

**City of Alexandria**  
**Meeting Minutes**  
**Tuesday, July 1, 2025, 6:15 PM - City Hall, Council Chamber**  
**City Council Special Public Hearing Meeting**

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**Present:** Mayor Alyia Gaskins, Vice Mayor Sarah R. Bagley, Members of Council Canek Aguirre, John Taylor Chapman, Abdel Elnoubi, Jacinta E. Greene, and R. Kirk McPike.

**Absent:** None.

**Also Present:** Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Mr. Greenlief, Director, Finance; Mr. Gonsalves, Assistant City Manager; Ms. Pledger, Chief Information Officer, Information Technology Services (ITS); Ms. Zechman-Brown, Deputy City Attorney; Mr. Farner, Deputy Director, Planning and Zoning (P&Z); Mr. Lambert, Deputy City Manager; Mr. Kerns, Division Chief, P&Z; Dr. Rose, Director, Health Department; Ms. Kamara, Acting Independent Police Auditor; Ms. Predeoux, Deputy City Manager; Ms. Fleming, Director, Office of Communications and Community Engagement (OCCE); Ms. Brown, Deputy City Attorney; Mr. Barbarie, Emergency Communications Coordinator; Mr. Smith, ITS; Ms. Demeke, ITS; and Police Sgt. Jones.

**Recorded by:** Gloria Sitton, City Clerk and Clerk of Council.

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**I. OPENING**

**1. Calling the Roll.**

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of council were present.

**2. Approval of Electronic Participation Resolution (if needed)**

Not needed.

**3. Closed Session.**

Closed executive session for Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected. [ROLL-CALL VOTE]

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council convened in closed executive session at 6:15 p.m., pursuant to Virginia Code section 2.2-3711 (A)(6) to discuss or consider the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council reconvened in open session at 7:03 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council adopted the resolution previously circulated regarding the closed executive session. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

The resolution reads as follows:

#### **RESOLUTION NO. 3310**

**WHEREAS**, the Alexandria City Council has this 1st day of July, 2025 recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

**WHEREAS**, Section 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

**NOW, THEREFORE, BE IT RESOLVED**, that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.

**4. Proclamations and Recognitions (if needed).**

None.

**5. Public Discussion Period.**

The following persons participated in the public discussion period:

1. Phoebe Coy, Alexandria, spoke about in opposition to minimum lot sizes and in support of housing projects on tonight's docket.

2. Elliott Waters, Alexandria, spoke about presenting ideas to City Council that may benefit boards and commissions.

3. Allison Jones, Alexandria, spoke about the need for parking for the YMCA during the Simpson park renovations.

4. Janice Grenadier, Alexandria, spoke about the corruption with the courts and law enforcement in the City.

5. Silda Nikaj, Alexandria, spoke against the expansion of the 495 and urged Council not to support the proposed project.

6. Dino Drudi, Alexandria, spoke about converting the School Board back to a body appointed by City Council.

7. Nick Dorazio, Alexandria, spoke about the need for additional parking for the YMCA during the Simpson park renovations.

8. Kristen Obaranec, Alexandria, spoke about the need for additional parking for the YMCA during the Simpson park renovations and the willingness to collaborate with the City to find creative solutions.

9. Cindy Robertson, Alexandria, spoke about the need for additional parking for the YMCA during the Simpson Park renovations, particularly those with accessibility needs.

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council closed the public discussion period. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

## **II. Action Docket**

### **Roll-Call Consent Items (6-11)**

6. Development Special Use Permit 2025-10009 (Multi-Unit Residential Building)  
Development Special Use Permit 2025-10010 (Stacked Townhouses)  
5901, 5951 & 5999 Stevenson Avenue and 2 S Whiting Street - Landmark Overlook  
Public Hearing and consideration of requests for an extension of previously approved Development Special Use Permits and Site Plans with modifications to construct two

multi-unit residential buildings with ground floor retail and to construct stacked townhouses, including Special Use Permits for a parking reduction and tandem parking for the stacked townhouses, to treat the Landmark Overlook project area as a tract for the purpose of calculating FAR, and to increase FAR to 2.03 for the multi-unit residential building and the stacked townhouses; zoned CRMU - H/Commercial Residential Mixed Use-High. Applicant: West End Development Associates LLC & Landmark 100 LLC, represented by Kenneth Wire and Megan Rappolt, Attorneys  
Planning Commission Action: Recommend Approval 7-0 [ROLL-CALL VOTE]

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 07/01/25, and is incorporated as part of this record by reference.)

7. Consideration of the Release of \$120,510 from FY 2026 Contingent Reserves to Fund Health Department Community Support Activities. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 07/01/25, and is incorporated as part of this record by reference.)

8. Consideration of Authorization for the City Manager to execute the conveyance of temporary construction easements for the purpose of constructing the Alexandria Fourth Track Project between the Virginia Passenger Rail Authority (VPRA) or its designee, and the City of Alexandria. [ROLL-CALL VOTE]
9. Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing State Funded 1.5% Performance-Based Bonuses to Eligible Local Department of Social Services Employees. [ROLL-CALL VOTE]
10. Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 400 Carlisle Drive to construct and maintain an encroachment for a portion of a retaining wall along King Street near the intersection of Carlisle Drive (Implementation Ordinance for Encroachment No. 2025-00001 associated with 400 Carlisle Drive approved by City Council on June 14, 2025). [ROLL-CALL VOTE]
11. Consideration of a Resolution to Extend the Terms of the Subcommittee on Boards & Commissions and the Subcommittee for the Review of Standing Committees. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 07/01/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Elnoubi and carried unanimously by roll-call vote, City Council approved the Roll-Call Consent items. The approval was as follows:

6. City Council approved the Planning Commission recommendation.

7. City Council City Council: (1) approved the allocation of \$120,510 from FY 2026 contingent reserves as one-time funding to support health initiatives; and (2) authorized the City Manager to execute all the necessary documents that may be required.

8. City Council authorized the City Manager to execute and convey, pending City acceptance of a performance bond, a temporary construction easement Deed (subject to finalization by the City Attorney's Office) on behalf of the City, to accommodate a request from the VPRA to facilitate the construction of the Alexandria Fourth Track Project.

9. City Council adopted the ordinance authorizing State Funded 1.5% Performance-Based Bonuses to Eligible Local Department of Social Services Employees.

The ordinance reads as follows:

#### **ORDINANCE NO. 5589**

#### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA, AUTHORIZING STATE FUNDED 1.5% PERFORMANCE-BASED BONUSES TO ELIGIBLE LOCAL DEPARTMENT OF SOCIAL SERVICES EMPLOYEES**

**WHEREAS**, the Commonwealth of Virginia, Department of Social Services (VDSS) has announced a new initiative to recognize and reward Local Departments of Social Services and those employees who consistently exceed expectations in processing Medical Assistance Renewals while also maintaining high-quality standards; and

**WHEREAS**, VDSS is implementing a performance-based bonus structure to incentivize efficiency and accuracy in reducing Medical Assistance Renewal backlogs; and

**WHEREAS**, the proposed FY 2026 budget of the Virginia General Assembly includes funding for a one-time bonus equal to 1.5% of base salary for state-supported full-time local employees, effective July 1, 2025; and

**WHEREAS**, in order for VDSS to distribute these bonuses, each locality must first adopt an ordinance authorizing such payments, and the City of Alexandria does not currently have such an ordinance in place; and

**WHEREAS**, the Code of Virginia § 15.2-1508 authorizes localities to provide monetary bonuses to officers and employees, provided such bonuses are authorized by ordinance; now, therefore

**THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:**

**Section 1. One-time Authorization of Bonuses.** A one-time, state-funded monetary bonus equal to 1.5% of base salary for eligible state-supported, full-time employees of the Alexandria Department of Community and Human Services is approved.

**Section 2. Effective Date.** This ordinance shall become effective upon the date and at the time of its final passage.

10. City Council adopted the ordinance authorizing the owners of the property located at 400 Carlisle Drive to construct and maintain an encroachment for a portion of a retaining wall along King Street near the intersection of Carlisle Drive.

The ordinance reads as follows:

**ORDINANCE NO. 5598**

AN ORDINANCE authorizing the owners of the property located at 400 Carlisle Drive to construct and maintain an encroachment for a portion of a retaining wall along King Street near the intersection of Carlisle Drive.

**WHEREAS**, Brendan Torrance and Ruth Braden Torrance the Owners ("Owners") of the property located at 400 Carlisle Drive, in the City of Alexandria, Virginia; and

**WHEREAS**, Owners desire to establish and maintain a portion of a retaining wall along King Street near the intersection of Carlisle Drive which will encroach into the public sidewalk right-of-way at that location; and

**WHEREAS**, the public sidewalk right-of-way at that location will not be significantly impaired by this encroachment; and

**WHEREAS**, in Encroachment No. 2025-00001 the Planning Commission of the City of Alexandria recommended approval to the City Council subject to certain conditions at one of its regular meetings held on June 4, 2025, which recommendation was approved by the City Council at its public hearing on June 14, 2025; and

**WHEREAS**, it has been determined by the Council of the City of Alexandria that this encroachment is not detrimental to the public interest; now, therefore,

**THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:**

Section 1. That Owners be, and the same hereby are, authorized to establish

and maintain an encroachment into the public sidewalk right-of-way at along King Street near the intersection with Carlisle Drive as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of a portion of a retaining wall, until the encroachment is removed or destroyed or the authorization to maintain it is terminated by the city; provided, that this authorization to establish and maintain the encroachment shall not be construed to relieve Owners of liability for any negligence on their part on account of or in connection with the encroachment and shall be subject to the provisions set forth below.

Section 2. That the authorization hereby granted to establish and maintain said encroachment shall be subject to and conditioned upon Owners maintaining, at all times and at their own expense, liability insurance, covering both bodily injury and property damage, with a company authorized to transact business in the Commonwealth of Virginia and with minimum limits as follows:

Bodily Injury:	\$1,000,000 each occurrence
	\$1,000,000 aggregate



Property Damage:       \$1,000,000 each occurrence  
                              \$1,000,000 aggregate

This liability insurance policy shall identify the City of Alexandria and Owners as named insureds and shall provide for the indemnification of the City of Alexandria and Owners against any and all loss occasioned by the establishment, construction, placement, existence, use or maintenance of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city attorney's office. Any other provision herein to the contrary notwithstanding, in the event this policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and effect, the authorization herein granted to establish and maintain the encroachment shall, at the option of the city, forthwith and without notice or demand by the city, terminate. In that event, Owners shall, upon notice from the city, remove the encroachment from the public right-of-way, or the city, at its option, may remove the encroachment at the expense and risk of Owners. Nothing in this section shall relieve Owners of their obligations and undertakings.

Section 3. That the authorization hereby granted to establish and maintain said encroachment shall in addition be subject to and conditioned upon the following terms:

(a) Neither the City of Alexandria nor any public or private utility company shall be responsible for damage to Owners' property encroaching into the public right-of-way during repair, maintenance or replacement of the public right-of-way or any public facilities or utilities in the area of encroachment.

(b) The Owners shall be responsible for replacement and repairs to the adjacent City right-of-way, including any areas damaged during construction activity.

(c) In the event the City shall, in the future, have need for the area of the proposed encroachment, the Owners shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. The Owner shall bear all the cost associated with any future removal of the encroachments.

Section 4. That by accepting the authorization hereby granted to establish and maintain the encroachment and by so establishing and/or maintaining the encroachment, Owners shall be deemed to have promised and agreed to save harmless the City of Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by reason of the establishment, construction, placement, existence, use or maintenance of the encroachment.

Section 5. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owners maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.



Section 6. That nothing in this ordinance is intended to constitute, or shall be deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any of its officers or employees.

Section 7. That the authorization herein granted to establish and maintain the encroachment shall be terminated whenever the City of Alexandria desires to use the affected public right-of-way for any purpose whatsoever and, by written notification, demands from Owners the removal of the encroachment. Said removal shall be completed by the date specified in the notice and shall be accomplished by Owners without cost to the city. If Owners cannot be found or shall fail or neglect to remove the encroachment within the time specified, the city shall have the right to remove the encroachment, at the expense of Owners, and shall not be liable to Owners for any loss or damage to the structure of the encroachment or personal property within the encroachment area, caused by the removal.

Section 8. The terms "Owners" shall be deemed to include Brendan Torrance and Ruth Braden Torrance and their respective successors in interest.

Section 9. That this ordinance shall be effective upon the date and at the time of its final passage.

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

11. Consideration of a Resolution to Extend the Terms of the Subcommittee on Boards & Commissions and the Subcommittee for the Review of Standing Committees.  
[ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 07/01/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council moved to defer consideration the resolution until the first meeting in September. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none

### **III. Individual Public Hearing Items.**

None.

### **IV. Other Business.**

12. Economic Summit Update.

City Council received the update on the Economic Summit.

13. State of Health Presentation.

City Council received the State of Health presentation from staff from the Health Department and staff responded to questions from City Council.

14. Alexandria Fire Department Update.

Fire Chief Hernandez gave an update on the fire department operations and responded to questions from City Council.

15. Consideration of City Council Schedule.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 07/01/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman, and carried unanimously, City Council approved the City Council Schedule and requested an updated schedule in September including conferences and other important meeting dates. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

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\*Please note, Items 16-18 were for information only and did not require Council action.

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16. DEVELOPMENT SITE PLANS ARE HEARD BY THE PLANNING COMMISSION AND PLACED ON THE CITY COUNCIL DOCKET FOR INFORMATIONAL PURPOSES ONLY.

Development Site Plan #2025-00013

600 President Ford Lane - Residential Swimming Pool

Public Hearing and consideration of a request for a Development Site Plan with a modification to the secondary front yard setback to construct a swimming pool, pergola, and related improvements (amending DSP #2016-00016); zoned R-20/Residential.

Applicant: Thomas M. Buchanan and Theresa C. Buchanan represented by Duncan Blair, Attorney

Planning Commission Action: Approved 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 16; 07/01/25, and is incorporated as part of this record by reference.)

17. NEW STREET NAME CASES ARE HEARD BY THE PLANNING COMMISSION AND PLACED ON THE CITY COUNCIL DOCKET FOR INFORMATIONAL PURPOSES ONLY.

Street Name Case #2025-00003

Parcel Address: 5001 Eisenhower Avenue

Public Hearing and consideration of a request for the approval of a name for a new public street perpendicular to Eisenhower Avenue within the 5001 Eisenhower Avenue redevelopment; zoned CDD #31 / Coordinated Development District #31. Applicant: 5001 Eisenhower Office Owner LLC, represented by Kenneth Wire & Megan Rappolt, Attorneys

Planning Commission Action: Approved 6-0-1

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 17; 07/01/25, and is incorporated as part of this record by reference.)

18. DEVELOPMENT SITE PLANS ARE HEARD BY THE PLANNING COMMISSION AND PLACED ON THE CITY COUNCIL DOCKET FOR INFORMATIONAL PURPOSES ONLY.

Development Site Plan #2025-00005

301 King Street and 108 N Fairfax Street - City Hall, Market Square Plaza and Garage Renovation

Public Hearing and consideration of a request for a Development Site Plan for the demolition and reconstruction of Market Square Plaza and the below-grade parking garage, and the renovation and expansion of City Hall; zoned KR/King Street Urban Retail and CD/Commercial Downtown. Applicant: City of Alexandria, Department of General Services

Planning Commission Action: Approved 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 18; 07/01/25, and is incorporated as part of this record by reference.)

19. Public Discussion Period (Remaining Speakers, if any).

Not needed.

20. Closed Session (if needed).

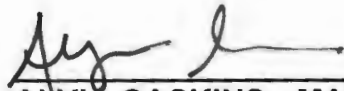
Not needed.

21. Adjournment.

**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council adjourned the special public hearing meeting of July 1, 2025 at 9:24 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

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**APPROVED BY:**

  
ALYIA GASKINS MAYOR

ATTEST:

  
Gloria A. Sitton, CMC City Clerk

Adopted: September 9, 2025