



City of Manassas, Virginia
Washington Manassas Airport Commission

MINUTES

Washington Manassas Airport Commission
Terminal Building - 1st Floor Conference Room
10600 Harry Parrish Boulevard, Manassas, VA 20110
Thursday, June 18, 2026

The Washington Manassas Airport Commission held its regular meeting in the Washington Manassas Airport, 1st Floor Conference Room on the above date, attended by Chairman Rod Hall; Vice Chairman, Tony McGhee; Member Carla Cox; Member Alison Paylor; Member Phil Smith; Member William Sebesky; Member Bob Sweeney; Member Eileen Preissner; Member Kevin Willis

Members not present: Member Melgar

Airport Personnel in attendance: Juan Rivera, Director; Jolene Berry, Asst. Airport Director; Richard Allabaugh, Sr Airport Operations; Aric Rike, Operations

Chairman Rod Hall called the meeting to order at 7:03pm.

Pledge of Allegiance (Stand)

Comments from the Public

The "Comments from the Public" agenda item is for members of the public to address the Airport Commission for less than three (3) minutes each. Please state your full name, your city/county and state of domicile, and your interest in, and/or affiliation with, the Airport prior to speaking. No prior notice is necessary to speak during this portion of the agenda. Members of the public may also address the Airport Commission for longer than three (3) minutes if they ask the Airport Director for a place on the agenda at least five (5) working days before the meeting or if a member of the public is specifically requested by a Commission Member to address the Commission.

1. Approval of Minutes

Vice Chairman Anthony McGhee MOVED to approve the meeting minutes from May 21, 2026, SECONDED BY Member Robert Sweeney MOVED and CARRIED UNANIMOUSLY

2. Airport Director's Report

2.1 UPDATE OF AIRPORT'S STRATEGIC PLAN

Mrs. Liz Via-Gossman will work with Airport staff and the Airport Commission to develop a Strategic Transition Plan. The scope of work will be focused on guiding the Airport through its transition from a general aviation (GA) airport to a commercial service airport, as well as addressing operational and strategic needs for one to two years following the transition.

2.2 OBSERVATION ROAD RELOCATION AND DRAINAGE IMPROVEMENTS

Post-construction, RS&H will complete a LOMR for FEMA. RS&H is working on the Engineer's Report and closing out the project. We are awaiting the third FAA grant for this project. Punch list items are being addressed.

2.3 NEW ATC TOWER (DESIGN)

The 100% design development documents have been completed and RS&H and a 100% Design meeting was held with the Airport Staff, FAA and other Key Stakeholders.

- Bid Advertisement – July 29, 2026
- Pre-Bid Meeting – August 5, 2026
- Construction Bid Opening – September 9, 2026
- Review Bids – September 17-30, 2026
- FAA BIL Grant Offer, Received and Executed – October 2026

2.4 RUNWAY 16L-34R REHABILITATION (DESIGN)

The Runway 16L-34R Rehabilitation Project has been advertised for bid through the City's Purchasing Department, and a pre-bid meeting has been conducted. Six contractors attended the meeting. Several questions were submitted by prospective bidders and are currently being addressed by RS&H. Bids came in on June 18, 2026.

Due to funding limitations, the FAA has programmed this project across FY 2026 and FY 2027. As a result, only half of the runway rehabilitation will be included in Phase I (FY 2026), with the remaining half scheduled for Phase II (FY 2027).

Depending on when Congress appropriates FY 2027 funding, the Airport may be able to award Phase II to the selected contractor at the same time as Phase I, allowing the entire project to be completed before the anticipated start of commercial airline service in the fourth quarter of 2027. Construction for Phase I is currently expected to begin in the spring of 2027.

2.5 ARFF STATION RENOVATION

The project will soon be closed. The walk through has been completed and the contractor is working on punch list items. The airport is waiting for Washington Gas to replace/install a larger gas meter before an occupancy permit can be attained. The gas meter was installed on June 15, 2026. The contractor has failed several of the final inspections, but it is anticipated that we will have a final occupancy permit by the end of July.

2.6 UPDATE SWPPP AND SPCC PLAN

Delta Airport Consultants is updating the Airport's Stormwater Pollution Prevention Plan (SWPP) and Spill Prevention, Control, and Countermeasure (SPCC) Plan in support of the General Virginia Pollutant Discharge Elimination System (VPDES) permit application that was completed in May. Delta has engaged Bowman as the

subconsultant to assist with the updates. The Virginia Department of Environmental Quality (DEQ) conducted a site visit on June 3, 2026, as part of the permitting process.

The SWPPP and SPCC plans will be finalized shortly after the DEQ issues the new VPDES permits. The timing of the permit issuance will depend on whether the public requests a public hearing during the review process. The permits are currently anticipated to be issued in the summer or fall of 2026.

2.7 **TAXIWAY B WIDENING PROJECT (DESIGN)**

Delta has started preliminary design on this project. Field work and surveying was completed in March. Project bidding is expected in December of 2026 with construction anticipated to begin in spring of 2027. The Department of Aviation issued a grant to the Airport in the amount of \$963,000. The City Council approved the resolution to B&A the funds at their meeting on June 8th. This grant represents 90% of the total project costs.

2.8 **AIRPORT FINANCIAL CONSULTANTING PROJECTS**

No Change from Last Report - Frasca & Associates, LLC, has reviewed the Airport/Airline Use Agreement and the Air Carrier Incentive Plan and provided comments. The Airport Director received the final draft of the Landing Fee Methodology White Paper and sent it to the City's head of accounting for her review. The comments were received the week of June 8th and were sent to Frasca.

2.9 **AIRPORT PERSONNEL**

All Airport Divisions are fully staffed.

2.10 **RTR REPLACEMENT**

The FAA needs to send the Airport a revised RA for the ATCT review which will include the RTR review. The Airport received a cost for the design from RS&H. Due to the cost, an IFE will need to be conducted.

2.11 **ALP UPDATE**

RS&H has completed the ALP update that included the name change and the new layout of the terminal area. The updated ALP was sent to the FAA and State for approval.

3. **Presentations**

- 3.1** **RS&H Presentation on the ATCT and the Runway Project (Chad Ackley, Principle Engineer, RS&H)**
- 3.2** **Emergency Drill After Action Report (Jolene Berry, Asst. Airport Director)**
- 3.3** **Website Statistics (Richard Allabaugh, Operations Supervisor)**

4. **New Business**

5. Old Business

5.1 Approval of Chairman and Vice Chairman Nominations from May 21, 2026 Airport Commission Meeting

Member Alison Paylor **MOVED** to approve the nominations of Chairman to Rod Hall and Vice Chairman to Anthony McGhee for the FY2027 Airport Commission Board, **SECONDED BY** Member Robert Sweeney **MOVED** and **CARRIED UNANIMOUSLY**

6. Consent Agenda

7. Airport Commission Members Comments (If Available)

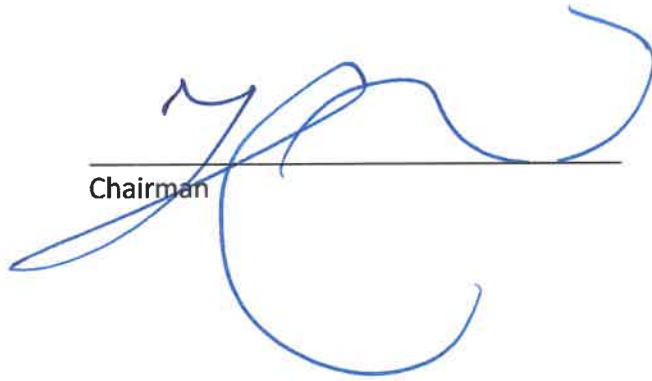
8. City Council Liaison Comments (Vice Mayor Mark Wolfe)

9. Authorization of a Closed Meeting (Reserved)

10. Certification of a Closed Meeting

Adjournment

Meeting adjourned at 8:39 pm


Secretary
Chairman

7/16/2026
Date