



City of Manassas, Virginia
City Council Meeting

AGENDA

City Council Regular Meeting
Council Chambers
9027 Center Street
Manassas, VA 20110
Monday, April 27, 2026

Call to Order - 5:30 p.m.

Roll Call

Invocation and Pledge of Allegiance

Council Time

Mayor Time

City Manager Time

1. Presentations

- 1.1 MCPS School Presentation - Haydon Elementary School
(Staff: Dr. Laura Goldzung, Principal - Introduced by Suzanne Seaberg, MCPS School Board)
[MCPS School Presentation - Haydon Elementary School](#)
- 1.2 CALEA Presentation
(Presenter: CALEA Executive Director Craig Hartley)
- 1.3 Proclamation: Bike to Work Day

(Staff: Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)

[Proclamation - Bike to Work Day](#)

1.4 Proclamation: Larexpo Proclamation

1.5 Proclamation: Preservation Month

2. Public Comment

The Public Comment portion of the agenda is set aside for those residents who wish to address the Council for less than three minutes each. Residents need not give prior notice to the City to speak during the Public Comment portion of the agenda. Residents may address the Council for longer than three minutes if they ask the City Manager for a place on the agenda at least four working days before the meeting.

3. Consent Agenda

All matters listed under the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

SUGGESTED MOTION: "I move that the Consent Agenda be approved and the readings of the ordinances be dispensed."

SUGGESTED MOTION #2: "I move that Items # and # be removed from the Consent Agenda and be added as Items # and #, respectively, and that the remaining Consent Agenda items be approved as it now appears and the readings of the ordinances be dispensed."

3.1 Proclamation: Bike to Work Day

(Staff: Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)

[Proclamation - Bike to Work Day](#)

3.2 Proclamation: Preservation Month

3.3 Proclamation: Larexpo Proclamation

3.4 Resolution R-2026-896 Amending the Fiscal Year 2026 Budget by Transferring \$372,000 from General Fund Contingency to Public Works for Snow Removal Costs

(Staff: Mike Morgan, Public Works Director)

[R-2026-896 Amending the Fiscal Year 2026 Budget by Transferring \\$372,000 from General Fund Contingency to Public Works for Snow Removal Costs](#)

4. Public Hearings

- 4.1 Public Hearing: Approving a Three-Year Lease Renewal between the City of Manassas and the Greater Manassas Volunteer Rescue Squad for Property Located at 9322 Center Street, Manassas (Hutton Hall), and Authorizing the Mayor to Execute the Lease on Behalf of the City**
(Staff: Edward Mills, Fire and Rescue Chief and Amelia W. May, Interim City Attorney)
[GMVRS Renewal Lease](#)
[Affidavit of Publication - GMVRS Lease Public Hearing](#)
- 4.2 Public Hearing: Proposed Fiscal Year 2027 Real Property Tax Increase**
(Staff: Diane Bergeron, Assistant City Manager/Finance Director)
[ATTH Notice of Rate Increase Ad](#)
[ATTH Notice of Rate Increase](#)
[ATTH Assessments and Tax Bills](#)
- 4.3 Public Hearing: Proposed Fiscal Year 2027 Real Property Tax Rate, Increases in Personal Property Tax Rates and Sewer, Water, and Electric Utility Rates**
(Staff: Diane Bergeron, Assistant City Manager/Finance Director)
[ATTH FY 2027 Budget & Rate Increases Ad](#)
[ATTH FY 2027 Budget & Rate Increases Affidavit](#)
[ATTH Utility Bill Comparisons](#)
- 4.4 Public Hearing: Proposed Fiscal Year 2027 Annual Operating Budget and Five-Year Capital Improvement Program**
(Staff: Diane Bergeron, Assistant City Manager/Finance Director)
[ATTH FY 2027 Budget & Rate Increases Ad](#)
[ATTH FY 2027 Budget & Rate Increases Affidavit](#)
[ATTH FY 2027 Budget in Brief w/ Bilingual](#)

5. New Business

- 5.1 Bid Opening - Proposed franchise for the purpose of installing, operating, and maintaining telecommunications conduits, facilities, and equipment in the public rights-of-way within the corporate limits of the City of Manassas, Virginia**
(Staff: Matthew D. Arcieri, AICP, Assistant City Manager/Planning & Community Development Director and Mike Morgan, Director of Public Works)
[ATTH01: Bid Opening Ad](#)
[ATTH02: City of Manassas Fiber Franchise Draft Ordinance](#)
[ATTH03: Location Map Preliminary Route](#)

6. Authorize a Closed Meeting

- 6.1 Resolution Authorizing a Closed Meeting of City Council**
[RES 2026-921 Authorizing Closed Meeting](#)

7. Certify the Closed Meeting

7.1 Resolution to Certify the Closed Meeting
[R-R-2026-922 Certify Closed Meeting](#)

Adjournment



City Council Agenda Item Report

Agenda Item No. 1.1
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: April 27, 2026

Item Title

MCPS School Presentation - Haydon Elementary School
(Staff: Dr. Laura Goldzung, Principal - Introduced by Suzanne Seaberg, MCPS School Board)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2026-920
Drafter Eric Smith
Meeting Date April 27, 2026

ATTACHMENTS

- [MCPS School Presentation - Haydon Elementary School](#)

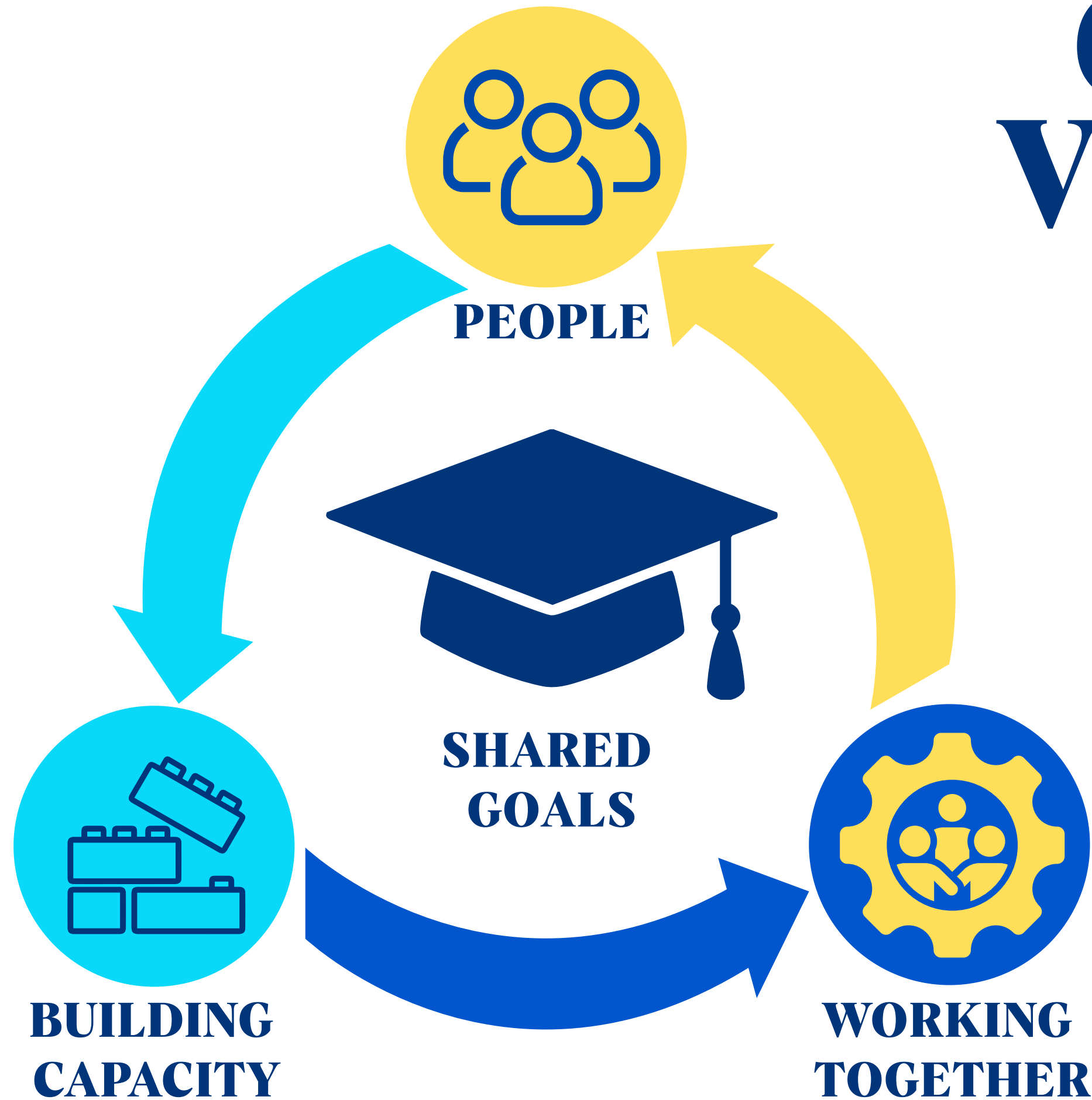
HAYDON ELEMENTARY



WHERE WILL *Your Wings* TAKE YOU?



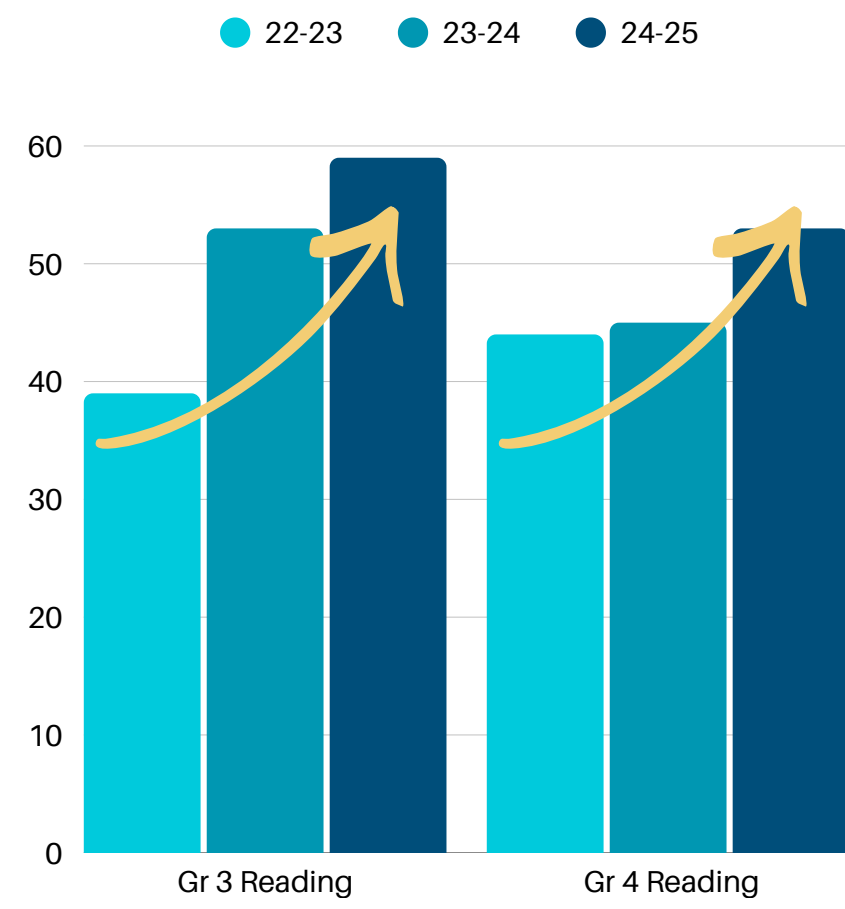
CORE VALUES



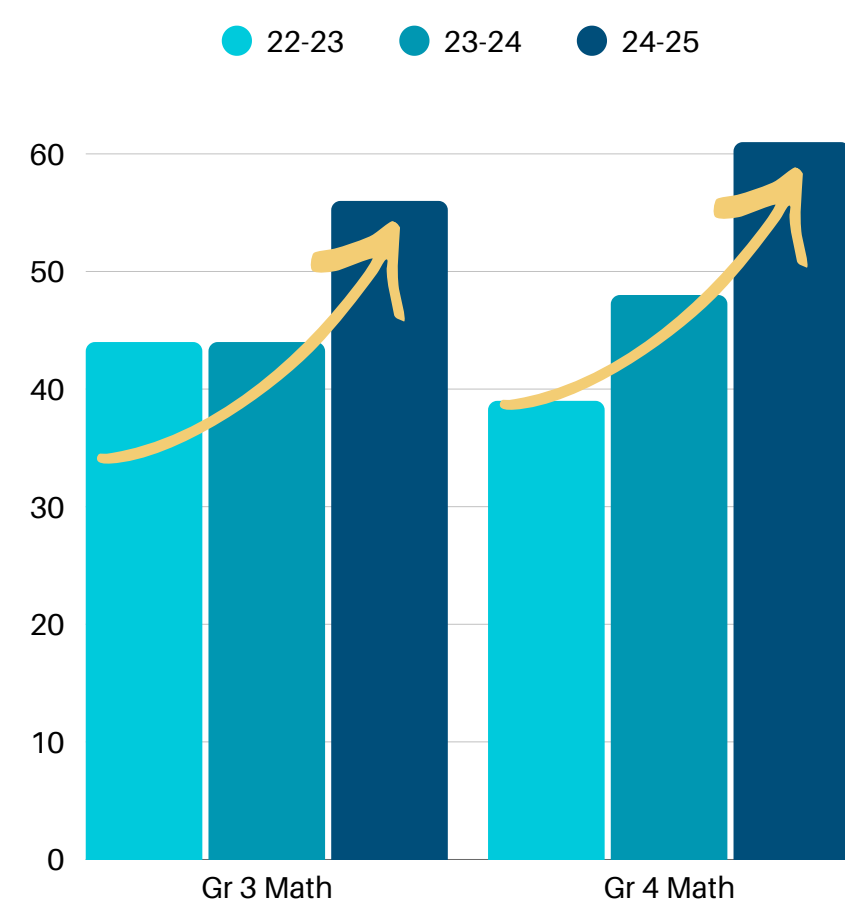
TEACHING & LEARNING

R.C.Haydon Elementary Student Achievement

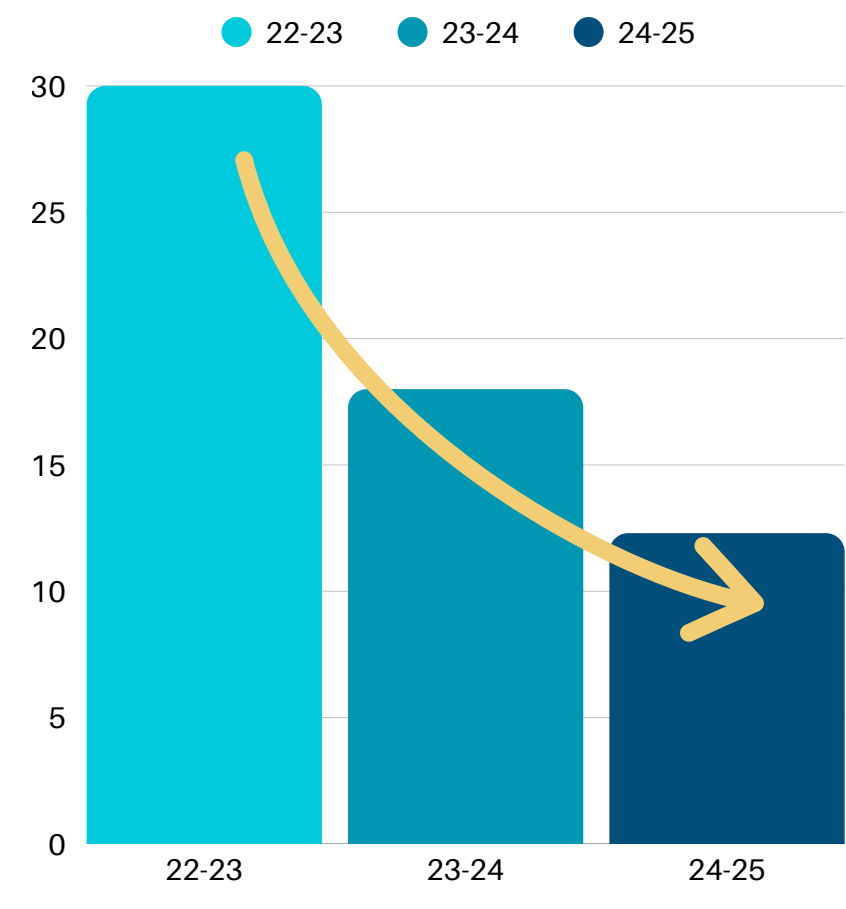
Reading SOL Pass Rates



Math SOL Pass Rates



Chronic Absenteeism



CLASSROOM COMMUNITY



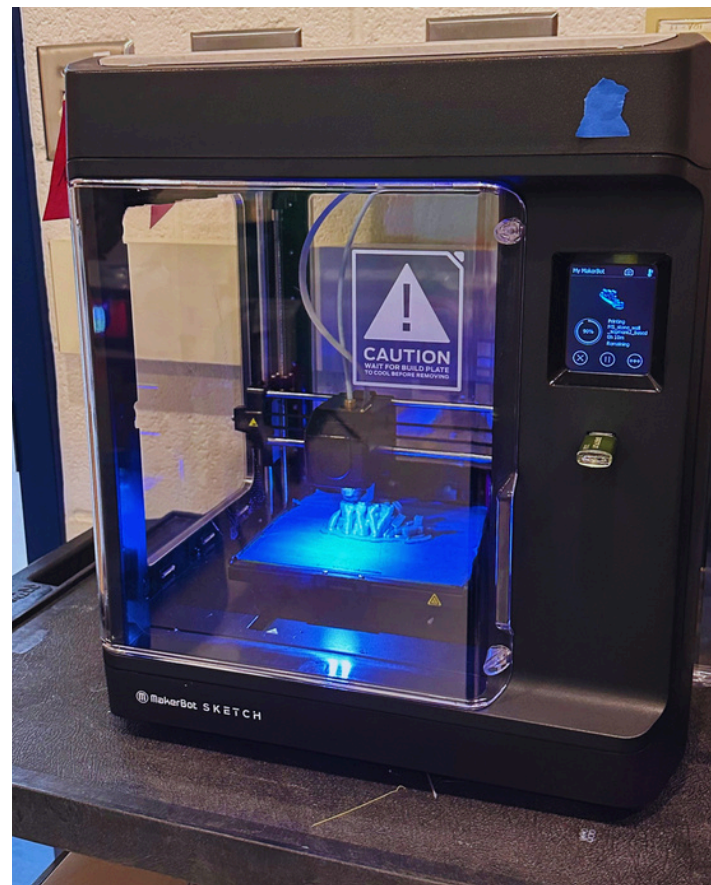


CREATING MEMORIES

4th Grade Drama Club



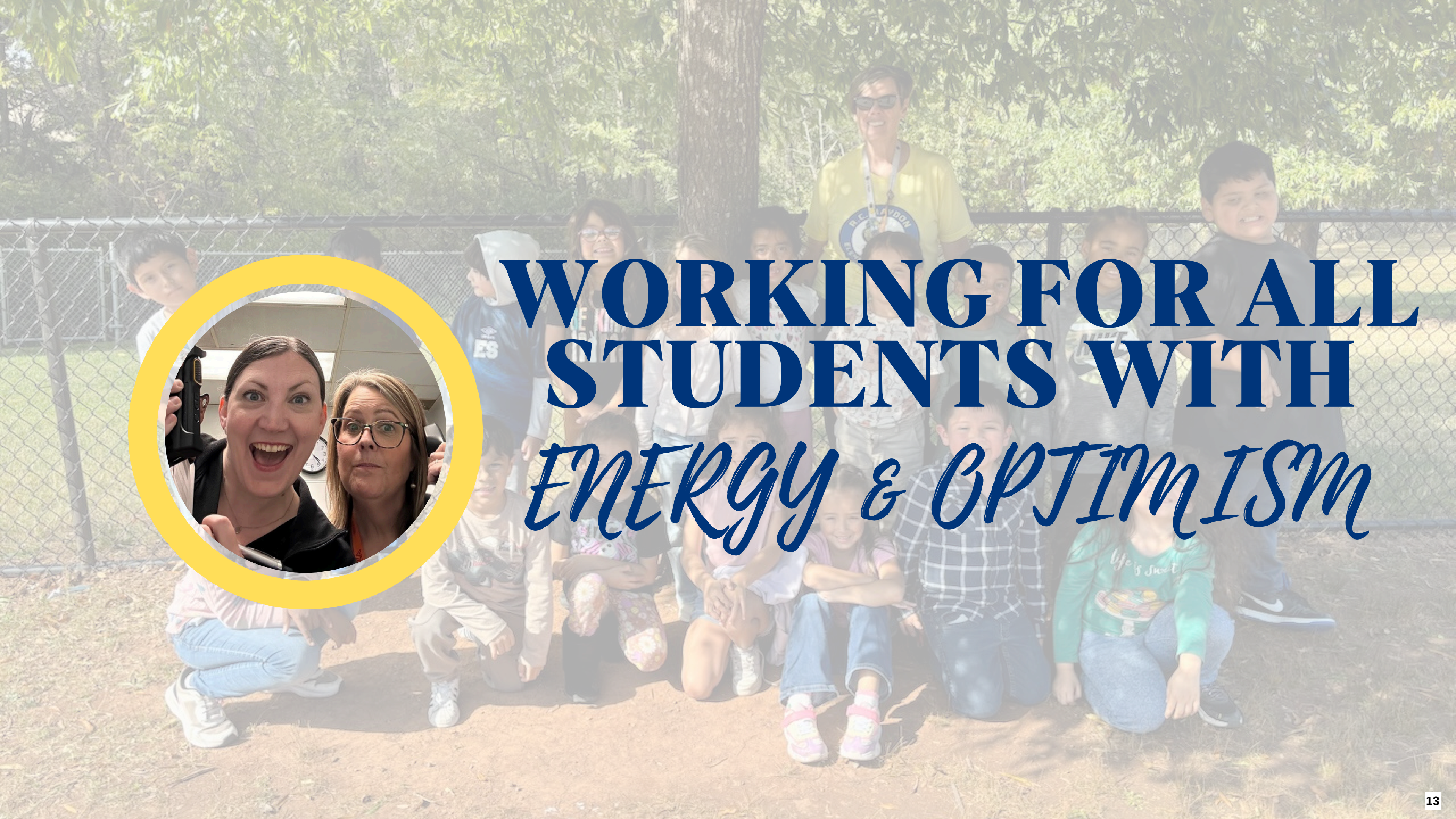
Monuments Project



CREATING MEMORIES

Project-Based Learning





WORKING FOR ALL STUDENTS WITH *ENERGY & OPTIMISM*



THANK YOU

HAYDON ELEMENTARY SCHOOL

Dr. Laura Goldzung, Principal

Mrs. Natalie Short, Assistant Principal



City Council Agenda Item Report

Agenda Item No. 1.2
Submitted by: Eric Smith
Submitting Department: Police Department
Meeting Date: April 27, 2026

Item Title

CALEA Presentation
(Presenter: CALEA Executive Director Craig Hartley)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Reports / Presentations
Submitting Department Police Department
Meeting Body City Council

Item ID 2026-859
Drafter Eric Smith
Meeting Date April 27, 2026



City Council Agenda Item Report

Agenda Item No. 1.3

Submitted by: Chloe Delhomme

Submitting Department: Community Development

Meeting Date: April 27, 2026

Item Title

Proclamation: Bike to Work Day

(Staff: Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)

Suggested Action and/or Recommendation

Present Proclamation

Suggested Motion

Item Type Proclamations

Submitting Department Community Development

Meeting Body City Council

Item ID 2026-848

Drafter Chloe Delhomme

Meeting Date April 27, 2026

ATTACHMENTS

- [Proclamation - Bike to Work Day](#)



PROCLAMATION

WHEREAS, Bike to Work Day began in 1956 and has grown into a widespread event in an effort to get commuters to try bicycling to work as a healthy and safe alternative to driving alone; and

WHEREAS, bicycle commuting benefits the National Capital Region, including the City of Manassas, by improving air quality, reducing noise, and encouraging energy conservation; and

WHEREAS, bicycle commuting benefits the National Capital Region, including the City of Manassas, by enhancing the quality of life for its residents and by creating healthy and vibrant communities; and

WHEREAS, bicycle commuting benefits both employees and employers through better health and fitness, lower costs, and reduced parking spaces; and

WHEREAS, Bike to Work Day supports the City of Manassas comprehensive plan mobility vision, which seeks to provide a sustainable multi-modal transportation system throughout the City; and

WHEREAS, in June 2023, the City of Manassas was awarded the Bronze-level Bicycle Friendly Community award by the League of American Bicyclists; and

WHEREAS, the National Capital Region Transportation Planning Board proclaimed Friday, May 15, 2026 as Bike to Work Day throughout the Washington Metropolitan Region; and

WHEREAS, the City of Manassas is celebrating [Bike Month](#) with numerous events throughout the month of May.

NOW, THEREFORE, I, Michelle Davis-Younger, Mayor of the City of Manassas, Virginia and on behalf of the Manassas City Council, hereby proclaim Friday, May 15, 2026 as

Bike to Work Day

in the City of Manassas and encourage all citizens to participate on May 15th by visiting <https://www.biketoworkmetrodc.org>, and also to use and explore the City's growing bicycle network throughout the year.

ATTEST:

Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

Eric W. Smith, II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.4
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: April 27, 2026

Item Title

Proclamation: Larexpo Proclamation

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2026-879
Drafter Eric Smith
Meeting Date April 27, 2026



City Council Agenda Item Report

Agenda Item No. 1.5
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: April 27, 2026

Item Title

Proclamation: Preservation Month

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2026-909
Drafter Eric Smith
Meeting Date April 27, 2026



City Council Agenda Item Report

Agenda Item No. 1.3

Submitted by: Chloe Delhomme

Submitting Department: Community Development

Meeting Date: April 27, 2026

Item Title

Proclamation: Bike to Work Day

(Staff: Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)

Suggested Action and/or Recommendation

Present Proclamation

Suggested Motion

Item Type Proclamations

Submitting Department Community Development

Meeting Body City Council

Item ID 2026-848

Drafter Chloe Delhomme

Meeting Date April 27, 2026

ATTACHMENTS

- [Proclamation - Bike to Work Day](#)



PROCLAMATION

WHEREAS, Bike to Work Day began in 1956 and has grown into a widespread event in an effort to get commuters to try bicycling to work as a healthy and safe alternative to driving alone; and

WHEREAS, bicycle commuting benefits the National Capital Region, including the City of Manassas, by improving air quality, reducing noise, and encouraging energy conservation; and

WHEREAS, bicycle commuting benefits the National Capital Region, including the City of Manassas, by enhancing the quality of life for its residents and by creating healthy and vibrant communities; and

WHEREAS, bicycle commuting benefits both employees and employers through better health and fitness, lower costs, and reduced parking spaces; and

WHEREAS, Bike to Work Day supports the City of Manassas comprehensive plan mobility vision, which seeks to provide a sustainable multi-modal transportation system throughout the City; and

WHEREAS, in June 2023, the City of Manassas was awarded the Bronze-level Bicycle Friendly Community award by the League of American Bicyclists; and

WHEREAS, the National Capital Region Transportation Planning Board proclaimed Friday, May 15, 2026 as Bike to Work Day throughout the Washington Metropolitan Region; and

WHEREAS, the City of Manassas is celebrating [Bike Month](#) with numerous events throughout the month of May.

NOW, THEREFORE, I, Michelle Davis-Younger, Mayor of the City of Manassas, Virginia and on behalf of the Manassas City Council, hereby proclaim Friday, May 15, 2026 as

Bike to Work Day

in the City of Manassas and encourage all citizens to participate on May 15th by visiting <https://www.biketoworkmetrodc.org>, and also to use and explore the City's growing bicycle network throughout the year.

ATTEST:

Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

Eric W. Smith, II City Clerk



City Council Agenda Item Report

Agenda Item No. 1.5
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: April 27, 2026

Item Title

Proclamation: Preservation Month

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2026-909
Drafter Eric Smith
Meeting Date April 27, 2026



City Council Agenda Item Report

Agenda Item No. 1.4
Submitted by: Eric Smith
Submitting Department: City Clerk
Meeting Date: April 27, 2026

Item Title

Proclamation: Larexpo Proclamation

Suggested Action and/or Recommendation

Suggested Motion

Item Type Proclamations
Submitting Department City Clerk
Meeting Body City Council

Item ID 2026-879
Drafter Eric Smith
Meeting Date April 27, 2026



City Council Agenda Item Report

Agenda Item No. 3.4
Submitted by: Eric Smith
Submitting Department: Public Works
Meeting Date: April 27, 2026

Item Title

Resolution R-2026-896 Amending the Fiscal Year 2026 Budget by Transferring \$372,000 from General Fund Contingency to Public Works for Snow Removal Costs
(Staff: Mike Morgan, Public Works Director)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Work Session
Submitting Department Public Works
Meeting Body City Council

Item ID 2026-896
Drafter Eric Smith
Meeting Date April 27, 2026

Fiscal Impact

\$372,000 – Use of General Fund Contingency (current balance \$720,000)

Executive Summary and Background Information

This year's snow removal efforts required more than expected assistance from contracted resources. It also required a staggering amount of de-icing materials. We request \$310,000 to cover contracted costs and \$62,000 to cover material overruns.

This resolution will transfer \$372,000 from the General Fund Contingency to the Public Works budget.

ATTACHMENTS

- [R-2026-896 Amending the Fiscal Year 2026 Budget by Transferring \\$372,000 from General Fund Contingency to Public Works for Snow Removal Costs](#)

RESOLUTION R-2026-896

Adopted:

BE IT RESOLVED by the Council of the City of Manassas meeting in regular session this 27th day of April, 2026, that the following funds be budgeted and appropriated as shown.

Use of General Fund Contingency for Snow Removal Costs		
GENERAL FUND		
<u>Expenditure:</u>		
10010081-495001	General Fund Contingency	(372,000.00)
10042512-439000	Other Purchased Services	310,000.00
10042512-465000	Chemicals	62,000.00

For: General Fund Contingency for Snow Removal Costs

This resolution shall take effect upon its passage.

Michelle Davis-Younger MAYOR
On Behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith II City Clerk



City Council Agenda Item Report

Agenda Item No. 4.1

Submitted by: Amelia May

Submitting Department: City Attorney

Meeting Date: April 27, 2026

Item Title

Public Hearing: Approving a Three-Year Lease Renewal between the City of Manassas and the Greater Manassas Volunteer Rescue Squad for Property Located at 9322 Center Street, Manassas (Hutton Hall), and Authorizing the Mayor to Execute the Lease on Behalf of the City
(Staff: Edward Mills, Fire and Rescue Chief and Amelia W. May, Interim City Attorney)

Suggested Action and/or Recommendation

Receive Comments and Close the Public Hearing

Suggested Motion

I move that the Public Hearing be closed.

Item Type Public Hearings
Submitting Department City Attorney
Meeting Body City Council

Item ID 2026-915
Drafter Amelia May
Meeting Date April 27, 2026

Executive Summary and Background Information

In 2021, the City of Manassas entered into a 5-year Lease Agreement with the Greater Manassas Volunteer Rescue Squad (GMVRS) wherein GMVRS would lease a portion of City-owned premises at 9322 Center Street. The lease recently came up for renewal, and both parties are amenable to continue the lease for an additional 3-year period, and extending for an additional 3-year term thereafter unless sooner terminated by the terms of the attached lease. Virginia Code Section 15.2-1800 (B) requires a public hearing when a locality proposes to lease as lessor its real property. A resolution at a Council Meeting following the public hearing will allow for adoption of the proposed lease. The public hearing was advertised.

ATTACHMENTS

- [GMVRS Renewal Lease](#)
- [Affidavit of Publication - GMVRS Lease Public Hearing](#)

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this ____ day of _____, 2026, by and between the **CITY OF MANASSAS, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia, hereinafter “Lessor” or “City”, and the **GREATER MANASSAS VOLUNTEER RESCUE SQUAD**, a Virginia nonprofit non-stock corporation, hereinafter “Lessee” or “GMVRS”, and collectively with the City, the “Parties”.

WHEREAS, the City is the owner of that certain parcel of land, consisting of approximately 0.7762 acres in the City of Manassas, Virginia with a street address of 9322 Center Street, Manassas, Virginia, and further identified as City of Manassas Tax Map Number 101-01-00-300A, together with the improvements thereon (the “Property”); and,

WHEREAS, the City acquired the Property at 9322 Center Street from GMVRS in 2021, specifically conditioned on the execution of a lease for a portion of the property (the “Demised Premises”) back to GMVRS for at least a five (5) year term beginning immediately after the conveyance of the Property to the City, which lease would facilitate the continuation of GMVRS’s legacy of providing service to the City and its residents; and,

WHEREAS, the current lease of the Demised Premises to GMVRS expires on February 16, 2026, and the Parties want to extend the term as provided herein; and,

WHEREAS, on _____, _____, 202__ the City Council for the City of Manassas held an advertised public hearing pursuant to Virginia Code §15.2-1800 (B) on the new proposed lease of the Demised Premises to GMVRS, and by adoption of Resolution # R-2026-_____ approved this Lease.

NOW, THEREFORE, in consideration of the mutual agreements and understandings set forth herein, the City as Lessor and GMVRS as Lessee agree as follows:

1. **Term:** The term of the Lease shall be for three (3) years commencing on February 17, 2026 , and continuing for three years thereafter unless sooner terminated as provided herein.
2. **Demised Premises:** The Demised Premises consists of:
 - (a) Those portions of the Property shown on **Exhibit C to the Property Conveyance Agreement**, attached hereto and incorporated herein, and designated as “Hutton Hall”, “Kitchen”, “Storage”, “Janitor”, “Office”, “Interior Parking Space”, “Mens” and “Womens” (collectively “Hutton Hall”);

- (b) GMVRS's nonexclusive access to Hutton Hall through the exterior front, side and back door(s) and interior door(s) constructed therein, including nonexclusive access to and use of the adjoining hallways located within and / or adjoining Hutton Hall; and,
- (c) The right to share the use of the parking spaces on the west side of Hutton Hall next to the handicap access area with the City of Manassas Fire and Rescue Department.
- (d) GMVRS shall also have the right to access and use training rooms at the Property for meetings and functions hosted by GMVRS, subject to the provision of alternative facilities as set forth in section 13 (c) of the Property Conveyance Agreement.

The Parties also agree that Sections 13 (d), (e) and (f) of the Property Conveyance Agreement, **Attachment A**, related to Signage, Squad Memorabilia and Access, along with any other language in **Attachment A** that reasonably applies to the occupancy of GMVRS in the Demised Premises and are not modified by this Lease Agreement, are incorporated into this Lease Agreement by reference, as if fully set out verbatim herein.

- 3. **Rent:** Lessee agrees to pay Lessor annual rent in the amount of One Dollar (\$1.00), payable at such times as agreed upon by the Parties. As further consideration for the lease, GMVRS will use the Demised Premises to further its mission of providing Emergency Medical Services, education and support for the residents of the City of Manassas.
- 4. **Notice:** All notices, requests, demands, and other communications under this Agreement must be in writing and may be delivered by hand or sent prepaid by a nationally recognized overnight delivery service at the addresses and with such copies as designated below. Any notice, request, demand, or other communication delivered or sent in the specified manner will be deemed given or made (as the case may be) when actually delivered to the intended recipient. Any party may change its address or designate different or other persons or entities to receive copies by notifying the other party in a manner described in this Section.

If to GMVRS: Greater Manassas Volunteer Rescue Squad
 Attn: Bill Kenney
 9322 Center Street
 Manassas, VA 20110

With copy to: Garth M. Wainman
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Prince William, VA 22192

If to the City: Steve Burke
City Manager
9027 Center Street
Manassas, VA 20110

With copy to: S. Craig Brown
City Attorney
9027 Center Street
Manassas, VA 20110

5. **GMVRS Use of the Demised Premises:** During the term of this Lease Agreement Lessee shall continue to use the Demised Premises as a base of its Emergency Medical Services operations, although the Parties anticipate that GMVRS may also use certain designated space in the City's new Fire and Rescue Station 21. Under no circumstances shall GMVRS use the Demised Premises as security or collateral for any indebtedness or other financial obligation.
6. **Use of the Demised Premises by Third Parties or the City:** GMVRS shall also have the right to schedule, host, and collect rents or other proceeds from events in Hutton Hall, and to contract with third parties to permit such third parties to schedule, host, and collect proceeds from events in Hutton Hall; provided, however, that GMVRS shall not permit said premises to be used for any unlawful purpose or purposes. All rents, fees and revenues received by GMVRS for the use or occupancy of Hutton Hall by any third party shall be used for the maintenance and welfare of the GMVRS and its programs and the provision of emergency medical services in the City of Manassas. GMVRS shall not assign or sublease any portion of the Demised Premises to a third party for occupancy on a continuous or uninterrupted basis unless such occupancy is approved in advance in writing by the City Manager. The dates, time, content, and themes of any event hosted in Hutton Hall pursuant to this Section shall be determined by GMVRS, in its sole discretion; provided, however, that all use of Hutton Hall by GMVRS or any third party shall comply with all applicable state and local laws and regulations.

The monetary amounts collected by GMVRS for events hosted in Hutton Hall, or as rent for any third party's use of Hutton Hall pursuant to this Section shall be determined by GMVRS, in its sole discretion; provided, however, that GMVRS shall not charge rent, fees or any other charges for the use of Hutton Hall for official City business by the City or any department thereof. GMVRS shall have the sole right to administer Hutton Hall, including the right to establish nondiscriminatory and lawful operating policies, schedules, and administrative procedures for the use of Hutton Hall.

GMVRS and all third-party users of Hutton Hall other than the City, regardless of whether rents or fees are charged by GMVRS, shall be responsible for all liability, claims, damages, costs and expenses of whatever nature arising from their respective use of Hutton Hall.

7. **Termination of the Lease Agreement:** Either party may terminate this Lease Agreement pursuant to section 18 if the other party fails to perform any of its material obligations under this Lease Agreement for any reason and fails to cure within thirty (30) days of written notice, or within such extended period as allowed by section 18. GMVRS's right to occupy and use the Demised Premises pursuant to this Lease Agreement shall immediately terminate in the event that:

(A) GMVRS gives thirty (30) days advance written notice to the City that it is terminating this Lease Agreement; or,

(B) Upon the voluntary or involuntary dissolution of the corporate status with the Virginia State Corporation Commission of GMVRS; or,

(C) If the Manassas City Council formally ceases to recognize GMVRS as a part of the Manassas City Fire and Rescue System and GMVRS ceases to provide emergency medical services, EMS training and/or public health services and related fundraising within the City of Manassas for a period of ninety (90) consecutive days for any reason other than a force majeure situation or a federal, state or municipal directive to restrict such operations on a temporary basis; or,

(D) The City gives one hundred twenty (120) days advance written notice to GMVRS that it is terminating this Lease Agreement.

8. **Access by the Lessor:** During the term of this Lease Agreement the City and its employees, agents and contractors shall have the following rights with respect to access to and use and occupancy of the Demised Premises:

(A) In cases of emergency, as determined by the City, to enter the premises without prior notice in order to remediate the condition giving rise to the emergency;

(B) Upon at least twenty-four (24) hours advance notice to GMVRS, to enter the premises for the performance of routine or preventive maintenance or repairs; and,

(C) To reserve the use of Hutton Hall for any City-sponsored event or any official business of the City at any time not already reserved for use by a third party or for a specific GMVRS event

9. **Lease Renewal:** It is the mutual intent of both Parties to meet in good faith at least six months prior to expiration of this Lease Agreement with the understanding and intent that if the GMVRS and the City believe that a continuation of the Lease will be beneficial to the City and its residents, such negotiations will result in an extension and/or modification of the Lease. The discussions regarding lease renewal shall be in addition to the prior commitment of the Parties to discussions to facilitate the common goals of maintaining a cohesive relationship at the new Fire Station 21, and of improving upon the existing level of fraternity that exists in the relationship between the Greater Manassas Volunteer Rescue Squad, the City of Manassas Fire and Rescue Department and the City of Manassas.

In the event that this Lease Agreement is not renewed, or if the Lease is terminated pursuant to Section 7, *infra*, then on or before the date of termination Lessee shall vacate the premises and remove all of its furnishings and personal property, and leave the premises in a broom clean condition. Any Lessee property remaining on the premises following the date of Lease termination shall be deemed abandoned and subject to disposal by the City.

10. **Condition of the Demised Premises; Alterations:** The Demised Premises are leased to the Lessee **AS-IS WHERE-IS** with no express or implied warranties of any kind as to the land, the improvements and all furniture, fixtures and equipment included therein. The Lessee agrees to keep the premises in good clean condition and repair, subject only to normal wear and tear, and to commit no waste thereon. During occupancy of the Demised Premises pursuant to this Lease Agreement, Lessee will not make any material alterations, repairs, additions or improvements in or to the Demised Premises or add, disturb or in any way change any plumbing, wiring, life/safety or mechanical systems, locks, or structural components of the building without the prior written consent of the Chief of the City of Manassas

Fire and Rescue Department, or his or her designee, as to the character of the alterations, additions or improvements to be made, the manner of doing the work, and the licensed contractor doing the work. Such consent shall not be unreasonably withheld, conditioned or delayed. Any alterations made by Lessee become property of Lessor. Notwithstanding the above, the parties understand and agree that non- structural work such as the conversion of the radio room into an office and any interior improvements such as painting and/or replacing flooring or wall coverings may be performed without the prior consent of the City.

11. **Costs of Occupancy:** The Parties agree that the established practices of the Parties with regard to the performance of and payment for routine maintenance of the Demised Premises, and the payment of the costs of utilities, insurance premiums and taxes, if any, and any other routine expenses related to the use and occupancy of the Demised Premises, shall continue as if the Property had not been conveyed from GMVRS to the City. The City acknowledges that the fulfillment of any financial obligation of GMVRS under this Lease Agreement may be dependent on an annual appropriation of funds by the Manassas City Council, and GMVRS acknowledges that the City cannot contractually agree that funds in any particular amount will be appropriated by the City Council to GMVRS in any future year. Notwithstanding the above, the intent of both parties is to comply with the terms set forth in the September 18, 2015 Services Agreement between the parties, as may be amended from time to time, unless modified herein.
12. **Capital Improvements:** The City agrees to be responsible for and to pay for all necessary capital improvements, renovations, maintenance and the replacement of capitalized equipment of the Demised Premises, including the structure, flooring, roof, plumbing, electrical, lighting, security, heating, air conditioning and ventilation systems consistent with applicable building codes and in a timely and workmanlike manner. The City will provide GMVRS at least 24 hours advance notice of the need to access the Demised Premises and advise GMVRS of any changes or improvements to the Property that will impact the ability of GMVRS to use its Demised Premises.
13. **City's Insurance Obligations:** The City shall be responsible for and agrees to pay for insurance on the building containing the Demised Premises and for its own general liability coverage.
14. **GMVRS Insurance Obligations:** The Lessee shall, during the term of this Lease Agreement, maintain comprehensive general liability insurance and renter's insurance in the form and in the amounts shown in the certificate attached hereto

as **Attachment B**. With regard to general liability insurance, GMVRS shall provide a Certificate of Insurance establishing the City and its officers, officials and employees as additional insureds, and providing that the policy cannot be cancelled without providing the City thirty (30) days' notice in advance of the effective cancellation date.

15. **Casualty Loss; Notice of Damage:** In case of fire or other casualty, Lessor shall cause the damage to be repaired forthwith; but in the event the Demised Premises shall be so damaged that the Lessor in its sole discretion shall decide not to rebuild or repair, the term of this Lease shall cease. In the event that the repairs to the Demised Premises result in the Lessee being unable to occupy the premises for a period in excess of six months, then this Lease shall, at the option of the Lessee, terminate. Lessee shall also give immediate notice to Lessor in cases of vandalism, structural damage, or other observed safety or security problems on the Demised Premises.
16. **Encumbrances:** Lessee shall not, by act or omission, cause the Demised Premises or any part thereof to become subject to a lien, encumbrance, forfeiture, or mortgage. Lessee agrees to indemnify Lessor from and against any and all such liability, loss, cost and expense, including reasonable attorney's fees in collection of such amounts, which the Lessor sustains or incurs by reason of any such lien or encumbrance.
17. **Independent Parties:** It is understood and agreed that the Lessee is at all times herein acting as an independent party and is not an agent, partner, or joint venturer of the City as a result of this Lease Agreement. Nothing herein contained shall be construed or be held to make the Lessor a partner, joint venturer, or associate of Lessee in the conduct of its business, it being understood that the relationship with Lessee and Lessor pursuant hereto is and shall be at all times be that of landlord - tenant. No reservation by or grant to Lessor of rights, approvals or restrictions with respect to the Demised Premises, or the exercise hereof by Lessor, shall alter the status or relationship of Lessee as solely that of Tenant.
18. **Default:** In the event either Party fails to perform any of the its material obligations under this Agreement for any reason and fails to cure within thirty (30) days of receipt of written notice, then the non-breaching party shall be entitled to either (i) terminate this Agreement, at which time the Parties will have no further rights or obligations hereunder, except as expressly provided elsewhere in this Agreement, (ii) or pursue all remedies available at law or in equity. In the event that the default cannot be reasonably cured within thirty (30) days, but the

defaulting party commences the cure within said thirty (30) days and diligently proceeds to cure the default to conclusion, then said act shall not constitute a default under this Lease Agreement. The said rights and remedies of the Parties shall be cumulative and not exclusive, and the parties shall have the right to resort to any one or more of all of said remedies in the event of any such default hereunder. The parties agree to work together in good faith to resolve any disputes but if litigation ensues, the non-prevailing party shall pay the reasonable attorney's fees and cost of the prevailing party.

19. **Entire Agreement; Modifications:** This Lease Agreement and any exhibits attached hereto comprise the whole agreement between the Parties, and no prior or contemporaneous oral or written communications are part of the contract. This contract may not be changed or waived except in a writing signed by the Lessee and Lessor. If either Party waives any breach of the Lease Agreement contract, the waiver shall not waive the covenant or condition breached nor any later breach of the Lease Agreement.
20. **Applicable Law:** This Lease Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to conflicts of laws principles.
21. **Presumptions:** No presumption shall be created in favor of or against GMVRS or the City with respect to the interpretation of any term or provision of this Agreement due to the fact that this Agreement was prepared by or on behalf of one of the Parties.
22. **Memorandum of Lease:** GMVRS and the City each covenant and agree to sign, execute and deliver, or cause to be signed, executed and delivered, a Memorandum of Lease for recordation in the land records of Prince William County, in a form substantially similar to **Attachment C**.
23. **Quiet Enjoyment:** The City agrees that as long as the Lessee is not in material default hereunder, the Lessee's quiet possession and enjoyment of the Demised Premises shall not be disturbed.
24. **Effective Date:** The date that this Agreement is last executed by GMVRS or the City shall be inserted on the first page of this Agreement as its Effective Date.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures and seals, the date as set forth above.

LESSOR:

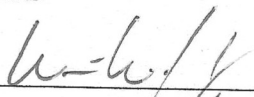
CITY OF MANASSAS, VIRGINIA,
a municipal corporation of the
Commonwealth of Virginia

By: _____

Title: Mayor, City of Manassas

LESSEE:

**GREATER MANASSAS VOLUNTEER RESCUE
SQUAD**

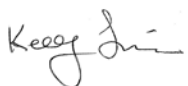
By: 

Title: PRESIDENT, GMVRS

**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

I, Kelly Tremaine, being duly sworn, deposes and says that the attached order of publication was published in the Prince William Times, a newspaper published in the County of Prince William, State of Virginia, on
04/09/2026

and that deponent is the Publisher of said newspaper.

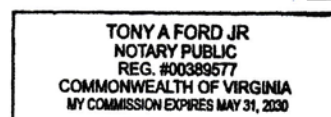
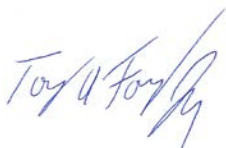


**Kelly Tremaine
Interim Publisher
State of Virginia
County of Prince William**

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF PRINCE WILLIAM, to-wit:

on 04/16/2026

Kelly Tremaine, who is known to me an whose name as Publisher of the Prince William Times in the County of Prince William State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a Notary Public in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn & subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 8066381
My commission expires: September 30, 2027

LEGAL NOTICE

Notice is hereby given that the City Council for the City of Manassas, Virginia, will hold a public hearing pursuant to Virginia Code §15.2-1800 (B) on Monday, April 27, 2026 at the regular City Council meeting beginning at 5:30 p.m. at Council Chambers of City Hall, 9027 Center Street, Manassas, Virginia on the granting of a lease to the Greater Manassas Volunteer Rescue Squad (GMVRS) for property the City owns located at 9322 Center Street, Manassas, Virginia. The proposed lease is a renewal with a term of five (5) years, with occupancy by GMVRS subject to such other terms and conditions as are set forth within the proposed lease, the full text of which is on file in the Office of the Clerk of City Council, located on the 4th floor of City Hall, 9027 Center Street, Manassas, VA 20110.

Any person may appear at the public hearing to express their views on the proposed renewal lease to GMVRS. This hearing is being held in a public facility believed to be accessible to persons with disabilities. Any persons with questions on accessibility of the facility should contact the City Clerk at the above address, by telephone at (703) 257-8211, or by email to ewsmith@ci.manassas.va.us. Persons needing interpreter services for the hearing impaired and/or vision impaired should notify the City Clerk at least one week before the scheduled hearing.

OBITUARIES

Daniel Russell

74, of Catlett, VA, passed on March 30, 2026. Funeral Service will be held on April 16, 2026 at 11:00am at First Mt. Zion Baptist Church, 16622 Dumfries Road, Dumfries, VA 22025. Online condolences can be given at www.joynesfuneral-home.com

Honor the Memory of a Loved One

Let us help you place a memorial or obituary.

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Fauquier Times Prince William Times

CLASSIFIEDS

Employment

Skilled Plumbers Needed

Immediate openings for Skilled Plumbers. Must have experience in residential new construction single family and townhouses.

Requirements:

Valid Driver's License
3+ years experience
Tools relevant to trade
Ability to pass drug screen
Ability to pass background check
Safety minded

Benefits:

Vacation Pay
Health & Dental Insurance
401K
Disability Plans

Email resume to: Cindy@foley-plumbing.net
Call Greg 703-898-5452 or George 540-349-8086

Full Time Employment

Construction Project Manager

B&S Site Development, LLC has an opening for a Construction Project Manager in Manassas, VA. Requires a Bachelor's degree in Civil Engineering. Knowledge of Bluebeam, Primavera P6, Microsoft Office, Procore, and AutoCAD required. Position requires travel: 25% at main office in Manassas, VA and 75% at construction job sites in Fairfax, Loudoun, and Prince William Counties. Mail resume to Elizabeth Avelar, 11220 Assett Loop, Ste 304, Manassas, VA 20109.

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fauquier.com/classifieds

Full Time Employment

Construction Project Manager

B&S Site Development, LLC seeks a Construction Project Manager in Manassas, VA. Bachelor's degree in Civil Engineering required. Must have knowledge of Bluebeam, Primavera P6, Microsoft Office, Procore, and AutoCAD. Travel required: 25% at main office in Manassas, VA and 75% at construction job sites in Fairfax, Loudoun, and Prince William Counties. Send resume to Elizabeth Avelar, 11220 Assett Loop, Ste 304, Manassas, VA 20109.

Treadmill getting dusty? Sell it in the classifieds and jog all the way to the bank.
Visit fauquier.com/classifieds or princewilliamtimes.com/classifieds to place your ad.

LEGAL NOTICES

Full name of owner: **MILK & HONEY BRISTOW LLC**
Trading as: **MILK & HONEY**
12853 BRAEMAR VILLAGE PLZ., BRISTOW, PRINCE WILLIAM, VIRGINIA, 20136.
The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for a **VA ABC MIXED BEVERAGE, WINE AND BEER ON AND OFF PREMISES LICENSE TO SELL OR MANUFACTURE ALCOHOLIC BEVERAGES** license to sell or manufacture alcoholic beverages, **NEWSPAPER PUBLICATION . MILK & HONEY BRISTOW LLC**
Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

ORDER OF PUBLICATION

Commonwealth of Virginia VA. CODE § 8.01-316
CASE# JJ165425-01-00.
() General District County Court
(X) Juvenile and Domestic Relations District Court.
Commonwealth of Virginia, in re **HUAMAN HUAMAN, JOAQUIN ALESSIO**;
The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD.
It is ORDERED that (X) the defendant (X) **KEVIN ARNOLD HUAMAN BANDERA** appear at the above-named Court and protect his or her interests on or before JUNE 5, 2026 10:00AM
BRIAN JAMES, DEPUTY CLERK

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Haymarket Town Council will hold a public hearing on Monday, May 4, 2026 at 7 pm or as soon thereafter as may be heard at the Haymarket Town Hall located at 15000 Washington Street, Suite 100, Haymarket, VA to receive public comment on proposed Ordinance #2026-001: An ordinance amending Chapter 30, Article I of the Haymarket Town Code, with the inclusion of the proposed Section 30-5.5, entitled "Town Park; violations; exceptions; penalties". A full copy of the proposed ordinance is available upon request or is available for review at the Office of the Town Clerk at 15000 Washington Street, Suite 100, Haymarket, VA 20169 between the hours of 9 am - 4 pm. The public hearing will be held in a public facility accessible to persons with disabilities. Any person with questions on the accessibility of the facility or requesting special accommodations for a disability may contact the Town Clerk at 703-753-2600 x205.

If you wish to comment but cannot attend the public hearing, please send your comments to the Clerk of the Council, Kim Henry, by February 5, 2024 at 4:00 pm, via email Khenry@townofhaymarket.org or via mail, 15000 Washington Street, Ste. 100, Haymarket, VA 20169.

What happens when you don't advertise?

Very little.

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LEGAL NOTICE

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Any person may appear at the public hearing to express their views on the proposed renewal lease to GMVRS. This hearing is being held in a public facility believed to be accessible to persons with disabilities. Any persons with questions on accessibility of the facility should contact the City Clerk at the above address, by telephone at (703) 257-8211, or by email to ewsmith@ci.manassas.va.us. Persons needing interpreter services for the hearing impaired and/or vision impaired should notify the City Clerk at least one week before the scheduled hearing.



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princewilliamtimes.com/classifieds

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Employment

Skilled Plumbers Needed

Immediate openings for Skilled Plumbers. Must have experience in residential new construction single family and townhouses.

Requirements:

Valid Driver's License
3+ years experience
Tools relevant to trade
Ability to pass drug screen
Ability to pass background check
Safety minded

Benefits:

Vacation Pay
Health & Dental Insurance
401K
Disability Plans

Email resume to: Cindy@foley-plumbing.net
Call Greg 703-898-5452 or George 540-349-8086

Full Time Employment

Construction Project Manager



B&S Site Development, LLC seeks a Construction Project Manager in Manassas, VA. Bachelor's degree in Civil Engineering required. Must have knowledge of Bluebeam, Primavera P6, Microsoft Office, Procore, and AutoCAD. Travel required: 25% at main office in Manassas, VA and 75% at construction job sites in

Fairfax, Loudoun, and Prince William Counties. Send resume to Elizabeth Avelar, 11220 Assett Loop, Ste 304, Manassas, VA 20109.

Employment

Process Engineer

Micron Technology, Inc. has an opening for Process Engineer in Manassas, VA. Job duties include: Maintain thin film processes by supporting manufacturing and growing equipment up time while ensuring product quality. Maximize yield by working on tools, the process, or wafer fabrication recipes. Respond to production issues, implement solutions, reduce costs, and improve yields. Position requires up to 20% domestic and international travel.

To apply, visit Micron.com/Careers. Search by requisition no. JR94895

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LEGAL NOTICES

TO PLACE A LEGAL AD, VISIT WWW.FAUQUIER.COM/LEGALS

LEGAL NOTICE

Pursuant to Va. Code § 8.7-210, household goods stored at Great Job Moving & Storage, 15005 Farm Creek Dr, Ste 106, Woodbridge, VA, will be auctioned April 17, 2026, 10:00 AM at same address to satisfy warehouseman's lien. Goods of: Elysa Marchicelli – Household furniture

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ORDER OF PUBLICATION

Commonwealth of Virginia VA. CODE § 8.01-316
CASE# JJ157978-02-00; JJ164865-01-00; JJ164866-01-00;
JJ164910-01-00.

() General District County Court

(X) Juvenile and Domestic Relations District Court.

Commonwealth of Virginia, in re **ASME LASH, EVENAZER; ASME LASH, MILKIAS; ASME LASH, BRHAN; ASME LASH, TNBIT**;

The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .

It is ORDERED that (X) the defendant (X) **FTSUM AS-MELASH HABTEMARIAM** appear at the above-named Court and protect his or her interests on or before MAY 22, 2026 09:00AM

BRIAN JAMES , DEPUTY CLERK

ORDER OF PUBLICATION

Commonwealth of Virginia VA. CODE § 8.01-316
CASE# JJ161921-02-00.

() General District County Court

(X) Juvenile and Domestic Relations District Court.

Commonwealth of Virginia, in re **GOMEZ LOPEZ, ALEJANDRA SARAH**;

The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .

It is ORDERED that (X) the defendant (X) **OSCAR ALE-JANDRO GOMEZ MARTINEZ** appear at the above-named Court and protect his or her interests on or before MAY 8, 2026 09:00AM

BRIAN JAMES , DEPUTY CLERK

ORDER OF PUBLICATION

Commonwealth of Virginia VA. CODE § 8.01-316
CASE# JJ164414-01-00; JJ164415-01-00; JJ164416-01-00 .

() General District County Court

(X) Juvenile and Domestic Relations District Court.

Commonwealth of Virginia, in re **SEGOVIA SOSA, ANDY; SEGOVIA SOSA, MARLON; SEGOVIA SOSA, MARILYN DANIELA**;

The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD AND SIJS FINDINGS .

It is ORDERED that (X) the defendant (X) **JOSE DANIEL SEGOVIA GAITAN** appear at the above-named Court and protect his or her interests on or before MAY 18, 2026 02:00PM

ATAA DWAMENA, DEPUTY CLERK

ORDER OF PUBLICATION

Commonwealth of Virginia VA. CODE § 8.01-316
CASE# JJ164629-01-00; JJ164636-01-00.

() General District County Court

(X) Juvenile and Domestic Relations District Court.

Commonwealth of Virginia, in re **MEJIA FERRUFINO, ANGIE MARISON; MEJIA FERRUFINO, ANGIE MARICEL**;

The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .

It is ORDERED that (X) the defendant (X) **WILLIAM ALCIDES PINEDA LOPEZ** appear at the above-named Court and protect his or her interests on or before MAY 15, 2026 09:00AM

ANDREA MCCARTHY , DEPUTY CLERK

ORDER OF PUBLICATION

Commonwealth of Virginia VA. CODE § 8.01-316
CASE# JJ159110-02-00.

() General District County Court

(X) Juvenile and Domestic Relations District Court.

Commonwealth of Virginia, in re **DANNA RETANA MAR-CHORRO**;

The object of the suit is to: OBTAIN CUSTODY OF MINOR CHILD .

It is ORDERED that (X) the defendant (X) **NELSON E PI-MENIEL BARRERA** appear at the above-named Court and protect his or her interests on or before MAY 22, 2026 1:30PM

BRIAN JAMES, DEPUTY CLERK

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City Council Agenda Item Report

Agenda Item No. 4.2
Submitted by: Sandra Mitchell
Submitting Department: Finance
Meeting Date: April 27, 2026

Item Title

Public Hearing: Proposed Fiscal Year 2027 Real Property Tax Increase
(Staff: Diane Bergeron, Assistant City Manager/Finance Director)

Suggested Action and/or Recommendation

Receive Comments and Close the Public Hearing

Suggested Motion

I move that the Public Hearing be closed.

Item Type Public Hearings
Submitting Department Finance
Meeting Body City Council

Item ID 2026-911
Drafter Sandra Mitchell
Meeting Date April 27, 2026

Fiscal Impact

FY 2027 Real Property Tax Rate

Executive Summary and Background Information

Virginia Law, Code Section 58.1-3321, requires the City to hold a public hearing on the proposed FY 2027 real property tax increase. The public hearing was advertised on March 19, 2026.

Virginia Law, Code Section 58.1-3321, also requires that this public hearing be a separate public hearing from the public hearing on the proposed budget.

ATTACHMENTS

- [ATTH Notice of Rate Increase Ad](#)
- [ATTH Notice of Rate Increase](#)
- [ATTH Assessments and Tax Bills](#)

NOTICE OF PROPOSED REAL PROPERTY TAX INCREASE

The City of Manassas proposes to increase property tax levies.

1. **Assessment Increase:** Total assessed value of real property (residential and commercial), excluding additional assessments due to new construction or improvements to property, exceeds last year's total assessed value of real property by 6.80 percent.
2. **Lower Rate Necessary to Offset Increased Assessment:** The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be \$1.180 per \$100 of assessed value. This rate will be known as the "lowered tax rate."
3. **Effective Rate Increase:** **The City of Manassas proposes to adopt a tax rate of \$1.24 per \$100 of assessed value. The difference between the lowered tax rate and the proposed rate would be \$0.06 per \$100, or 5.10 percent. This difference will be known as the "effective tax rate increase."**

Individual property taxes may, however, increase at a percentage greater than or less than the above percentage.

4. **Proposed Total Budget Increase:** Based on the proposed real property tax rate and changes in other revenues, the total budget of the City of Manassas (excluding the Manassas City Public School Board budget, which has not yet been presented) will increase from last year's by 29.0 percent.

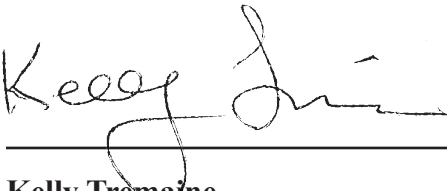
A public hearing on the increase will be held on Monday, April 27, 2026 at the City Council meeting which begins at 5:30 P.M. in the City Council Chambers, at 9027 Center Street, Manassas, Virginia. This hearing will not be held at the same time as the annual budget hearing. All hearings are open to the public. The Manassas City Council shall permit persons desiring to be heard an opportunity to present oral testimony within such reasonable time limits as shall be determined by the Manassas City Council.

The Manassas City Council, while advertising a real property tax rate of \$1.24 per \$100 of assessed value, requests public input from the citizens of Manassas before actually setting real property tax rates as detailed in Notice of Public Hearing on the proposed budget for Fiscal Year 2027.

The hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact the City Clerk at the above address or by telephone at 703/257-8280 or TTY 7-1-1. Persons needing interpreter services for the deaf must notify the City Clerk no later than April 20, 2026.

**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

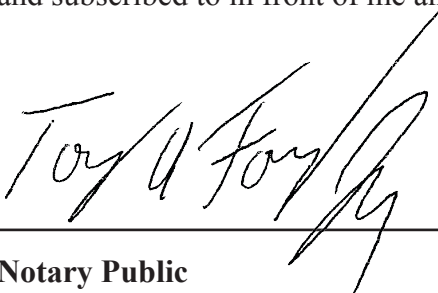
I, **Kelly Tremaine**, being duly sworn, deposes and says that the attached **Notice of Rate Increase** was published in the **Prince William Times**, a newspaper published in the County of Prince William, State of Virginia, on **03/19/2026** and that deponent is the **Publisher** of said newspaper.



Kelly Tremaine
Publisher
State of Virginia
County of Fauquier

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF FAUQUIER, to-wit
on **04/17/2026**

Kelly Tremaine, who is known to me and whose name as **Publisher** of the **Prince William Times**, County of Prince William, State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a **Notary Public** in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn and subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 00389577
My commission expires: May 31, 2030

TONY A FORD JR NOTARY PUBLIC REG. #00389577 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES MAY 31, 2030
--

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ASSESSED VALUES AND TAX BILLS (without new construction)

ASSESSED VALUE CHANGES

1 Cent = \$850,000

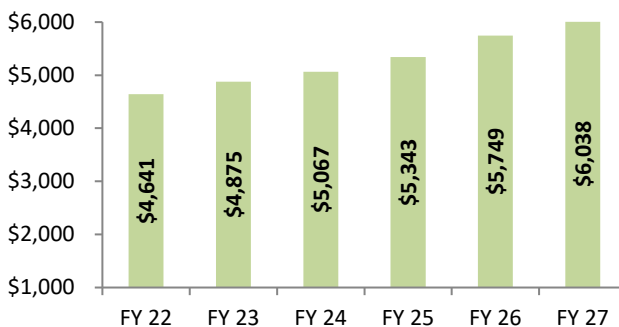
	FY 2026		FY 2027		
Class	Units	Value	Units	Value	% Change in Value
TOWNHOUSE	3,987	1,519,446,300	3,987	1,640,221,200	7.95%
CONDOS	2,249	721,251,300	2,249	771,806,800	7.01%
SINGLE FAMILY	5,522	3,123,993,500	5,522	3,313,418,900	6.06%
TOTAL RESIDENTIAL	11,758	5,364,691,100	11,758	5,725,446,900	6.72%
TOTAL NON-RESIDENTIAL	1,223	2,490,108,600	1,223	2,663,251,100	6.95%
TOTAL ALL CLASSES	12,981	\$7,854,799,700	12,981	\$8,388,698,000	6.80%

AVERAGE REAL ESTATE TAX BILLS - TOTAL TAX RATE

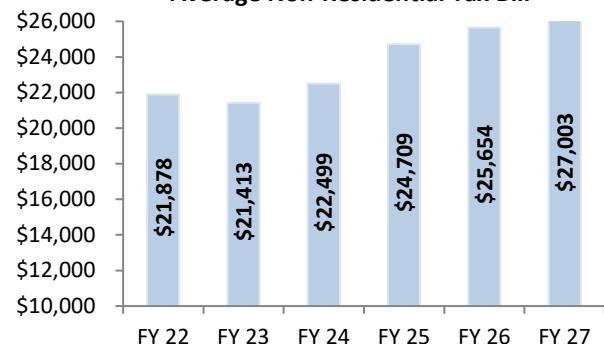
FY 2026 \$1.260
FY 2027 \$1.240
Inc/(Dec) (\$0.020)

	FY 2026		FY 2027			
Class	Average Assessment	Average Tax Bill	Average Assessment	Average Tax Bill	\$ Change in Bill	% Change in Bill
TOWNHOUSE	381,100	\$4,802	411,392	\$5,101	\$299	6.24%
CONDOS	320,699	\$4,041	343,178	\$4,255	\$215	5.31%
SINGLE FAMILY	565,736	\$7,128	600,040	\$7,440	\$312	4.38%
TOTAL RESIDENTIAL	456,259	\$5,749	486,941	\$6,038	\$289	5.03%
TOTAL NON-RESIDENTIAL	2,036,066	\$25,654	2,177,638	\$27,003	\$1,348	5.26%
TOTAL ALL CLASSES	\$605,100	\$7,624	\$646,229	\$8,013	\$389	5.10%

Average Residential Tax Bill



Average Non-Residential Tax Bill





City Council Agenda Item Report

Agenda Item No. 4.3
Submitted by: Sandra Mitchell
Submitting Department: Finance
Meeting Date: April 27, 2026

Item Title

Public Hearing: Proposed Fiscal Year 2027 Real Property Tax Rate, Increases in Personal Property Tax Rates and Sewer, Water, and Electric Utility Rates
(Staff: Diane Bergeron, Assistant City Manager/Finance Director)

Suggested Action and/or Recommendation

Receive Comments and Close the Public Hearing

Suggested Motion

I move that the Public Hearing be closed.

Item Type Public Hearings
Submitting Department Finance
Meeting Body City Council

Item ID 2026-912
Drafter Sandra Mitchell
Meeting Date April 27, 2026

Fiscal Impact

FY 2027 Real Property and Personal Property Tax Rates; Sewer, Water, and Electric Utility Rates

Executive Summary and Background Information

Virginia Law, Code Sections 58.1-3007 and 15.2-107, requires the City to hold a public hearing on the proposed FY 2027 changes in personal property tax rates and increases in sewer, water, and electric utility rates. The public hearing was advertised on April 9, 2026, and April 16, 2026.

ATTACHMENTS

- [ATTH FY 2027 Budget & Rate Increases Ad](#)
- [ATTH FY 2027 Budget & Rate Increases Affidavit](#)
- [ATTH Utility Bill Comparisons](#)

**CITY OF MANASSAS, VIRGINIA
PUBLIC HEARINGS

ANNUAL OPERATING BUDGET &
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
AND
CHANGES IN REAL & PERSONAL PROPERTY TAX RATES
AND
INCREASES IN WATER, SEWER, ELECTRIC, &
STORMWATER UTILITY RATES

FOR THE FISCAL YEAR ENDING JUNE 30, 2027**

On Monday, April 27, 2026, at the City Council meeting which begins at 5:30 PM in the City Council Chambers, at 9027 Center Street, Manassas, Virginia, a public hearing will be held to give citizens an opportunity to be heard by the City Council of Manassas regarding the annual operating budget and five-year capital improvement program; changes in real and personal property tax rates; and increases in water, sewer, electric, and stormwater utility rates for the fiscal year ending June 30, 2027 (FY 2027).

A summary of the annual operating budget, the five-year capital improvement program, and rate/fee resolutions and ordinances are available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia. This information is viewable at the counter space located to the right of the entrance to City Council Chambers, as well as at the Finance Office and Clerk's Office upon inquiry. The annual operating budget and the five-year capital improvement program can also be viewed at www.manassasva.gov/budget.

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LEGAL NOTICES

Annual Operating Budget - Expenditures Required by Section 15.2-2506 of the Code of Virginia

	FY 2026	FY 2027	\$ Increase (Decrease)	% Increase (Decrease)
General Fund	\$ 158,374,000	\$ 186,315,000	\$ 27,941,000	17.6%
Social Services Fund	9,540,000	10,940,000	1,400,000	14.7%
Fire and Rescue Fund	17,025,000	21,010,000	3,985,000	23.4%
Owens Brooke Fund	40,000	40,000	-	0.0%
PEG Fee Fund	150,000	150,000	-	0.0%
Housing Investment Fund	-	8,000,000	8,000,000	N/A
Debt Service Fund	12,932,000	13,534,000	602,000	4.7%
Sewer Fund	24,020,000	21,805,000	(2,215,000)	(9.2%)
Water Fund	20,213,000	19,572,000	(641,000)	(3.2%)
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Solid Waste Fund	4,754,000	4,896,000	142,000	3.0%
Building Maintenance Fund	2,842,000	2,984,000	142,000	5.0%
Vehicle Maintenance Fund	7,463,000	6,958,000	(505,000)	(6.8%)
Information Technology Fund	7,852,000	7,511,000	(341,000)	(4.3%)
School Funds	160,524,855	175,802,692	15,277,837	9.5%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

In addition to the above appropriations, the City Council will consider the reappropriation for Fiscal Year 2027 of the remaining balances for encumbered purchase orders, grant balances, and multi-year capital project balances, estimated to be \$167,000,000 for the City and \$20,000,000 for Manassas City Public Schools.

Annual Operating Budget - Revenues Required by Section 15.2-2506 of the Code of Virginia

	FY 2026	FY 2027	\$ Increase (Decrease)	% Increase (Decrease)
Local Sources				
General Property Taxes	\$ 120,621,000	\$ 131,305,000	\$ 10,684,000	8.9%
Other Local Taxes	29,580,000	30,545,000	965,000	3.3%
Permits, Fees, Licenses	750,000	750,000	-	0.0%
Fines & Forfeitures	1,162,000	1,217,000	55,000	4.7%
Interest & Use of Property	6,808,000	7,855,600	1,047,600	15.4%
Charges for Services	10,431,775	10,976,000	544,225	5.2%
Sales & Connections	77,895,450	114,878,520	36,983,070	47.5%
Interdepartmental	17,127,140	18,527,480	1,400,340	8.2%
Other Local Sources	7,895,100	11,466,460	3,571,360	45.2%
State of Virginia	100,254,057	112,103,460	11,849,403	11.8%
Federal Government	13,008,311	14,102,144	1,093,833	8.4%
Other Financing Uses	85,729,000	93,643,000	7,914,000	9.2%
Use of Fund Balance	17,036,022	51,415,028	34,379,006	201.8%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

The FY 2027 Budget includes increases to Manassas City Airport Fees and Rents. This ordinance is available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia, at the previously mentioned locations.

Five-Year Capital Improvement Program
Required by Section 15.2-2506 of the Code of Virginia
(dollars in thousands)

	Total	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Gov't	50,825	12,825	1,200	1,800	-	35,000
Culture & Recreation	18,940	1,190	750	17,000	-	-
Public Safety	20,900	-	900	20,000	-	-
Transportation	17,919	11,837	2,146	1,611	1,055	1,270
Sewer	900	900	-	-	-	-
Water	24,300	1,000	9,400	13,900	-	-
Electric	4,500	900	900	900	900	900
Stormwater	11,485	7,740	3,745	-	-	-
Airport	58,290	30,840	2,000	9,700	9,000	6,750
Schools	18,624	8,914	2,503	2,605	2,562	2,040
Program Costs:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
General Fund	2,265	1,115	1,150	-	-	-
Sewer Fund	1,600	1,200	200	200	-	-
Water Fund	13,540	1,170	9,370	3,000	-	-
Electric Fund	6,350	900	2,350	1,300	900	900
Stormwater Fund	7,007	5,014	1,993	-	-	-
Airport Fund	16,244	15,317	310	302	180	135
School Funds	15,818	6,108	2,503	2,605	2,562	2,040
Bonds	49,000	-	-	49,000	-	-
State	14,927	9,400	2,417	1,415	910	785
Federal	38,150	11,924	1,287	9,019	8,870	7,050
NVTA	3,226	2,456	50	575	95	50
Other	58,556	21,542	1,914	100	-	35,000
Funding Sources:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
<i>City Maintenance Projects</i>	<i>40,169</i>	<i>8,743</i>	<i>8,158</i>	<i>8,062</i>	<i>7,683</i>	<i>7,523</i>

Tax Rates Required by Section 58.1-3007 of the Code of Virginia

	<u>Current Rate</u>	<u>New Rate</u>
Real Estate		
Real Estate Property Rate (based on proposed budget)	\$1.070	\$1.050
Fire/Rescue Levy (based on proposed budget)	\$0.190	\$0.190
Owens Brooke Special Taxing District	\$0.074	\$0.068
<i>Advertised Tax Rate (including Real Estate Property Rate & Fire/Rescue Levy) was \$1.24.</i>		
Personal Property		
Machinery & Tools	\$2.100	\$2.100
Machinery & Tools Used in Semiconductor Manufacturing	\$0.784	\$0.762
Tangible Personal Property Classes		
Programmable Computer Equipment and Peripherals Employed in a Trade or Business	\$2.150	\$2.150
Computer equipment and peripherals used in a data center	\$3.600	\$4.500
Mobile Homes	\$1.070	\$1.050
Business Personal Property	\$3.600	\$3.600
Motor Vehicles (except as defined below)	\$3.600	\$3.600
Aircraft	\$0.00001	\$0.00001
Antique Motor Vehicles	\$0.00001	\$0.00001
Motor Vehicles Specially Equipped to Provide Transportation for Physically Handicapped Individuals	\$0.00001	\$0.00001
Motor Vehicles Owned by Certain Elderly and Handicapped Persons (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Volunteer Rescue Squad/Fire Department (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Police (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary, Reserve, or Special Deputy Sheriff (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Firefighter or Rescue Personnel (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Virginia Defense Force (if obligated by terms of lease to pay tangible personal property tax on motor vehicle)	\$0.00001	\$0.00001
All Other Classes	\$3.600	\$4.500

Real estate tax year is July 1, 2026 to June 30, 2027. Payments are due December 5, 2026 and June 5, 2027.

Personal property tax year is January 1, 2026 to December 31, 2026. Payments are due October 5, 2026.

**Tax Exemption Information for July 1, 2026 to June 30, 2027
Required by Section 58.1-3604 of the Code of Virginia**

Assessed value of property exempt from taxation:	\$1,214,567,100
Reduction in tax revenues from tax exemption:	\$15,060,632
Tax exempt property as a percentage of the aggregate assessed value of all real property:	12.07%

**Estimated Personal Property Tax Relief for January 1, 2026 to December 31, 2026
From the Commonwealth of Virginia for Qualifying Vehicles**

	<u>Current</u>	<u>New</u>
Percentage of Tax Relief For:		
Qualifying Vehicles with assessed value of \$1,000 or less	100.00%	100.00%
Qualifying Vehicles with assessed value of \$1,001 - \$20,000	34.58%	34.05%
Qualifying Vehicles with assessed value over \$20,000 with such percentage applied as a credit to the tax due on the first \$20,000 of assessed value	24.39%	22.57%

**Stormwater Utility Rates
Required by Section 15.2-107 of the Code of Virginia
Effective July 1, 2026**

	<u>Current Rate</u>	<u>New Rate</u>
Single Family Detached or Duplex Residential	\$9.35 / month	\$9.35 / month
Townhome or Manufactured Home Residential	\$5.98 / month	\$5.98 / month
Multifamily Residential (per unit)	\$4.68 / month	\$4.68 / month
Non-Residential (per 2,480 sq. ft.)	\$9.35 / month	\$10.85 / month

LEGAL NOTICES

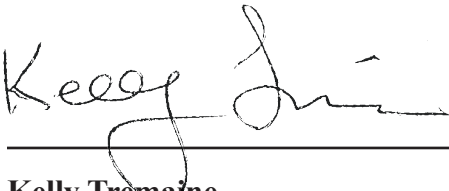
Electric, Water & Sewer Rates		
Required by Section 15.2-107 of the Code of Virginia		
Effective July 1, 2026		
	Current Rate	New Rate
ELECTRIC RATES (Electric Rates increased by 10.5%)		
Large Power Service - Secondary (LPS)		
Customer Charge (per month)	\$ 166.17	\$ 183.62
Energy Charge (per kWh)	\$ 0.0312	\$ 0.0345
Demand Charge (per KW)	\$ 20.70	\$ 22.87
Large Power Service - Primary (LPP)		
Customer Charge (per month)	\$ 191.73	\$ 211.86
Energy Charge (per kWh)	\$ 0.0308	\$ 0.0340
Demand Charge (per KW)	\$ 20.45	\$ 22.60
Large Power Service Transmission Voltage (LPSTV)	Variable rate, see ordinance for calculation	
Large Power Service Distribution Voltage (LPSDV)	Variable rate, see ordinance for calculation	
Medium General Service (MGS)		
Customer Charge (per month)	\$ 23.33	\$ 25.78
Energy Charge (per kWh)	\$ 0.0571	\$ 0.0631
Demand Charge (per KW)	\$ 14.75	\$ 16.30
Small General Service (SGS)		
Customer Charge (per month)	\$ 23.30	\$ 25.75
Energy Charge (per kWh)	\$ 0.0977	\$ 0.1080
Residential Service (RS)		
Customer Charge (per month)	\$ 16.17	\$ 17.87
Energy Charge (per kWh)	\$ 0.0984	\$ 0.1087
Charges for All Electric Service Classes Have a Power		
Cost Adjustment (PCA) Fuel Charge Pass Through (per kWh)	Variable	Variable
Private Area Lighting Service (PAL)		
Mercury Vapor Lamps (per month)		
2,200 Lumen, 75 watt	\$ 10.20	\$ 11.27
3,300 Lumen, 100 watt	\$ 13.82	\$ 15.27
7,000 Lumen, 175 watt	\$ 16.02	\$ 17.70
20,000 Lumen, 400 watt	\$ 28.02	\$ 30.96
53,000 Lumen, 1,000 watt	\$ 55.31	\$ 61.12
High Pressure Sodium Vapor Lamps (per month)		
5,800 Lumen, 70 watt	\$ 14.33	\$ 15.83
9,500 Lumen, 100 watt	\$ 15.61	\$ 17.25
16,000 Lumen, 150 watt	\$ 17.70	\$ 19.56
27,500 Lumen, 250 watt	\$ 23.25	\$ 25.69
50,000 Lumen, 400 watt	\$ 33.57	\$ 37.09
8 Foot Upsweep Arm Standard Installation (per month)	\$ 0.37	\$ 0.37
30 Foot Wood Pole Standard Installation (per month)	\$ 4.95	\$ 4.95
WATER AND SEWER RATES (Water Rates increased by 25% and Sewer Rates increased by 3%)		
WATER - Residential (RWS)		
Customer Charge (per month)	\$ 11.87	\$ 14.84
Flow Charge - First 5,000 Gallons (per 1,000 gallons)	\$ 3.80	\$ 4.75
Flow Charge - Over 5,000 to 12,000 Gallons (per 1,000 gals)	\$ 4.03	\$ 5.04
Flow Charge - Over 12,000 Gallons:		
November to April (per 1,000 gallons)	\$ 4.03	\$ 5.04
May to October (per 1,000 gallons)	\$ 4.20	\$ 5.25
Flow Charge - Over 14,000 Gallons (per 1,000 gallons)	\$ 2.26	\$ 2.83

LEGAL NOTICES

	<u>Current Rate</u>	<u>New Rate</u>
SEWER - Residential (RSS)		
Customer Charge (per month)	\$ 10.17	\$ 10.48
Flow Charge - November to April:		
First 5,000 Gallons (per 1,000 gallons)	\$ 3.27	\$ 3.37
Over 5,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
Flow Charge - May to October:		
First 5,000 Gallons (per 1,000 gallons)	\$ 3.27	\$ 3.37
Over 5,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
Over 14,000 Gallons if Winter Quarter Average is 10,000 Gallons or Less (per 1,000 gallons)	\$ 0.00	\$ 0.00
Over 14,000 Gallons if Winter Quarter Average is Greater than 10,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
UOSA Direct Charge to City for Treatment (per 1,000 gallons)	Variable rate, see ordinance for calculation	
WATER - Commercial and Industrial (CWS)		
Customer Charge (per month):		
3/4" and Under Meter	\$ 16.88	\$ 21.10
1" Meter	\$ 22.64	\$ 28.30
1.5" Meter	\$ 30.20	\$ 37.75
2" Meter	\$ 39.19	\$ 48.99
3" Meter	\$ 69.55	\$ 86.94
4" Meter	\$ 97.48	\$ 121.85
6" Meter	\$ 187.87	\$ 234.84
8" Meter	\$ 298.48	\$ 373.10
10" Meter	\$ 435.19	\$ 543.99
Customer Charge - Multi-Family Residential Apartments Per Unit (per month)	\$ 9.75	\$ 12.19
Flow Charge - First 1 Million Gallons (per 1,000 gallons)	\$ 4.30	\$ 5.38
Flow Charge - Over 1 Million Gallons (per 1,000 gallons)	\$ 3.73	\$ 4.66
WATER - Large Users (LUWS)		
Customer Charge (per month)	\$ 435.19	\$ 543.99
Flow Charge - First 25,000 Gallons (per 1,000 gallons)	\$ 4.30	\$ 5.38
Flow Charge - Over 25,000 Gallons (per 1,000 gallons)	\$ 3.50	\$ 4.37
SEWER - Commercial and Industrial (GSS)		
Customer Charge (per month):		
3/4" and Under Meter	\$ 14.00	\$ 14.42
1" Meter	\$ 27.97	\$ 28.81
1.5" Meter	\$ 41.96	\$ 43.22
2" Meter	\$ 54.66	\$ 56.30
3" Meter	\$ 67.77	\$ 69.80
4" Meter	\$ 95.34	\$ 98.20
6" Meter	\$ 150.09	\$ 154.59
8" Meter	\$ 242.11	\$ 249.37
10" Meter	\$ 376.36	\$ 387.65
Customer Charge - Multi-Family Residential Apartments Per Unit (per month)	\$ 8.40	\$ 8.65
Flow Charge (per 1,000 gallons)	\$ 4.39	\$ 4.52
UOSA Direct Charge to City for Treatment (per 1,000 gallons)	Variable rate, see ordinance for calculation	
WATER - Hydrant Meter (HMS)		
Customer Charge (per month)	\$ 49.16	\$ 61.45
Flow Charge (per 1,000 gallons)	\$ 6.50	\$ 8.13
WATER - Lake Water Service (LWS)		
Customer Charge (per month)	\$ 89.27	\$ 111.59
Usage Charge (per 1,000 gallons)	\$ 1.55	\$ 1.94

**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

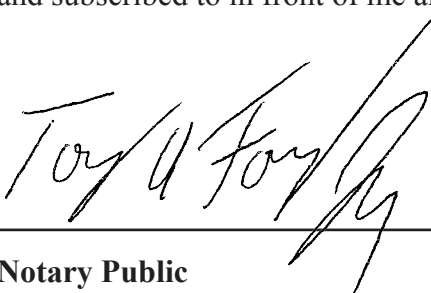
I, **Kelly Tremaine**, being duly sworn, deposes and says that the attached **Order of Publication** was published in the **Prince William Times**, a newspaper published in the County of Prince William, State of Virginia, on **04/09/2026 and 04/16/2026** and that deponent is the **Publisher** of said newspaper.



Kelly Tremaine
Publisher
State of Virginia
County of Fauquier

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF FAUQUIER, to-wit
on **04/17/2026**

Kelly Tremaine, who is known to me and whose name as **Publisher** of the **Prince William Times**, County of Prince William, State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a **Notary Public** in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn and subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 00389577
My commission expires: May 31, 2030

TONY A FORD JR NOTARY PUBLIC REG. #00389577 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES MAY 31, 2030
--

**CITY OF MANASSAS, VIRGINIA
PUBLIC HEARINGS

ANNUAL OPERATING BUDGET &
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
AND
CHANGES IN REAL & PERSONAL PROPERTY TAX RATES
AND
INCREASES IN WATER, SEWER, ELECTRIC, &
STORMWATER UTILITY RATES

FOR THE FISCAL YEAR ENDING JUNE 30, 2027**

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PEG Fee Fund	150,000	150,000	-	0.0%
Housing Investment Fund	-	8,000,000	8,000,000	N/A
Debt Service Fund	12,932,000	13,534,000	602,000	4.7%
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Use of Fund Balance	17,036,022	51,415,028	34,379,006	201.8%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

The FY 2027 Budget includes increases to Manassas City Airport Fees and Rents. This ordinance is available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia, at the previously mentioned locations.

Five-Year Capital Improvement Program
Required by Section 15.2-2506 of the Code of Virginia
(dollars in thousands)

	Total	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Gov't	50,825	12,825	1,200	1,800	-	35,000
Culture & Recreation	18,940	1,190	750	17,000	-	-
Public Safety	20,900	-	900	20,000	-	-
Transportation	17,919	11,837	2,146	1,611	1,055	1,270
Sewer	900	900	-	-	-	-
Water	24,300	1,000	9,400	13,900	-	-
Electric	4,500	900	900	900	900	900
Stormwater	11,485	7,740	3,745	-	-	-
Airport	58,290	30,840	2,000	9,700	9,000	6,750
Schools	18,624	8,914	2,503	2,605	2,562	2,040
Program Costs:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
General Fund	2,265	1,115	1,150	-	-	-
Sewer Fund	1,600	1,200	200	200	-	-
Water Fund	13,540	1,170	9,370	3,000	-	-
Electric Fund	6,350	900	2,350	1,300	900	900
Stormwater Fund	7,007	5,014	1,993	-	-	-
Airport Fund	16,244	15,317	310	302	180	135
School Funds	15,818	6,108	2,503	2,605	2,562	2,040
Bonds	49,000	-	-	49,000	-	-
State	14,927	9,400	2,417	1,415	910	785
Federal	38,150	11,924	1,287	9,019	8,870	7,050
NVTA	3,226	2,456	50	575	95	50
Other	58,556	21,542	1,914	100	-	35,000
Funding Sources:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
<i>City Maintenance Projects</i>	<i>40,169</i>	<i>8,743</i>	<i>8,158</i>	<i>8,062</i>	<i>7,683</i>	<i>7,523</i>

Tax Rates
Required by Section 58.1-3007 of the Code of Virginia

	<u>Current Rate</u>	<u>New Rate</u>
Real Estate		
Real Estate Property Rate (based on proposed budget)	\$1.070	\$1.050
Fire/Rescue Levy (based on proposed budget)	\$0.190	\$0.190
Owens Brooke Special Taxing District	\$0.074	\$0.068
 <i>Advertised Tax Rate (including Real Estate Property Rate & Fire/Rescue Levy) was \$1.24.</i>		
Personal Property		
Machinery & Tools	\$2.100	\$2.100
Machinery & Tools Used in Semiconductor Manufacturing	\$0.784	\$0.762
 Tangible Personal Property Classes		
Programmable Computer Equipment and Peripherals Employed in a Trade or Business	\$2.150	\$2.150
Computer equipment and peripherals used in a data center	\$3.600	\$4.500
Mobile Homes	\$1.070	\$1.050
Business Personal Property	\$3.600	\$3.600
Motor Vehicles (except as defined below)	\$3.600	\$3.600
Aircraft	\$0.00001	\$0.00001
Antique Motor Vehicles	\$0.00001	\$0.00001
Motor Vehicles Specially Equipped to Provide Transportation for Physically Handicapped Individuals	\$0.00001	\$0.00001
Motor Vehicles Owned by Certain Elderly and Handicapped Persons (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Volunteer Rescue Squad/Fire Department (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Police (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary, Reserve, or Special Deputy Sheriff (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Firefighter or Rescue Personnel (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Virginia Defense Force (if obligated by terms of lease to pay tangible personal property tax on motor vehicle)	\$0.00001	\$0.00001
All Other Classes	\$3.600	\$4.500

Real estate tax year is July 1, 2026 to June 30, 2027. Payments are due December 5, 2026 and June 5, 2027.

Personal property tax year is January 1, 2026 to December 31, 2026. Payments are due October 5, 2026.

**Tax Exemption Information for July 1, 2026 to June 30, 2027
Required by Section 58.1-3604 of the Code of Virginia**

Assessed value of property exempt from taxation:	\$1,214,567,100
Reduction in tax revenues from tax exemption:	\$15,060,632
Tax exempt property as a percentage of the aggregate assessed value of all real property:	12.07%

**Estimated Personal Property Tax Relief for January 1, 2026 to December 31, 2026
From the Commonwealth of Virginia for Qualifying Vehicles**

	<u>Current</u>	<u>New</u>
Percentage of Tax Relief For:		
Qualifying Vehicles with assessed value of \$1,000 or less	100.00%	100.00%
Qualifying Vehicles with assessed value of \$1,001 - \$20,000	34.58%	34.05%
Qualifying Vehicles with assessed value over \$20,000 with such percentage applied as a credit to the tax due on the first \$20,000 of assessed value	24.39%	22.57%

**Stormwater Utility Rates
Required by Section 15.2-107 of the Code of Virginia
Effective July 1, 2026**

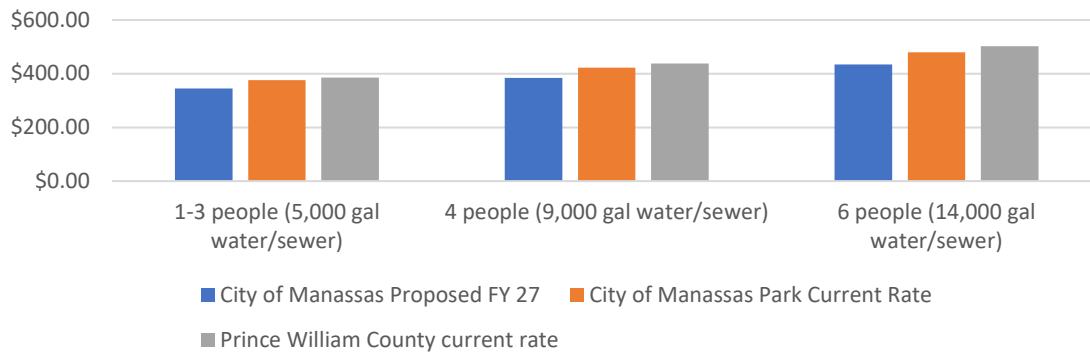
	<u>Current Rate</u>	<u>New Rate</u>
Single Family Detached or Duplex Residential	\$9.35 / month	\$9.35 / month
Townhome or Manufactured Home Residential	\$5.98 / month	\$5.98 / month
Multifamily Residential (per unit)	\$4.68 / month	\$4.68 / month
Non-Residential (per 2,480 sq. ft.)	\$9.35 / month	\$10.85 / month

Electric, Water & Sewer Rates
Required by Section 15.2-107 of the Code of Virginia
Effective July 1, 2026

	<u>Current Rate</u>	<u>New Rate</u>
ELECTRIC RATES (Electric Rates increased by 10.5%)		
Large Power Service - Secondary (LPS)		
Customer Charge (per month)	\$ 166.17	\$ 183.62
Energy Charge (per kWh)	\$ 0.0312	\$ 0.0345
Demand Charge (per KW)	\$ 20.70	\$ 22.87
Large Power Service - Primary (LPP)		
Customer Charge (per month)	\$ 191.73	\$ 211.86
Energy Charge (per kWh)	\$ 0.0308	\$ 0.0340
Demand Charge (per KW)	\$ 20.45	\$ 22.60
Large Power Service Transmission Voltage (LPSTV)	Variable rate, see ordinance for calculation	
Large Power Service Distribution Voltage (LPSDV)	Variable rate, see ordinance for calculation	
Medium General Service (MGS)		
Customer Charge (per month)	\$ 23.33	\$ 25.78
Energy Charge (per kWh)	\$ 0.0571	\$ 0.0631
Demand Charge (per KW)	\$ 14.75	\$ 16.30
Small General Service (SGS)		
Customer Charge (per month)	\$ 23.30	\$ 25.75
Energy Charge (per kWh)	\$ 0.0977	\$ 0.1080
Residential Service (RS)		
Customer Charge (per month)	\$ 16.17	\$ 17.87
Energy Charge (per kWh)	\$ 0.0984	\$ 0.1087
Charges for All Electric Service Classes Have a Power		
Cost Adjustment (PCA) Fuel Charge Pass Through (per kWh)	Variable	Variable
Private Area Lighting Service (PAL)		
Mercury Vapor Lamps (per month)		
2,200 Lumen, 75 watt	\$ 10.20	\$ 11.27
3,300 Lumen, 100 watt	\$ 13.82	\$ 15.27
7,000 Lumen, 175 watt	\$ 16.02	\$ 17.70
20,000 Lumen, 400 watt	\$ 28.02	\$ 30.96
53,000 Lumen, 1,000 watt	\$ 55.31	\$ 61.12
High Pressure Sodium Vapor Lamps (per month)		
5,800 Lumen, 70 watt	\$ 14.33	\$ 15.83
9,500 Lumen, 100 watt	\$ 15.61	\$ 17.25
16,000 Lumen, 150 watt	\$ 17.70	\$ 19.56
27,500 Lumen, 250 watt	\$ 23.25	\$ 25.69
50,000 Lumen, 400 watt	\$ 33.57	\$ 37.09
8 Foot Upsweep Arm Standard Installation (per month)	\$ 0.37	\$ 0.37
30 Foot Wood Pole Standard Installation (per month)	\$ 4.95	\$ 4.95
WATER AND SEWER RATES (Water Rates increased by 25% and Sewer Rates increased by 3%)		
WATER - Residential (RWS)		
Customer Charge (per month)	\$ 11.87	\$ 14.84
Flow Charge - First 5,000 Gallons (per 1,000 gallons)	\$ 3.80	\$ 4.75
Flow Charge - Over 5,000 to 12,000 Gallons (per 1,000 gals)	\$ 4.03	\$ 5.04
Flow Charge - Over 12,000 Gallons:		
November to April (per 1,000 gallons)	\$ 4.03	\$ 5.04
May to October (per 1,000 gallons)	\$ 4.20	\$ 5.25
Flow Charge - Over 14,000 Gallons (per 1,000 gallons)	\$ 2.26	\$ 2.83

	<u>Current Rate</u>	<u>New Rate</u>
SEWER - Residential (RSS)		
Customer Charge (per month)	\$ 10.17	\$ 10.48
Flow Charge - November to April:		
First 5,000 Gallons (per 1,000 gallons)	\$ 3.27	\$ 3.37
Over 5,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
Flow Charge - May to October:		
First 5,000 Gallons (per 1,000 gallons)	\$ 3.27	\$ 3.37
Over 5,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
Over 14,000 Gallons if Winter Quarter Average is 10,000 Gallons or Less (per 1,000 gallons)	\$ 0.00	\$ 0.00
Over 14,000 Gallons if Winter Quarter Average is Greater than 10,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
UOSA Direct Charge to City for Treatment (per 1,000 gallons)	Variable rate, see ordinance for calculation	
WATER - Commercial and Industrial (CWS)		
Customer Charge (per month):		
3/4" and Under Meter	\$ 16.88	\$ 21.10
1" Meter	\$ 22.64	\$ 28.30
1.5" Meter	\$ 30.20	\$ 37.75
2" Meter	\$ 39.19	\$ 48.99
3" Meter	\$ 69.55	\$ 86.94
4" Meter	\$ 97.48	\$ 121.85
6" Meter	\$ 187.87	\$ 234.84
8" Meter	\$ 298.48	\$ 373.10
10" Meter	\$ 435.19	\$ 543.99
Customer Charge - Multi-Family Residential Apartments Per Unit (per month)	\$ 9.75	\$ 12.19
Flow Charge - First 1 Million Gallons (per 1,000 gallons)	\$ 4.30	\$ 5.38
Flow Charge - Over 1 Million Gallons (per 1,000 gallons)	\$ 3.73	\$ 4.66
WATER - Large Users (LUWS)		
Customer Charge (per month)	\$ 435.19	\$ 543.99
Flow Charge - First 25,000 Gallons (per 1,000 gallons)	\$ 4.30	\$ 5.38
Flow Charge - Over 25,000 Gallons (per 1,000 gallons)	\$ 3.50	\$ 4.37
SEWER - Commercial and Industrial (GSS)		
Customer Charge (per month):		
3/4" and Under Meter	\$ 14.00	\$ 14.42
1" Meter	\$ 27.97	\$ 28.81
1.5" Meter	\$ 41.96	\$ 43.22
2" Meter	\$ 54.66	\$ 56.30
3" Meter	\$ 67.77	\$ 69.80
4" Meter	\$ 95.34	\$ 98.20
6" Meter	\$ 150.09	\$ 154.59
8" Meter	\$ 242.11	\$ 249.37
10" Meter	\$ 376.36	\$ 387.65
Customer Charge - Multi-Family Residential Apartments Per Unit (per month)	\$ 8.40	\$ 8.65
Flow Charge (per 1,000 gallons)	\$ 4.39	\$ 4.52
UOSA Direct Charge to City for Treatment (per 1,000 gallons)	Variable rate, see ordinance for calculation	
WATER - Hydrant Meter (HMS)		
Customer Charge (per month)	\$ 49.16	\$ 61.45
Flow Charge (per 1,000 gallons)	\$ 6.50	\$ 8.13
WATER - Lake Water Service (LWS)		
Customer Charge (per month)	\$ 89.27	\$ 111.59
Usage Charge (per 1,000 gallons)	\$ 1.55	\$ 1.94

Rate Comparison Average Single Family Home 2,400 kwh

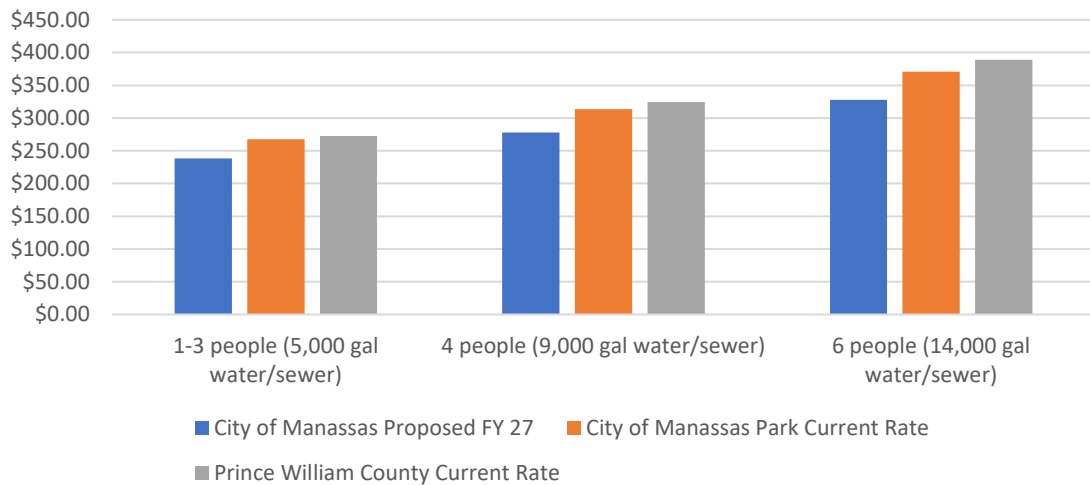


City of Manassas Proposed FY 27	City of Manassas Park Current Rate	Prince William County current rate
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Avg total utility bill for Single Family Home using 2,400 Kwh

1-3 people (5,000 gal water/sewer)	\$344.67	\$376.11	\$386.00
4 people (9,000 gal water/sewer)	\$384.31	\$422.07	\$437.60
6 people (14,000 gal water/sewer)	\$434.28	\$479.52	\$502.10

Rate Comparison Average Town Home 1,420 kwh



City of Manassas Proposed FY 27	City of Manassas Park Current Rate	Prince William County Current Rate
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Avg total utility bill for Towne Home using 1,420 Kwh

1-3 people (5,000 gal water/sewer)	\$238.14	\$267.54	\$272.74
4 people (9,000 gal water/sewer)	\$277.78	\$313.50	\$324.34
6 people (14,000 gal water/sewer)	\$327.75	\$370.95	\$388.84



City Council Agenda Item Report

Agenda Item No. 4.4
Submitted by: Sandra Mitchell
Submitting Department: Finance
Meeting Date: April 27, 2026

Item Title

Public Hearing: Proposed Fiscal Year 2027 Annual Operating Budget and Five-Year Capital Improvement Program
(Staff: Diane Bergeron, Assistant City Manager/Finance Director)

Suggested Action and/or Recommendation

Receive Comments and Close the Public Hearing

Suggested Motion

I move that the Public Hearing be closed.

Item Type Public Hearings
Submitting Department Finance
Meeting Body City Council

Item ID 2026-913
Drafter Sandra Mitchell
Meeting Date April 27, 2026

Fiscal Impact

FY 2027 Annual Operating Budget and Five-Year Capital Improvement Program

Executive Summary and Background Information

Virginia Law, Code Section 15.2-2506, requires the City to hold a public hearing on the proposed FY 2027 annual operating budget and capital improvement program. The public hearing was advertised on April 9, 2026, and April 16, 2026.

ATTACHMENTS

- [ATTH FY 2027 Budget & Rate Increases Ad](#)
- [ATTH FY 2027 Budget & Rate Increases Affidavit](#)
- [ATTH FY 2027 Budget in Brief w/ Bilingual](#)

**CITY OF MANASSAS, VIRGINIA
PUBLIC HEARINGS

ANNUAL OPERATING BUDGET &
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
AND
CHANGES IN REAL & PERSONAL PROPERTY TAX RATES
AND
INCREASES IN WATER, SEWER, ELECTRIC, &
STORMWATER UTILITY RATES

FOR THE FISCAL YEAR ENDING JUNE 30, 2027**

On Monday, April 27, 2026, at the City Council meeting which begins at 5:30 PM in the City Council Chambers, at 9027 Center Street, Manassas, Virginia, a public hearing will be held to give citizens an opportunity to be heard by the City Council of Manassas regarding the annual operating budget and five-year capital improvement program; changes in real and personal property tax rates; and increases in water, sewer, electric, and stormwater utility rates for the fiscal year ending June 30, 2027 (FY 2027).

A summary of the annual operating budget, the five-year capital improvement program, and rate/fee resolutions and ordinances are available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia. This information is viewable at the counter space located to the right of the entrance to City Council Chambers, as well as at the Finance Office and Clerk's Office upon inquiry. The annual operating budget and the five-year capital improvement program can also be viewed at www.manassasva.gov/budget.

The annual operating budget and five-year capital improvement program are for informative and fiscal planning purposes only and are subject to change.

Any person with questions on the accessibility of the public hearing should contact the City Clerk at the above address or by telephone at 703/257-8280 or TTY 7-1-1. Persons needing interpreter services for the deaf must notify the City Clerk no later than April 20, 2026.

LEGAL NOTICES

Annual Operating Budget - Expenditures Required by Section 15.2-2506 of the Code of Virginia

	FY 2026	FY 2027	\$ Increase (Decrease)	% Increase (Decrease)
General Fund	\$ 158,374,000	\$ 186,315,000	\$ 27,941,000	17.6%
Social Services Fund	9,540,000	10,940,000	1,400,000	14.7%
Fire and Rescue Fund	17,025,000	21,010,000	3,985,000	23.4%
Owens Brooke Fund	40,000	40,000	-	0.0%
PEG Fee Fund	150,000	150,000	-	0.0%
Housing Investment Fund	-	8,000,000	8,000,000	N/A
Debt Service Fund	12,932,000	13,534,000	602,000	4.7%
Sewer Fund	24,020,000	21,805,000	(2,215,000)	(9.2%)
Water Fund	20,213,000	19,572,000	(641,000)	(3.2%)
Electric Fund	52,797,000	87,685,000	34,888,000	66.1%
Stormwater Fund	2,788,000	8,052,000	5,264,000	188.8%
Airport Fund	6,983,000	23,530,000	16,547,000	237.0%
Solid Waste Fund	4,754,000	4,896,000	142,000	3.0%
Building Maintenance Fund	2,842,000	2,984,000	142,000	5.0%
Vehicle Maintenance Fund	7,463,000	6,958,000	(505,000)	(6.8%)
Information Technology Fund	7,852,000	7,511,000	(341,000)	(4.3%)
School Funds	160,524,855	175,802,692	15,277,837	9.5%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

In addition to the above appropriations, the City Council will consider the reappropriation for Fiscal Year 2027 of the remaining balances for encumbered purchase orders, grant balances, and multi-year capital project balances, estimated to be \$167,000,000 for the City and \$20,000,000 for Manassas City Public Schools.

Annual Operating Budget - Revenues Required by Section 15.2-2506 of the Code of Virginia

	FY 2026	FY 2027	\$ Increase (Decrease)	% Increase (Decrease)
Local Sources				
General Property Taxes	\$ 120,621,000	\$ 131,305,000	\$ 10,684,000	8.9%
Other Local Taxes	29,580,000	30,545,000	965,000	3.3%
Permits, Fees, Licenses	750,000	750,000	-	0.0%
Fines & Forfeitures	1,162,000	1,217,000	55,000	4.7%
Interest & Use of Property	6,808,000	7,855,600	1,047,600	15.4%
Charges for Services	10,431,775	10,976,000	544,225	5.2%
Sales & Connections	77,895,450	114,878,520	36,983,070	47.5%
Interdepartmental	17,127,140	18,527,480	1,400,340	8.2%
Other Local Sources	7,895,100	11,466,460	3,571,360	45.2%
State of Virginia	100,254,057	112,103,460	11,849,403	11.8%
Federal Government	13,008,311	14,102,144	1,093,833	8.4%
Other Financing Uses	85,729,000	93,643,000	7,914,000	9.2%
Use of Fund Balance	17,036,022	51,415,028	34,379,006	201.8%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

The FY 2027 Budget includes increases to Manassas City Airport Fees and Rents. This ordinance is available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia, at the previously mentioned locations.

Five-Year Capital Improvement Program
Required by Section 15.2-2506 of the Code of Virginia
(dollars in thousands)

	Total	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Gov't	50,825	12,825	1,200	1,800	-	35,000
Culture & Recreation	18,940	1,190	750	17,000	-	-
Public Safety	20,900	-	900	20,000	-	-
Transportation	17,919	11,837	2,146	1,611	1,055	1,270
Sewer	900	900	-	-	-	-
Water	24,300	1,000	9,400	13,900	-	-
Electric	4,500	900	900	900	900	900
Stormwater	11,485	7,740	3,745	-	-	-
Airport	58,290	30,840	2,000	9,700	9,000	6,750
Schools	18,624	8,914	2,503	2,605	2,562	2,040
Program Costs:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
General Fund	2,265	1,115	1,150	-	-	-
Sewer Fund	1,600	1,200	200	200	-	-
Water Fund	13,540	1,170	9,370	3,000	-	-
Electric Fund	6,350	900	2,350	1,300	900	900
Stormwater Fund	7,007	5,014	1,993	-	-	-
Airport Fund	16,244	15,317	310	302	180	135
School Funds	15,818	6,108	2,503	2,605	2,562	2,040
Bonds	49,000	-	-	49,000	-	-
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Other	58,556	21,542	1,914	100	-	35,000
Funding Sources:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
<i>City Maintenance Projects</i>	<i>40,169</i>	<i>8,743</i>	<i>8,158</i>	<i>8,062</i>	<i>7,683</i>	<i>7,523</i>

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Mobile Homes	\$1.070	\$1.050
Business Personal Property	\$3.600	\$3.600
Motor Vehicles (except as defined below)	\$3.600	\$3.600
Aircraft	\$0.00001	\$0.00001
Antique Motor Vehicles	\$0.00001	\$0.00001
Motor Vehicles Specially Equipped to Provide Transportation for Physically Handicapped Individuals	\$0.00001	\$0.00001
Motor Vehicles Owned by Certain Elderly and Handicapped Persons (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Volunteer Rescue Squad/Fire Department (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Police (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary, Reserve, or Special Deputy Sheriff (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Firefighter or Rescue Personnel (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Virginia Defense Force (if obligated by terms of lease to pay tangible personal property tax on motor vehicle)	\$0.00001	\$0.00001
All Other Classes	\$3.600	\$4.500

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From the Commonwealth of Virginia for Qualifying Vehicles**

	<u>Current</u>	<u>New</u>
Percentage of Tax Relief For:		
Qualifying Vehicles with assessed value of \$1,000 or less	100.00%	100.00%
Qualifying Vehicles with assessed value of \$1,001 - \$20,000	34.58%	34.05%
Qualifying Vehicles with assessed value over \$20,000 with such percentage applied as a credit to the tax due on the first \$20,000 of assessed value	24.39%	22.57%

**Stormwater Utility Rates
Required by Section 15.2-107 of the Code of Virginia
Effective July 1, 2026**

	<u>Current Rate</u>	<u>New Rate</u>
Single Family Detached or Duplex Residential	\$9.35 / month	\$9.35 / month
Townhome or Manufactured Home Residential	\$5.98 / month	\$5.98 / month
Multifamily Residential (per unit)	\$4.68 / month	\$4.68 / month
Non-Residential (per 2,480 sq. ft.)	\$9.35 / month	\$10.85 / month

LEGAL NOTICES

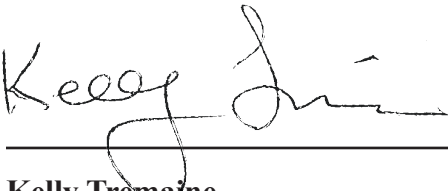
Electric, Water & Sewer Rates		
Required by Section 15.2-107 of the Code of Virginia		
Effective July 1, 2026		
	Current Rate	New Rate
ELECTRIC RATES (Electric Rates increased by 10.5%)		
Large Power Service - Secondary (LPS)		
Customer Charge (per month)	\$ 166.17	\$ 183.62
Energy Charge (per kWh)	\$ 0.0312	\$ 0.0345
Demand Charge (per KW)	\$ 20.70	\$ 22.87
Large Power Service - Primary (LPP)		
Customer Charge (per month)	\$ 191.73	\$ 211.86
Energy Charge (per kWh)	\$ 0.0308	\$ 0.0340
Demand Charge (per KW)	\$ 20.45	\$ 22.60
Large Power Service Transmission Voltage (LPSTV)	Variable rate, see ordinance for calculation	
Large Power Service Distribution Voltage (LPSDV)	Variable rate, see ordinance for calculation	
Medium General Service (MGS)		
Customer Charge (per month)	\$ 23.33	\$ 25.78
Energy Charge (per kWh)	\$ 0.0571	\$ 0.0631
Demand Charge (per KW)	\$ 14.75	\$ 16.30
Small General Service (SGS)		
Customer Charge (per month)	\$ 23.30	\$ 25.75
Energy Charge (per kWh)	\$ 0.0977	\$ 0.1080
Residential Service (RS)		
Customer Charge (per month)	\$ 16.17	\$ 17.87
Energy Charge (per kWh)	\$ 0.0984	\$ 0.1087
Charges for All Electric Service Classes Have a Power		
Cost Adjustment (PCA) Fuel Charge Pass Through (per kWh)	Variable	Variable
Private Area Lighting Service (PAL)		
Mercury Vapor Lamps (per month)		
2,200 Lumen, 75 watt	\$ 10.20	\$ 11.27
3,300 Lumen, 100 watt	\$ 13.82	\$ 15.27
7,000 Lumen, 175 watt	\$ 16.02	\$ 17.70
20,000 Lumen, 400 watt	\$ 28.02	\$ 30.96
53,000 Lumen, 1,000 watt	\$ 55.31	\$ 61.12
High Pressure Sodium Vapor Lamps (per month)		
5,800 Lumen, 70 watt	\$ 14.33	\$ 15.83
9,500 Lumen, 100 watt	\$ 15.61	\$ 17.25
16,000 Lumen, 150 watt	\$ 17.70	\$ 19.56
27,500 Lumen, 250 watt	\$ 23.25	\$ 25.69
50,000 Lumen, 400 watt	\$ 33.57	\$ 37.09
8 Foot Upsweep Arm Standard Installation (per month)	\$ 0.37	\$ 0.37
30 Foot Wood Pole Standard Installation (per month)	\$ 4.95	\$ 4.95
WATER AND SEWER RATES (Water Rates increased by 25% and Sewer Rates increased by 3%)		
WATER - Residential (RWS)		
Customer Charge (per month)	\$ 11.87	\$ 14.84
Flow Charge - First 5,000 Gallons (per 1,000 gallons)	\$ 3.80	\$ 4.75
Flow Charge - Over 5,000 to 12,000 Gallons (per 1,000 gals)	\$ 4.03	\$ 5.04
Flow Charge - Over 12,000 Gallons:		
November to April (per 1,000 gallons)	\$ 4.03	\$ 5.04
May to October (per 1,000 gallons)	\$ 4.20	\$ 5.25
Flow Charge - Over 14,000 Gallons (per 1,000 gallons)	\$ 2.26	\$ 2.83

LEGAL NOTICES

	<u>Current Rate</u>	<u>New Rate</u>
SEWER - Residential (RSS)		
Customer Charge (per month)	\$ 10.17	\$ 10.48
Flow Charge - November to April:		
First 5,000 Gallons (per 1,000 gallons)	\$ 3.27	\$ 3.37
Over 5,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
Flow Charge - May to October:		
First 5,000 Gallons (per 1,000 gallons)	\$ 3.27	\$ 3.37
Over 5,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
Over 14,000 Gallons if Winter Quarter Average is 10,000 Gallons or Less (per 1,000 gallons)	\$ 0.00	\$ 0.00
Over 14,000 Gallons if Winter Quarter Average is Greater than 10,000 Gallons (per 1,000 gallons)	\$ 4.73	\$ 4.87
UOSA Direct Charge to City for Treatment (per 1,000 gallons)	Variable rate, see ordinance for calculation	
WATER - Commercial and Industrial (CWS)		
Customer Charge (per month):		
3/4" and Under Meter	\$ 16.88	\$ 21.10
1" Meter	\$ 22.64	\$ 28.30
1.5" Meter	\$ 30.20	\$ 37.75
2" Meter	\$ 39.19	\$ 48.99
3" Meter	\$ 69.55	\$ 86.94
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Customer Charge - Multi-Family Residential Apartments Per Unit (per month)	\$ 9.75	\$ 12.19
Flow Charge - First 1 Million Gallons (per 1,000 gallons)	\$ 4.30	\$ 5.38
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WATER - Large Users (LUWS)		
Customer Charge (per month)	\$ 435.19	\$ 543.99
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WATER - Hydrant Meter (HMS)		
Customer Charge (per month)	\$ 49.16	\$ 61.45
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WATER - Lake Water Service (LWS)		
Customer Charge (per month)	\$ 89.27	\$ 111.59
Usage Charge (per 1,000 gallons)	\$ 1.55	\$ 1.94

**AFFIDAVIT OF PUBLICATION
PURSUANT TO SECTION 8.01-415
OF THE 1950 CODE OF VIRGINIA
AD AMENDED**

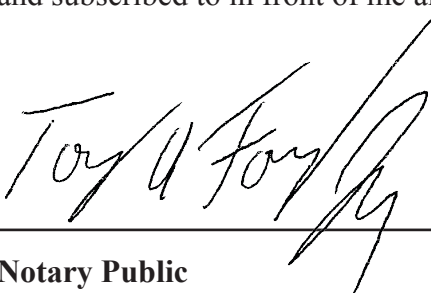
I, **Kelly Tremaine**, being duly sworn, deposes and says that the attached **Order of Publication** was published in the **Prince William Times**, a newspaper published in the County of Prince William, State of Virginia, on **04/09/2026 and 04/16/2026** and that deponent is the **Publisher** of said newspaper.



Kelly Tremaine
Publisher
State of Virginia
County of Fauquier

COMMONWEALTH of VIRGINIA
IN THE COUNTY OF FAUQUIER, to-wit
on **04/17/2026**

Kelly Tremaine, who is known to me and whose name as **Publisher** of the **Prince William Times**, County of Prince William, State of Virginia, is signed to the foregoing affidavit, personally appeared before me, a **Notary Public** in and for the jurisdiction aforesaid, to affirm that the foregoing affidavit was sworn and subscribed to in front of me and executed the same by proper authority.



Notary Public
Notary Registration No. 00389577
My commission expires: May 31, 2030

TONY A FORD JR NOTARY PUBLIC REG. #00389577 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES MAY 31, 2030
--

**CITY OF MANASSAS, VIRGINIA
PUBLIC HEARINGS

ANNUAL OPERATING BUDGET &
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
AND
CHANGES IN REAL & PERSONAL PROPERTY TAX RATES
AND
INCREASES IN WATER, SEWER, ELECTRIC, &
STORMWATER UTILITY RATES

FOR THE FISCAL YEAR ENDING JUNE 30, 2027**

On Monday, April 27, 2026, at the City Council meeting which begins at 5:30 PM in the City Council Chambers, at 9027 Center Street, Manassas, Virginia, a public hearing will be held to give citizens an opportunity to be heard by the City Council of Manassas regarding the annual operating budget and five-year capital improvement program; changes in real and personal property tax rates; and increases in water, sewer, electric, and stormwater utility rates for the fiscal year ending June 30, 2027 (FY 2027).

A summary of the annual operating budget, the five-year capital improvement program, and rate/fee resolutions and ordinances are available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia. This information is viewable at the counter space located to the right of the entrance to City Council Chambers, as well as at the Finance Office and Clerk's Office upon inquiry. The annual operating budget and the five-year capital improvement program can also be viewed at www.manassasva.gov/budget.

The annual operating budget and five-year capital improvement program are for informative and fiscal planning purposes only and are subject to change.

Any person with questions on the accessibility of the public hearing should contact the City Clerk at the above address or by telephone at 703/257-8280 or TTY 7-1-1. Persons needing interpreter services for the deaf must notify the City Clerk no later than April 20, 2026.

Annual Operating Budget - Expenditures
Required by Section 15.2-2506 of the Code of Virginia

	FY 2026	FY 2027	\$ Increase (Decrease)	% Increase (Decrease)
General Fund	\$ 158,374,000	\$ 186,315,000	\$ 27,941,000	17.6%
Social Services Fund	9,540,000	10,940,000	1,400,000	14.7%
Fire and Rescue Fund	17,025,000	21,010,000	3,985,000	23.4%
Owens Brooke Fund	40,000	40,000	-	0.0%
PEG Fee Fund	150,000	150,000	-	0.0%
Housing Investment Fund	-	8,000,000	8,000,000	N/A
Debt Service Fund	12,932,000	13,534,000	602,000	4.7%
Sewer Fund	24,020,000	21,805,000	(2,215,000)	(9.2%)
Water Fund	20,213,000	19,572,000	(641,000)	(3.2%)
Electric Fund	52,797,000	87,685,000	34,888,000	66.1%
Stormwater Fund	2,788,000	8,052,000	5,264,000	188.8%
Airport Fund	6,983,000	23,530,000	16,547,000	237.0%
Solid Waste Fund	4,754,000	4,896,000	142,000	3.0%
Building Maintenance Fund	2,842,000	2,984,000	142,000	5.0%
Vehicle Maintenance Fund	7,463,000	6,958,000	(505,000)	(6.8%)
Information Technology Fund	7,852,000	7,511,000	(341,000)	(4.3%)
School Funds	160,524,855	175,802,692	15,277,837	9.5%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

In addition to the above appropriations, the City Council will consider the reappropriation for Fiscal Year 2027 of the remaining balances for encumbered purchase orders, grant balances, and multi-year capital project balances, estimated to be \$167,000,000 for the City and \$20,000,000 for Manassas City Public Schools.

Annual Operating Budget - Revenues
Required by Section 15.2-2506 of the Code of Virginia

	FY 2026	FY 2027	\$ Increase (Decrease)	% Increase (Decrease)
Local Sources				
General Property Taxes	\$ 120,621,000	\$ 131,305,000	\$ 10,684,000	8.9%
Other Local Taxes	29,580,000	30,545,000	965,000	3.3%
Permits, Fees, Licenses	750,000	750,000	-	0.0%
Fines & Forfeitures	1,162,000	1,217,000	55,000	4.7%
Interest & Use of Property	6,808,000	7,855,600	1,047,600	15.4%
Charges for Services	10,431,775	10,976,000	544,225	5.2%
Sales & Connections	77,895,450	114,878,520	36,983,070	47.5%
Interdepartmental	17,127,140	18,527,480	1,400,340	8.2%
Other Local Sources	7,895,100	11,466,460	3,571,360	45.2%
State of Virginia	100,254,057	112,103,460	11,849,403	11.8%
Federal Government	13,008,311	14,102,144	1,093,833	8.4%
Other Financing Uses	85,729,000	93,643,000	7,914,000	9.2%
Use of Fund Balance	17,036,022	51,415,028	34,379,006	201.8%
Total	\$488,297,855	\$598,784,692	\$110,486,837	22.6%

The FY 2027 Budget includes increases to Manassas City Airport Fees and Rents. This ordinance is available for public inspection from 9:00 A.M. to 5:00 P.M. weekdays at City Hall, 9027 Center Street, Manassas, Virginia, at the previously mentioned locations.

Five-Year Capital Improvement Program
Required by Section 15.2-2506 of the Code of Virginia
(dollars in thousands)

	Total	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
General Gov't	50,825	12,825	1,200	1,800	-	35,000
Culture & Recreation	18,940	1,190	750	17,000	-	-
Public Safety	20,900	-	900	20,000	-	-
Transportation	17,919	11,837	2,146	1,611	1,055	1,270
Sewer	900	900	-	-	-	-
Water	24,300	1,000	9,400	13,900	-	-
Electric	4,500	900	900	900	900	900
Stormwater	11,485	7,740	3,745	-	-	-
Airport	58,290	30,840	2,000	9,700	9,000	6,750
Schools	18,624	8,914	2,503	2,605	2,562	2,040
Program Costs:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
General Fund	2,265	1,115	1,150	-	-	-
Sewer Fund	1,600	1,200	200	200	-	-
Water Fund	13,540	1,170	9,370	3,000	-	-
Electric Fund	6,350	900	2,350	1,300	900	900
Stormwater Fund	7,007	5,014	1,993	-	-	-
Airport Fund	16,244	15,317	310	302	180	135
School Funds	15,818	6,108	2,503	2,605	2,562	2,040
Bonds	49,000	-	-	49,000	-	-
State	14,927	9,400	2,417	1,415	910	785
Federal	38,150	11,924	1,287	9,019	8,870	7,050
NVTA	3,226	2,456	50	575	95	50
Other	58,556	21,542	1,914	100	-	35,000
Funding Sources:	\$226,683	\$76,146	\$23,544	\$67,516	\$13,517	\$45,960
<i>City Maintenance Projects</i>	<i>40,169</i>	<i>8,743</i>	<i>8,158</i>	<i>8,062</i>	<i>7,683</i>	<i>7,523</i>

Tax Rates
Required by Section 58.1-3007 of the Code of Virginia

	<u>Current Rate</u>	<u>New Rate</u>
Real Estate		
Real Estate Property Rate (based on proposed budget)	\$1.070	\$1.050
Fire/Rescue Levy (based on proposed budget)	\$0.190	\$0.190
Owens Brooke Special Taxing District	\$0.074	\$0.068
 <i>Advertised Tax Rate (including Real Estate Property Rate & Fire/Rescue Levy) was \$1.24.</i>		
Personal Property		
Machinery & Tools	\$2.100	\$2.100
Machinery & Tools Used in Semiconductor Manufacturing	\$0.784	\$0.762
 Tangible Personal Property Classes		
Programmable Computer Equipment and Peripherals Employed in a Trade or Business	\$2.150	\$2.150
Computer equipment and peripherals used in a data center	\$3.600	\$4.500
Mobile Homes	\$1.070	\$1.050
Business Personal Property	\$3.600	\$3.600
Motor Vehicles (except as defined below)	\$3.600	\$3.600
Aircraft	\$0.00001	\$0.00001
Antique Motor Vehicles	\$0.00001	\$0.00001
Motor Vehicles Specially Equipped to Provide Transportation for Physically Handicapped Individuals	\$0.00001	\$0.00001
Motor Vehicles Owned by Certain Elderly and Handicapped Persons (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Volunteer Rescue Squad/Fire Department (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Police (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary, Reserve, or Special Deputy Sheriff (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Auxiliary Firefighter or Rescue Personnel (one vehicle only)	\$0.00001	\$0.00001
Motor Vehicles Owned or Leased by Virginia Defense Force (if obligated by terms of lease to pay tangible personal property tax on motor vehicle)	\$0.00001	\$0.00001
All Other Classes	\$3.600	\$4.500

Real estate tax year is July 1, 2026 to June 30, 2027. Payments are due December 5, 2026 and June 5, 2027.

Personal property tax year is January 1, 2026 to December 31, 2026. Payments are due October 5, 2026.

**Tax Exemption Information for July 1, 2026 to June 30, 2027
Required by Section 58.1-3604 of the Code of Virginia**

Assessed value of property exempt from taxation:	\$1,214,567,100
Reduction in tax revenues from tax exemption:	\$15,060,632
Tax exempt property as a percentage of the aggregate assessed value of all real property:	12.07%

**Estimated Personal Property Tax Relief for January 1, 2026 to December 31, 2026
From the Commonwealth of Virginia for Qualifying Vehicles**

	<u>Current</u>	<u>New</u>
Percentage of Tax Relief For:		
Qualifying Vehicles with assessed value of \$1,000 or less	100.00%	100.00%
Qualifying Vehicles with assessed value of \$1,001 - \$20,000	34.58%	34.05%
Qualifying Vehicles with assessed value over \$20,000 with such percentage applied as a credit to the tax due on the first \$20,000 of assessed value	24.39%	22.57%

**Stormwater Utility Rates
Required by Section 15.2-107 of the Code of Virginia
Effective July 1, 2026**

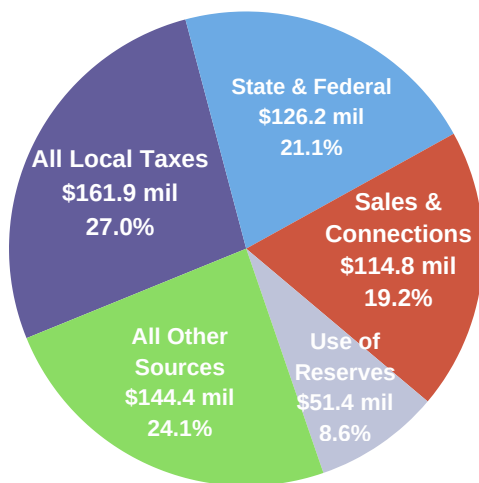
	<u>Current Rate</u>	<u>New Rate</u>
Single Family Detached or Duplex Residential	\$9.35 / month	\$9.35 / month
Townhome or Manufactured Home Residential	\$5.98 / month	\$5.98 / month
Multifamily Residential (per unit)	\$4.68 / month	\$4.68 / month
Non-Residential (per 2,480 sq. ft.)	\$9.35 / month	\$10.85 / month

Electric, Water & Sewer Rates
Required by Section 15.2-107 of the Code of Virginia
Effective July 1, 2026

	<u>Current Rate</u>	<u>New Rate</u>
ELECTRIC RATES (Electric Rates increased by 10.5%)		
Large Power Service - Secondary (LPS)		
Customer Charge (per month)	\$ 166.17	\$ 183.62
Energy Charge (per kWh)	\$ 0.0312	\$ 0.0345
Demand Charge (per KW)	\$ 20.70	\$ 22.87
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Where the Money Comes From

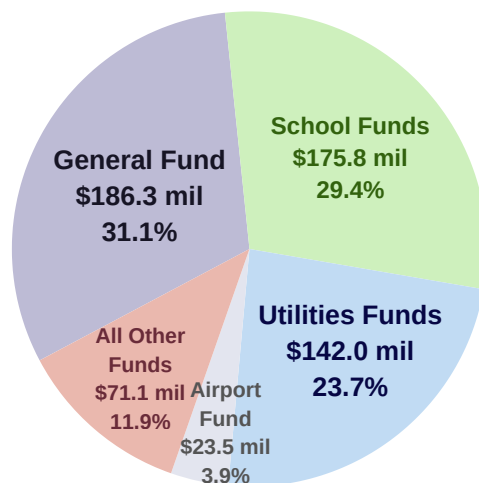


TOTAL BUDGET

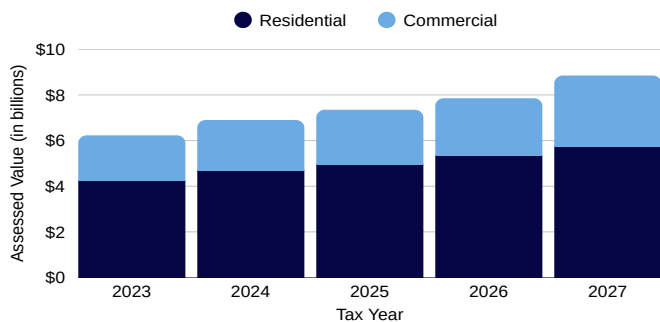
\$598,784,692

22.6% increase over FY 2026

Where the Money Goes



Assessed Values & Tax Bills



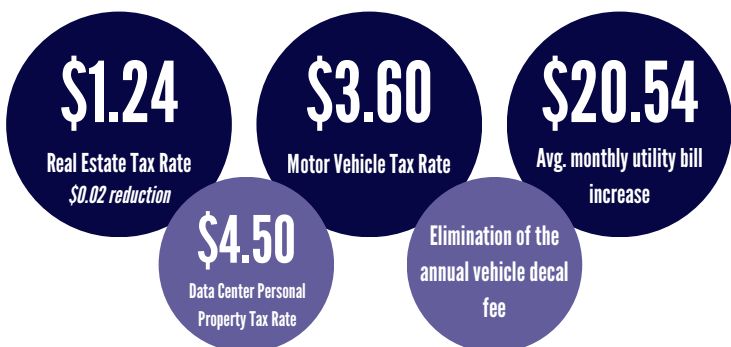
Average Residential Tax Bill Increase
\$289 (5.03%)

Average Non-Residential Tax Bill Increase
\$1,348 (5.26%)

New Construction = \$461,188,000
1 Cent on the Tax Rate = \$850,000

Shift in Real Estate Tax revenue reliance from residential to industrial

Major Taxes & Fees



FY 2027 Capital Improvement Program

\$76,146,000

+ \$8,743,000 in maintenance capital improvements

Strategic Budget Priorities



\$67,342,000 in City funding for **Manassas City Public Schools Operations** (\$1,962,000 or 3% increase)



Funding for **fully staffed Engine 501** and a shift to local funding for **Emergency Management Planner** and regional **emergency management** initiatives



Increased local funding for **Social Services** due to additional mandated CSA costs and reduced state-pass through revenue



Commitment to **staff retention** with 3% merit increase and a 2% cost of living adjustment/scale increase



Added **6 positions** for legal services, water plant operations, and commercial air service and security



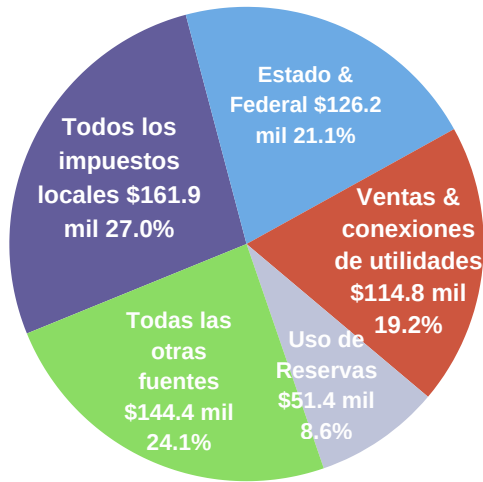
Establishment of a \$1,200,000 **contingency** for revenue uncertainty or potential revenue loss



Continued **capital investments** including downtown parking development, projects along Liberia and Mathis Avenue, stormwater pond retrofits, and airport facilities

RESUMEN DEL PRESUPUESTO PARA EL AÑO FISCAL 2027

De dónde proviene el dinero:

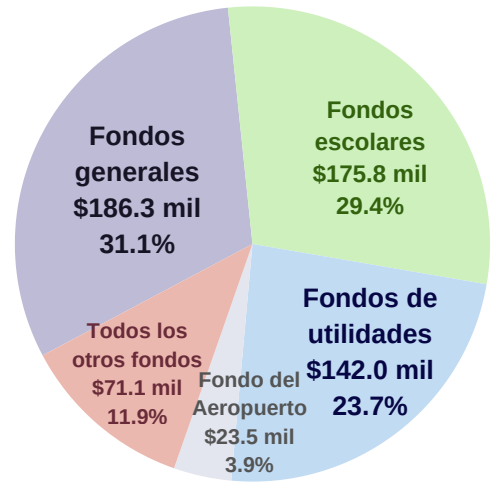


PRESUPUESTO TOTAL

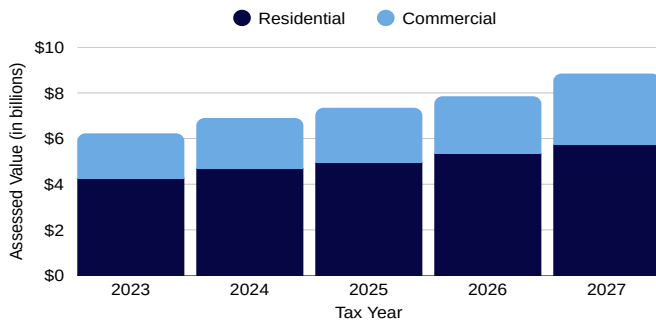
\$598,784,692

Un aumento del 22.6% durante el año fiscal 2026

A que se asigna el dinero:



Bases impositivas calculadas y facturas de impuestos



Aumento promedio de los impuestos para residentes
\$289 (5.03%)

Aumento promedio de los impuestos comerciales
\$1,348 (5.26%)

Nueva construcción = \$461,188,000
1 centavo en la tasa de impuestos = \$850,000

Cambio en la dependencia de ingresos por impuestos inmobiliarios de residencial a industrial

Impuestos y tarifas principales



Plan de Mejoras de Capital para el año fiscal 2027

\$76,146,000

+ \$8,743,000 en mejoras de mantenimiento capital

Prioridades presupuestarias estratégicas



\$67,342,000 en financiamiento para las operaciones de las Escuelas Públicas de la Ciudad de Manassas (\$1,962,000 o 3% de aumento)



Financiamiento para dotar completamente de personal al Motor 501 y un cambio al financiamiento local para el Planificador de Gestión de Emergencias e iniciativas regionales de gestión de emergencias



Aumento del financiamiento local para Servicios Sociales debido a costos adicionales obligatorios de CSA y reducción de ingresos estatales transferidos



Compromiso con la retención de personal con un aumento por mérito del 3% y un ajuste/aumento del 2% por costo de vida



Se añadieron 6 puestos para servicios legales, operaciones de plantas de agua y servicio aéreo comercial y seguridad



Establecimiento de una contingencia de \$1,200,000 para incertidumbre de ingresos o posible pérdida de ingresos



Continuación de inversiones de capital, incluyendo el desarrollo de estacionamiento en el centro de la ciudad, proyectos a lo largo de Liberia y Mathis Avenue, modernización de estanques de aguas pluviales e instalaciones aeroportuarias

Para más información: www.manassasva.gov/bu



City Council Agenda Item Report

Agenda Item No. 5.1

Submitted by: Matt Arcieri

Submitting Department: Community Development

Meeting Date: April 27, 2026

Item Title

Bid Opening - Proposed franchise for the purpose of installing, operating, and maintaining telecommunications conduits, facilities, and equipment in the public rights-of-way within the corporate limits of the City of Manassas, Virginia (Staff: Matthew D. Arcieri, AICP, Assistant City Manager/Planning & Community Development Director and Mike Morgan, Director of Public Works)

Suggested Action and/or Recommendation

Suggested Motion

Open any bids received. Refer bids to Director of Public Works for evaluation and schedule first reading of proposed franchise for May 11, 2026.

Item Type Other

Submitting Department Community Development

Meeting Body City Council

Item ID 2026-914

Drafter Matt Arcieri

Meeting Date April 27, 2026

Advisory Board/Committee Review

N/A

Fiscal Impact

New annual recurring revenue to the general fund. Amount will vary depending upon the amount of fiber conduits installed.

Executive Summary and Background Information

The City has received a request to grant a non-exclusive franchise for the installation of fiber optic cable conduit in the public right-of-way. The Constitution of Virginia and state law require the City to solicit bids and conduct a public hearing before any such franchise is granted.

The proposed franchise ordinance sets the requirements that the successful bidder must follow and specifies a minimum annual fee of \$1.00 per linear foot for each conduit installed. There is an annual inflation escalator built into the franchise.

ATTACHMENTS

- [ATTH01: Bid Opening Ad](#)
- [ATTH02: City of Manassas Fiber Franchise Draft Ordinance](#)
- [ATTH03: Location Map Preliminary Route](#)



LEGAL NOTICE – BID OPENING
MANASSAS CITY COUNCIL
CITY HALL COUNCIL CHAMBERS
FIRST FLOOR
9027 CENTER STREET
MANASSAS, VIRGINIA 20110

At the Manassas City Council meeting on Monday, April 27, 2026 the City Council will accept bids pursuant to Virginia Code Sec. 15.2-2101 from persons interested in obtaining a City-wide nonexclusive franchise for the installation, operation and maintenance of underground telecommunication conduits in public right-of-way within the City of Manassas. The term of the franchise will be forty (40) years, subject to such other terms and conditions as are set forth within the proposed franchise ordinance, the full text of which is on file in the Office of the Clerk of City Council, 9027 Center Street, 4th floor, Manassas, Virginia 20110. The minimum acceptable fee for the conduit franchise shall be no less than \$1.00 for each linear foot of each conduit installed within any City right-of-way.

Interested parties are invited to submit bids for the conduit franchise. Bids must be in writing and should be delivered to the Clerk of City Council at 9027 Center Street, 4th floor, Manassas, Virginia 20110, in a sealed envelope, on or before Monday, April 27, 2026 at 3:00 p.m. Each bid shall describe the benefits, financial, and otherwise, that the bidder offers to the City in return for the privileges set forth in the proposed franchise, and shall identify the bidder by name.

The City of Manassas reserves the right to reject a higher bid in favor of a lower bid if it is in the best interest of the City to do so, or to reject any or all bids received in response to this advertisement. The person or corporation to whom the franchise is awarded shall reimburse the City for the cost of this advertisement.

ORDINANCE #O-{TBD}

First Reading
Second Reading
Enacted
Effective

**AN UNCODIFIED ORDINANCE GRANTING A FRANCHISE TO TBD FOR THE PURPOSE OF
INSTALLING, OPERATING, AND MAINTAINING TELECOMMUNICATIONS CONDUITS, FACILITIES, AND
EQUIPMENT IN THE PUBLIC RIGHTS-OF-WAY WITHIN THE CORPORATE LIMITS OF THE CITY OF
MANASSAS, VIRGINIA**

WHEREAS, the City of Manassas has the authority to grant franchises for the use and occupancy of public rights-of-way and other public places, subject to terms and conditions necessary to protect the public health, safety and welfare; and

WHEREAS, TBD has submitted a request for a forty (40) year franchise to construct, use, operate, maintain, repair and remove certain conduits, cables, lines, wires, fibers, equipment and related facilities beneath the public rights-of-way and other public places within the corporate limits of the City of Manassas; and

WHEREAS, following a public hearing pursuant to Virginia Code Section 15.2 1800 and with the recommendation of City staff, City Council has determined that it will be in the best interests of the City to grant this franchise to TBD.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Manassas, Virginia, meeting in regular session this, _____ that TBD is hereby granted a franchise for a period of forty (40) years from the effective date hereof, and is authorized and empowered to construct, use, operate, maintain, repair and remove certain conduits, cables, lines, wires, fibers, equipment and related facilities beneath the public rights-of-way and other public places within the corporate limits of the City of Manassas, subject to the following terms and conditions:

Section 1. Grant of Nonexclusive Franchise.

The City of Manassas grants to TBD (hereinafter "Grantee") and its successors and assigns, the nonexclusive right to occupy and use the public rights-of-way and other public places within the corporate limits of the City to construct, use, operate, maintain, repair and remove certain underground conduits, cables, lines, wires, fibers, equipment and related facilities. The location of the initial installation by Grantee is as shown on **Exhibit A** which is attached hereto and incorporated into this ordinance by reference.

During the term of this franchise Grantee may also install its conduit and equipment in other rights-of-way and public places within the City, at such reasonable, suitable and convenient locations as determined by the City's Director of Public Works after consultation with the Grantee and review and approval of plans describing the work to be done.

While Grantee may lease, assign or otherwise contract for the placement of cables, wires, fibers and lines within the conduits installed pursuant to this franchise, the Grantee may not sublease or sublicense to any person or entity its rights under this franchise to place or maintain equipment or facilities in the public rights-of-way.

Nothing in this Ordinance affects (a) the right of the City of Manassas to grant to any other person or entity a franchise to occupy and use the public rights-of-way of the City, or (b) the right of the City of Manassas to occupy and use its public rights-of-way; provided that the exercise of such rights by the City will not unreasonably interfere with Grantee's facilities installed pursuant to this franchise or, except as otherwise provided by this Ordinance, by other law, or by agreement, cause Grantee's facilities to be relocated.

Section 2. Term.

The term of this franchise is forty (40) years, beginning thirty (30) days after the franchise ordinance is adopted by the Manassas City Council or the date the adopted franchise is signed by a representative of the Grantee, whichever occurs first.

Section 3. Permit(s) Required: Compliance with Laws.

The Grantee will secure, prior to commencing any construction activities authorized by this franchise, all necessary permits and licenses in connection with the construction, use, operation, maintenance, repair and removal of Grantee's equipment and facilities, including but not limited to a street excavation permit pursuant to the Code of Ordinances, City of Manassas, §102-61. Issuance of the permit shall be based upon the City's review and approval of detailed plans and specifications of the planned installation submitted by Grantee for the City's approval, which approval shall not be unreasonably withheld or delayed.

The Grantee shall comply with all local, state, and federal laws, rules, regulations, orders, or other directives of the City of Manassas issued pursuant to this ordinance or with respect to the City's management of its public rights-of-way, or other exercises of its police power. Without limiting the foregoing, the Grantee specifically agrees to comply with all applicable provisions and requirements in the City's Design and Construction Standards Manual (DCSM) and in the approved project permit issued by the City of Manassas, each of which will be attached hereto as exhibits (beginning with **Exhibit B**) and incorporated herein by reference. The Grantee further agrees to comply with any time limits imposed on the work, and to promptly pay any required fees and charges of general application, including but not limited to permit fees, permit surcharges, inspection fees and street restoration charges. Grantee shall not be permitted to work in the City's rights of way on holidays or at other times specified in the Permit.

Section 4. Undergrounding of Equipment and Facilities Required.

All equipment and facilities authorized to be placed within the public right-of-way or in other public places by this franchise shall be placed underground. Underground installations shall be at a minimum depth of thirty-two inches (32"), and all underground installations shall be in conduits not greater than six inches (6") in diameter, unless otherwise authorized by any permit issued by the City. Grantee shall prepare and maintain accurate as-built plans and profiles of all work and will provide such

records to the City upon completion of each permitted installation.

The work to be done by Grantee pursuant to this ordinance shall be done in such manner as not to damage any other underground installation of any other entity holding a franchise from the City or any construction performed by the City itself, or by the Virginia Department of Transportation, or unnecessarily interfere with the making of connections by the City or by the citizens thereof with water pipes, sewerage pipes, or electrical lines, which may now or hereafter be laid or constructed by the City or by any other entity holding a franchise from the City. The Grantee agrees to comply with the provisions of the Virginia Underground Utility Damage Prevention Act, Virginia Code §§ 56-265.14 through 56-265.32.

Except in the case of an emergency related to the safety, health and welfare of the public, the Grantee shall not, in connection with the construction, installation, operation, maintenance, ownership, upgrade, repair or removal of its facilities and equipment, close, restrict or obstruct the use of any public right-of-way by motor vehicles or pedestrians without the prior consent of the City of Manassas, which consent may be granted or withheld in the City's sole discretion.

Section 5. Quality of Work.

All work involved in the construction, use, operation, maintenance, repair and removal of Grantee's equipment and facilities shall be performed in a safe, thorough and reliable manner in accordance with industry, professional, state and federal mandated standards and using materials of good and durable quality. If, at any time, it is determined by an agency or authority of competent jurisdiction that the Grantee's telecommunications system is harmful to the health or safety of any person or property, then the Grantee shall, at its own cost and expense, promptly correct all such conditions. During the installation of facilities and equipment within the right-of-way the Grantee will take all necessary and prudent precautions for the protection of motorists and pedestrians.

Section 6. Emergencies.

During emergency situations related to the safety, health and welfare of the public, the Grantee shall take all reasonable measures to maintain or restore service, and to ensure the safety, health and welfare of the citizens of the City of Manassas. As soon as practicable, the Grantee shall notify the City Manager of the City of Manassas or the City's Director of Public Works or their designees, respectively, of any emergency situation affecting the operation of the telecommunications system within Grantee's conduits. Grantee shall coordinate its activities in responding to the emergency with the City and its employees, agents and contractors. The City Manager of the City of Manassas shall have the sole right to determine whether an emergency related to the safety, health and welfare of the public exists within the City of Manassas. Grantee shall provide the City with a 24-hour emergency contact telephone number, which is 877-627-5647.

Section 7. Restoration.

The Grantee shall, at its own cost and expense and in the manner directed by the City, replace, repair or restore to its prior condition any of the City of Manassas's public rights-of-way or property disturbed or damaged by Grantee, reasonable wear and tear excepted. Restoration of hard surface streets and public rights-of-way will require a comparable hard surface. If Grantee does not commence

such replacement or repair within such reasonable time period or as otherwise agreed to by the parties and after notice by the City of Manassas to the Grantee, the City of Manassas may make such replacement or repair, and the Grantee shall pay the reasonable cost of the same.

Section 8. Relocation of Grantee's Facilities.

Upon written notice from the City of Manassas of a planned and authorized improvement or alteration of City rights-of-way or other property, or of a proposed relocation of any City- owned utilities that necessitate relocation of some or all of the facilities owned by the Grantee, the Grantee shall relocate at its own expense any such facilities within ninety (90) days of receipt of the notice. At the Grantee's request, the City may consent to a longer period, such consent not to be unreasonably or discriminatorily withheld, conditioned or delayed. In the event the Grantee must relocate its facilities pursuant to this section, the City shall make available, at no cost to Grantee, permits and alternative space in the public rights-of-way for such relocation, provided that (i) such alternative space need not be in the exact same street but shall be in reasonable proximity to the previous location; and (ii) such alternative space is reasonably available elsewhere in the public rights-of-way.

Section 9. Conduit Fee.

For the rights and privileges granted herein, Grantee shall pay to the City, prior to the installation of any conduit pursuant to this franchise, an annual Conduit Fee in an amount equal to the sum of One and 00/100 Dollars (\$1.00) for each linear foot of each conduit installed within any City right-of-way or other public place. As an example, the initial annual Conduit Fee for 36 conduits installed in 4,000 linear feet of City right-of-way will be \$144,000.00.

The Conduit Fee for any installation shall be increased annually, effective on each anniversary date of the issuance of the permit approving the installation. The annual increase will be an amount equal to the greater of either (i) three (3) percent of the Conduit Fee for the prior twelve (12) month period, or (ii) the percent increase in the CPI-U over the prior CPI-U for the twelve (12) months prior to the adjustment date. As used in this franchise, the CPI-U means the revised monthly Consumer Price Index for All Urban Consumers for the Washington, D.C. Metropolitan Statistical Area for a twelve (12) month period ending in the preceding December as issued by the Bureau of Labor Statistics for the United States Department of Labor. If the CPI-U is converted to a different standard reference base or otherwise revised, the adjustment set forth in this paragraph shall be made with the use of the conversion formula published by the Bureau of Labor Statistics.

The initial amount of the annual Conduit Fee for each installation shall be stated on the permit that authorizes the work. The right of the City to impose any lawful franchise, license, property or other tax upon the franchise herein granted and upon properties constructed or installed by the Grantee hereunder shall not be deemed to be waived, abridged or in any way affected by this Ordinance.

Section 10. Co-Location with the City.

In the event Grantee installs underground conduit that has additional space or capacity that will not be needed by the Grantee but that may be needed by the City for public purposes, Grantee and the

City agree to negotiate in good faith an agreement that would allow co- occupancy of the conduit by the Grantee and the City. Nothing herein shall be construed to require the Grantee to involuntarily provide conduit space to the City of Manassas.

Section 11. Insurance.

Throughout the term of this franchise the Grantee shall, at its own cost and expense, maintain a general commercial liability insurance policy or policies, in a form and in an amount agreed upon by both parties. Grantee shall provide a certificate of liability insurance demonstrating that the Grantee is maintaining the insurance requirements of this section, which certificate shall be attached hereto as **Exhibit C**, and incorporated herein by reference. Such policy or policies shall be issued by companies duly authorized or permitted to do business in the Commonwealth of Virginia. Such policy or policies shall insure (a) the Grantee and (b) the City of Manassas and its officials, boards, commissions, council, officers, agents and employees against each and every form of liability of the Grantee referred to in this Ordinance in the minimum combined single limit amount of Three Million Dollars (\$3,000,000.00) for bodily injury and property damage (limits may be satisfied with primary and / or excess coverage). Grantee shall also provide verification that it maintains commercial automobile liability insurance, workers' compensation insurance, and employers' liability insurance in amounts sufficient to protect the City and the public and to carry out the purposes and policies of this franchise.

The foregoing minimum limitation shall not prohibit the Grantee from obtaining a liability insurance policy or policies in excess of such limitations. The City of Manassas, its officials, boards, commissions, council, officers, agents and employees shall be named as additional insureds to the full extent of any limitation contained in any such policy or policies obtained by the Grantee. Upon receipt of notice from its insurer(s), Grantee shall use commercially reasonable efforts to provide the City with thirty (30) days prior written notice of cancellation of any coverage unless such coverage is immediately replaced without interruption.

Section 12. Indemnification.

The Grantee shall defend, indemnify and hold harmless the City of Manassas, its officials, officers, employees, agents, and attorneys, from and against all liabilities, costs and expenses (including reasonable attorneys' fees) arising out of or in connection with the construction, installation, operation, maintenance, upgrade, repair or removal of the Grantee's facilities, except to the extent that such liabilities, damages, costs and expenses are caused by the City of Manassas's negligence or willful misconduct. The City of Manassas shall notify the Grantee within twenty (20) days of any claims, demands, or actions ("Claims") covered by this indemnity after which the Grantee shall defend such Claims. The Grantee shall be entitled to have sole control over the defense through counsel of its own choosing and over settlement of such Claim, and the City of Manassas shall cooperate in the defense of such Claims. The foregoing indemnity obligations shall not apply to Claims arising from the gross negligence or willful misconduct of City of Manassas; however, they shall apply to Claims allegedly arising from the joint negligence of the Grantee and City of Manassas, provided that in such cases, the amount of the Claims for which the City of Manassas shall be entitled to indemnification shall be limited to that portion attributable to the negligence of the Grantee.

Neither party shall be liable to the other party for any special, indirect, punitive, or consequential damages arising in any manner whatsoever, including, but not limited to, either party's negligence, out of the use of the public right-of-way, or either party's actions or omissions in regards thereto.

Section 13. Surety and Construction Bonds: Other Remedies.

(a) To ensure Grantee's faithful performance under this Ordinance, proper restoration of the public rights-of-way, and to ensure work is done in a proper manner without undue damage to the streets or other property of the City of Manassas, Grantee shall furnish to the City of Manassas and maintain for the duration of this franchise a surety bond made payable to the City of Manassas, in the amount of Twenty Thousand and 00/100 Dollars (\$20,000.00). The initial surety bond(s) is attached hereto as **Exhibit D**. The City may require Grantee, within thirty (30) days of written notice, to increase the amount of the surety bond by the percentage increase in the most recently published Consumer Price Index (CPI-U, all products) since the posting of the surety bond or any prior increase of the surety bond. The surety bond shall be written by a corporate surety or bank reasonably acceptable to the City of Manassas and authorized or permitted to do business in the Commonwealth of Virginia.

(b) The Grantee shall also provide a construction bond in the amount of Twenty Thousand and 00/100 Dollars (\$20,000) prior to beginning each installation of conduit authorized by this franchise. Each construction bond shall be written by a corporate surety or bank reasonably acceptable to the City of Manassas and authorized or permitted to do business in the Commonwealth of Virginia, and shall remain in effect through the date the City has inspected and approved the work performed by the Grantee. For any particular permit the City may alter the amount of the construction bond, based on the nature and extent of the work to be performed by the Grantee.

(c) The bonds required hereunder shall not in any way be considered to limit Grantee's obligations or liabilities hereunder. The City may draw upon the applicable bond for any nonpayment by Grantee, for any expenses the City of Manassas incurs due to non-performance by Grantee, and for reasonable monetary penalties for non-performance as set forth in a schedule adopted by City Council from time to time. Whenever the City of Manassas draws upon a bond, Grantee shall replenish the bond within thirty (30) days after notice thereof.

(d) The City of Manassas may use any lawful collection method to recover costs due to it under the terms of this Ordinance, including removal costs following termination of the franchise. Grantee shall be liable to the City of Manassas for all costs of collection, including a reasonable attorney's fee. This fee-shifting provision shall survive termination of this Ordinance.

(e) The City of Manassas may enforce any provision of this Ordinance by an action for mandamus or injunction. If the City of Manassas obtains a writ of mandamus or an injunction to enforce any provision of this Ordinance, Grantee shall pay the City of Manassas its cost of litigation, including a reasonable attorney's fee and expert witness fees.

Section 14. Damage to City Property: Notice.

In the event the Grantee, in the construction, installation, use, maintenance or repair of its fiber

optic infrastructure or facilities, damages any City-owned property, the Grantee will promptly, but temporarily, stabilize the damage to enable the City to make immediate, permanent repairs. The City shall promptly submit an invoice to the Grantee for costs incurred in making such repairs. The Grantee agrees to promptly reimburse the City for the repairs to City- owned property necessitated by the damage caused by the Grantee or its contractors or agents. Grantee further agrees to give to the City prompt written notice of any damage to non-City-owned property or personal injury resulting, directly or indirectly, from the work authorized by this franchise.

Section 15. Transfer of Franchise.

Neither the franchise, nor any rights or obligations of the Grantee pursuant to this Ordinance, nor any guaranty of the performance of the Grantee's obligations pursuant to this Ordinance, shall be assigned, sold, sublicensed, subleased or transferred in any manner, in whole or in part, without the prior written consent of the City of Manassas to any such transfer, which consent shall not be unreasonably withheld, delayed or denied; provided, however, that Grantee shall have the right, without the City of Manassas's consent, to assign or transfer this Agreement, in its entirety, to any parent, subsidiary or affiliate of Grantee, or to any Person which shall control, be under the control of, or be under common control with Grantee, or to any corporation into which Grantee may be merged or consolidated or which purchases all or substantially all of the assets or stock of Grantee or all or substantially all of the assets of Grantee located within a defined geographic area. Grantee shall give the City of Manassas contemporaneous notice of any such assignment or transfer, which notice shall detail the name and contact individual for the assignee or transferee. Any successor, assignee or transferee of the Grantee shall be required to execute a written acknowledgement that it is subject to all the provisions, obligations, stipulations and penalties herein prescribed.

Section 16. Expiration or Termination: Removal of Property.

(a) Upon the expiration of the term of this franchise, and upon the termination of the rights hereby granted, by surrender, forfeiture, or otherwise, all of the Grantee's facilities and equipment in the public rights-of-way of the City by virtue of this franchise may be removed at the expense of Grantee within a reasonable time after the expiration or termination of such rights and privileges. All public rights-of-way and City property must be returned to their original condition if any property is removed.

(b) The City of Manassas, at its option, may terminate this Ordinance upon any material breach hereof by the Grantee should the Grantee fail to correct such breach within ninety (90) days after receiving written notice of such material breach from the City of Manassas or, if the breach cannot reasonably be corrected within ninety (90) days, within a reasonable time.

(c) The Grantee may terminate this Ordinance upon one (1) year's written notice to the City of Manassas.

(d) Pursuant to Virginia Code §15.2-2100 (B), upon termination or expiration of this Agreement for any reason, the City of Manassas shall have the option to purchase some or all of the Grantee's facilities and equipment at its then fair market value. Upon Grantee's abandonment of some or all of its facilities and equipment, the City may take title to some or all of the abandoned portions, allow some or all of it to be abandoned in place, or make such other disposition as the City of Manassas, in its sole and absolute

discretion, may choose.

Section 17. Continuing Obligation and Holdover.

If the Grantee continues to use its equipment and facilities installed pursuant to this franchise after expiration of the term of the franchise, then the Grantee shall continue to comply with all applicable provisions of this Ordinance and other City laws and ordinances, including, without limitation, all use fees and other payment provisions of this Ordinance and other City laws and ordinances, throughout the period of such continued use.

Section 18. Notices.

All notices shall be in writing and deemed properly given or made upon receipt if delivered by nationally recognized overnight courier, registered or certified mail, postage prepaid to the addresses listed below:

To Grantee:

TBD

To the City:

City of Manassas Director of
Public Works 9500 Public
Works Drive Manassas, VA
20110

With a copy to:

City of Manassas
City Attorney
4th Floor, 9027
Center Street
Manassas, VA 20110

Section 19. Severability and Integration.

A determination by a court of competent jurisdiction that any provision of this franchise agreement or any part thereof is illegal or unenforceable shall not invalidate the remainder of this agreement or such provision, which shall continue to be in effect. This agreement represents the entire agreement of the parties with respect to the subject matter hereof and supersedes any prior written or oral understandings. This Agreement cannot be modified except in writing signed by the party to be bound.

Section 20. No Implied Waiver.

No delay or omission by a party in the exercise of any right or remedy upon any breach by the other party shall impair such right or remedy or be construed as a waiver.

Section 21. Governing Law.

This franchise and the rights and obligations of the parties shall be governed and construed in accordance with the laws of the Commonwealth of Virginia.

This ordinance shall become effective upon second reading.

Michelle Davis-Younger MAYOR
On behalf of the City Council of
Manassas, Virginia

ATTEST:

Eric W. Smith City Clerk

MOTION:

SECOND:

RE:

ACTION:

Votes:

Ayes:

Nays:

Absent from Vote:

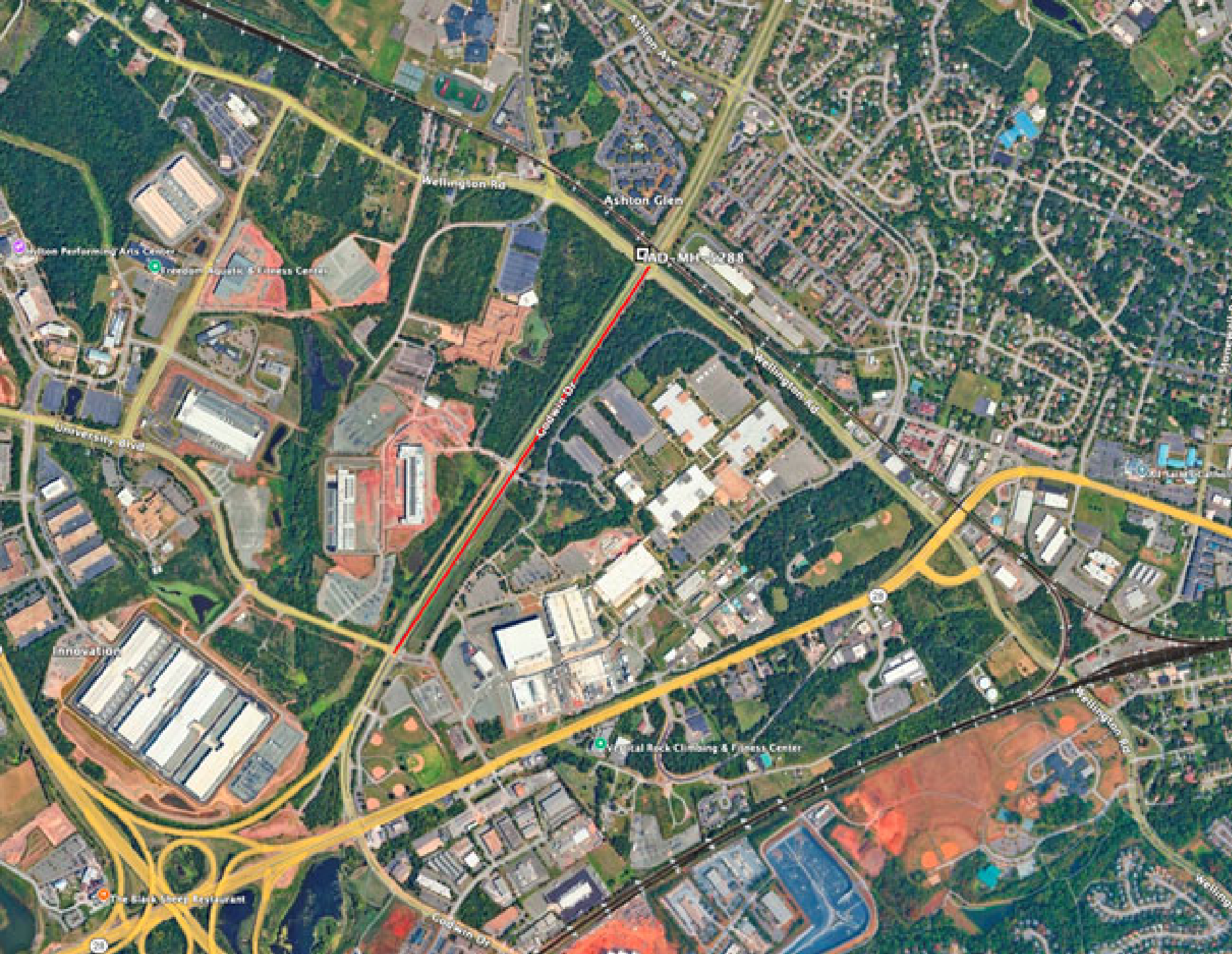
Absent from Meeting:

Exhibit A – Installation Map

Exhibit B - Design and Construction Standards Manual

Exhibit C – Certificate of Liability Insurance

Exhibit D – Surety Bond





City Council Agenda Item Report

Agenda Item No. 6.1
Submitted by: Eric Smith
Submitting Department: City Attorney
Meeting Date: April 27, 2026

Item Title

Resolution Authorizing a Closed Meeting of City Council

Suggested Action and/or Recommendation

Suggested Motion

Item Type Authorize a Closed Meeting
Submitting Department City Attorney
Meeting Body City Council

Item ID 2026-921
Drafter Eric Smith
Meeting Date April 27, 2026

ATTACHMENTS

- [RES 2026-921 Authorizing Closed Meeting](#)

MOTION:

April 27, 2026

SECOND:

Regular Meeting

Res. No. R-2026-921

RE: RESOLUTION AUTHORIZING A CLOSED MEETING OF CITY COUNCIL

WHEREAS, it is necessary for the City Council of the City of Manassas to discuss the qualifications of candidates for appointment to City boards and commissions; and,

WHEREAS, pursuant to Virginia Code §2.2-3711 (A) (1) these discussions regarding appointments may take place in a duly convened closed meeting of City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Manassas, Virginia that the Council hereby authorizes the discussion of appointments in a closed meeting of the Council.

Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith, II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:



City Council Agenda Item Report

Agenda Item No. 7.1
Submitted by: Eric Smith
Submitting Department: City Attorney
Meeting Date: April 27, 2026

Item Title

Resolution to Certify the Closed Meeting

Suggested Action and/or Recommendation

Suggested Motion

Item Type Certify a Closed Meeting
Submitting Department City Attorney
Meeting Body City Council

Item ID 2026-922
Drafter Eric Smith
Meeting Date April 27, 2026

ATTACHMENTS

- [R-R-2026-922 Certify Closed Meeting](#)

MOTION:

**April 27, 2026
Regular Meeting
Res. No. R-2026-922**

SECOND:

RE: RESOLUTION CERTIFYING A CLOSED MEETING OF CITY COUNCIL

WHEREAS, immediately prior to this Resolution the City Council of the City of Manassas adjourned into a closed meeting in accordance with the provisions of the Virginia Freedom of Information Act; and,

WHEREAS, the Freedom of Information Act requires a certification by City Council that such closed meeting was conducted in the manner required by law.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Manassas, Virginia that the Council hereby certifies that to the best of each member's knowledge (1) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the City Council.

Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting: