with the HOA if they need additional easements.

Mayor Rishell stated this underscores the need for increased incoming revenue and for the downtown economic development to take off. We have so many unmet needs as shown today. City Manager stated when we start to get profits we should earmark some of that for critical infrastructure. Staff takes these culvert issues extremely seriously. Some things are out of control of staff. They were in process of trying to figure out how to provide ingress/egress to that community while bridge is out of commission.

Councilmember Shuemaker: he thanked everyone for all their work today. We never envisioned anything like this. His concern is that the city approved funding in 2018 and twenty-two months later, we have a catastrophic failure. He understands logistical issues. We had the funding in place. This project was delayed so long after initial conception and implementation process. There are residents concerned about it as well. City has taken issues seriously. City approved the application to get matching funds from VDOT for Russia Branch on Manassas Drive near VRE. We recognize we have infrastructure issues. City maintains its own transportation network. We are investing a lot of city of money in order to maintain and enhance those projects.

Mr. O'Dell stated each culvert has to be lined separately. The crane is set up permanently. The culvert does lining pieces for 72 inch and 96 inch culverts. They are so large that the crane is used to hold the liner up while it is fed through the pipes. Once the liner is successfully pulled through the pipe, it is a two-week cure. Could take from five to six weeks. With only one entrance that was not realistic.

The City Manager stated that transportation part of our CIP is the largest part of our CIP. We do not have one transportation employee. The Director is doing ten different jobs and the engineer is managing all of the utilities. We are going to have to earmark funding for transportation. These are complicated projects. This is part of the unmet needs.

Mr. O'Dell stated funding was approved October 26, 2018. The majority of the work is in a flood plain. Any time you do a project like this you are not just designing a box culvert that will work. You are looking at the impact to the floodplain. It involved a conditional letter of map revision (LOMR). Significant building or grading you must send to FEMA.

All the work that has to be done on engineering side is substantial. It is a complicated process. In order to replace the culvert, you have to do it right. You have to protect the upstream and the downstream. You are not just doing a design of the culvert but preparing a submission to alter the flood plain map with FEMA. With Engineers certification, they will send you LOMR. To alter the flood plain and not have a map altered is wrong. There are wetland permits associated with this because you work inside a natural stream. Logistically they had to find a way to get it constructed without restricting access to the residents.

With Bowman coming on board, and not picking up the pieces and running with it until the end of 2019, by January 2020 city had 100% design. The ad date for VDOT was 2023. Staff considered this project ahead of schedule. Staff was looking for a faster decision. Something that was going to give them a level of insurance. Do not lose access to the community.

**2b. Resolution 20-1000-2095 Authorizing Emergency Procurement to install
a Temporary Crossing along Moseby Drive:**

MOTION: Councilmember Shuemaker moved to approve Resolution:

WHEREAS, overnight storms on August 11/12, 2020 damaged the culvert under Moseby Drive, causing a sinkhole that compromised Moseby Drive and stranded the residents of the Moseby Ridge community; and

WHEREAS, although emergency access to and from the Moseby Ridge community has been provided through Stonewall Park in the City of Manassas, this road is not fully stable and can be washed out with heavy rain. Thus, prompt action is required to install a temporary crossing along Moseby Drive to allow for a better structural access to and from the community.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Manassas Park hereby authorizes the emergency procurement of the equipment and services required to promptly install a temporary crossing along Moseby Drive to allow for a structurally sound access to and from the Moseby Ridge community until the permanent repairs can be made, in an amount not to exceed \$375,000 without further authorization from the Governing Body.

BE IT FURTHER RESOLVED that the City Manager, City Attorney and City Staff are authorized to take any and all action on behalf of the City in conjunction with awarding contracts for the purposes stated in this Resolution.

SECOND: Councilmember Mensing

This allows city to follow emergency procurement guidelines of the state to speed up the procurement process for the temporary bridge. City will try to use VDOT funding

Vice Mayor Banks asked why this does not come out of water & sewer fund. City Engineer considers this a stormwater project and can justify using these funds also. After today, it is a transportation project. The City Manager does not recommend using stormwater funds for this project. Staff does not recommend using PRTC or NVTA funds. This project is an emergency and not a preplanned project. Keep those funds for our continual transportation goals. Funding will have to come out of fund balance.

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

22600

2c. Declaration of Local Emergency Ratification:

They have installed barriers at the entrance of Moseby Drive where the bridge collapsed as well as safety fences.

The City Manager of Manassas Park, Virginia does hereby find:

1. That due to the collapse of Moseby Drive over a stream due to a severe flooding event on August 12, 2020, the public is facing critical public safety risks due to lack of vehicular access for residents and emergency vehicles to get in and out of Moseby Ridge subdivision of approximately 400 residents, a proclamation of the existence of an emergency is necessary;
2. That due to these potential risks to our residents, the City of Manassas Park must take appropriate actions to protect our community;
3. Under the authority of the Code of Virginia § 44-146.21, the City Manager has declared a Local Emergency, with the consent of the Governing Body of the City of Manassas Park;

NOW THEREFORE, IT IS HEREBY PROCLAIMED that a Local Emergency now exists in the City of Manassas Park, VA.

IT IS FURTHER PROCLAIMED AND ORDERED that the Comprehensive Emergency Management Program Emergency Operations Plan is now in effect.

MOTION: Councilmember Shuemaker moved that the Governing Body consent to the declaration of local emergency as presented by the City Manager, subject to final City Attorney review.

SECOND: Councilmember Mensing

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

11. Adjournment 8:05 PM:

MOTION: Councilmember Shuemaker moved to adjourn at 8:05pm.

SECOND: Councilmember Mensing

VOTE: Yes: Unanimously passed

Approved September 1, 2020

Jeanette Rishell, Mayor

Lana Conner, City Clerk