



City of Manassas, Virginia
City Council Meeting

AGENDA

City Council Regular Meeting
Council Chambers
9027 Center Street
Manassas, VA 20110
Monday, July 13, 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 **Presentation: NVTB BRT Action Plan**
(Monica Backmon, CEO, Northern Virginia Transportation Authority)
[PRES: NVTB BRT Action Plan](#)
- 1.2 **Nexus 234 Update**
(Amy Adams, Executive Director, Nexus234 Innovation District)
[PRES: Nexus 234 Update](#)
- 1.3 **Recognition of Fire & Rescue Summer Campers 2026**

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 Ordinance: #O-2026-1011, Manassas Gateway / Landing at Cannon Branch Proffer Amendment (1st Reading)

(Staff: Christian Samples, AICP, Planning Manager)

[ORD O-2026-1011](#)

[ATTH01 Proffers dated April 17, 2026](#)

[ATTH02 Generalized Development Plan dated January 14, 2026](#)

[ATTH03 Design Guidelines dated March 28, 2026](#)

[ATTH04 Supplemental Street Guidelines dated March 19, 2019](#)

[ATTH05 Park and Waterfront Plans dated June 17, 2021](#)

4. Public Hearings

4.1 Public Hearing - 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: Matt Arcieri, AICP, Assistant City Manager/Planning & Community Development Director and Mike Morgan, Director of Public Works)

[ORD O-2026-914](#)

[ATTH01 Exhibit A](#)

[ATTH02 Exhibit B](#)

[ATTH03 Exhibit C](#)

[ATTH04 Exhibit D](#)

[ATTH05 Affidavit of Publication and Legal Ad](#)

4.2 Public Hearing: Resolution #R-2026-1119, Kingdom Ambassador & Ministry, Inc./Children of Light Child Day Care - 8802 Sudley Road, Special Use Permit

(Staff: Christian Samples, AICP, Planning Manager)

Staff Report

ATTH01 Draft Resolution R-2026-1119

ATTH02 Draft SUP Conditions

ATTH03 Generalized Development Plan

ATTH04 Signed Planning Commission Resolution

ATTH05 Draft Planning Commission Meeting Minutes - June 3, 2026

ATTH06 Affidavit of Publication and Legal Ad

PRES City Council Presentation

4.3 Public Hearing: Ordinance #O-2026-1094, ZTA 2026-0003, Zoning Ordinance Annual Updates - Technical Amendments

(Staff: Audra Ovalle, AICP, Planner II)

Memorandum

ATTH01 Ordinance #O-2026-1094

ATTH02 Ordinance #O-2026-1094 - Redline

ATTH03 Signed Planning Commission Resolution

ATTH04 Draft Planning Commission Meeting Minutes - June 3, 2026

ATTH05 Virginia Acts of Assembly 2026 Session - Chapter 1075

ATTH06 Virginia Acts of Assembly 2026 Session - Chapter 20

ATTH07 Virginia Acts of Assembly 2026 Session - Chapter 688

ATTH08 Affidavit of Publication and Legal Ad

PRES City Council Presentation

4.4 Public Hearing: Ordinance #O-2026-1093, ZTA 2026-0002, Zoning Ordinance Annual Updates - Accessory Dwelling Units

(Staff: Christian Samples, AICP, Planning Manager)

Memorandum

ATTH01 Ordinance #O-2026-1093

ATTH02 Ordinance #O-2026-1093 - Redline

ATTH03 Signed Planning Commission Resolution

ATTH04 Draft Planning Commission Minutes - June 3, 2026

ATTH05 Virginia Acts of Assembly 2026 Session - Chapter 895

ATTH06 Affidavit of Publication and Legal Ad

PRES City Council Presentation

4.5 Public Hearing: Amending the Fiscal Year 2026 Budget by Budgeting and Appropriating \$7,000,000 of Additional Sales & Connections Revenue for Electric Purchased Power Costs (Resolution #R-2026-1098)

(Staff: Diane Bergeron, Assistant City Manager/Finance Director)

ATTH01 Notice of Public Hearing

ATTH02 Notice of Public Hearing Affidavit

5. Ordinances and Resolutions

5.1 Resolution #R-2026-1098: Amending the Fiscal Year 2026 Budget by Budgeting and Appropriating \$7,000,000 of Additional Sales & Connections Revenue for Electric Purchased Power Costs

(Staff: Ana Davis, Utilities Financial Services Manager/Assistant City Manager)
[RES R-2026-1098](#)

- 5.2 **Ordinance #O-2026-914: 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 (1st Reading)**

(Staff: Matt Arcieri, AICP, Assistant City Manager/Planning & Community Development Director and Mike Morgan, Director of Public Works)

[ORD O-2026-914](#)

[ATTH01 Exhibit A](#)

[ATTH02 Exhibit B](#)

[ATTH03 Exhibit C](#)

[ATTH04 Exhibit D](#)

- 5.3 **Resolution #R-2026-1099: Amending the FY 2026 Budget by Transferring \$348,000 from General Fund Contingency to the Social Services Fund for CSA Mandated Expenditures**

(Staff: Nicole Kirven, Director of Social Services)

[RES R-2026-1099](#)

6. **Authorize a Closed Meeting**

- 6.1 **Resolution R-2026-1123 Authorizing a Closed Meeting**
(Staff: Robert Dawson, City Attorney)

[RES R-2026-1123 Authorizing a Closed Meeting](#)

7. **Certify the Closed Meeting**

- 7.1 **Resolution R-2026-1124 Certifying a Closed Meeting**
(Staff: Robert Dawson, City Attorney)

[RES R-2026-1124 Certifying a Closed Meeting](#)

Adjournment