



Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Meeting Minutes - Draft Town Council Meeting

Monday, April 6, 2026

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center
St. South

Invocation: Baha'is of Vienna Virginia

Pledge of Allegiance to the Flag of the United States of America

Present: 7 - Council Member Chuck Anderson, Council Member Roy Baldwin, Council Member Doug Francis, Council Member Dann Nash, Council Member Jessica Ramakis, Council Member Howard J. Springsteen and Mayor Linda Colbert

1. Roll Call

2. Acceptance of the Minutes:

- A. [26-5533](#) Acceptance of the March 9, 2026 Work Session draft minutes and the March 23, 2026 Town Council draft minutes.

The minutes were accepted unanimously.

3. Receipt of petitions and communications from the Public that are not on the Agenda. (Limited to 3 minutes per issue and no formal action can be taken this evening)

Dr. Maryam Dadkhah, 609 Almond Street SE: "We owe everything to the earth, air, water, life. It's payback time. When I reached out to Town staff about planting native plants in my front yard, they offered me a vegetation ordinance written in 1969, 57 years ago. Let's see what's changed since then. Since 1970, there has been a net loss of 3 billion native birds in North America, according to Cornell Lab of Ornithology. According to a 2019 review referenced by the United Nations, more than 40 percent of insect species are declining, with a third facing endangerment worldwide. The extinction rate of insects is eight times faster than that of mammals, birds, and reptiles. Among many factors contributing to this biodiversity decline, habitat loss is something many of us can help change. This is why we work with Town staff, and I am here today to recommend Town of Vienna Council members consider changing the Town's 57-year-old vegetation ordinance that does not meet the moment. Here is a list of our requests: to designate April as Native Plant Month in Vienna in accordance with the federal government, Virginia General Assembly, and environmental organizations; to allow grass height to be consistent with Virginia and Fairfax County at 12 inches; to review Town code and guidance to expand natural landscaping and maintain National Wildlife Habitat certification; to require running bamboo in Vienna to be contained consistent with state and county standards; and to consult with the Town Attorney to ensure enforcement provisions align with state law. Time is not on our side, and urgent action is needed on behalf of nature. We have already raised this issue with the Conservation and Sustainability Commission and received their approval. We would appreciate Council's support to move this initiative forward."

Avril Garland, 917 Hillcrest Drive: "There are a lot of people here, so I'll keep it brief. I agree with the previous speaker about updating the vegetation ordinance, especially regarding bamboo. A couple of years ago, I spoke with Tracy Gallagher, the Deputy Attorney General for Fauquier County, about enforcement, and she said they did not have problems because people generally comply once they understand the ordinance. There are also many ways to control bamboo without herbicides. I plan to speak with others who have successfully managed it, and I believe this is very doable and would bring Vienna in line with surrounding jurisdictions. Thank you."

4. Reports/Presentations

A. Report and Inquiries of Council Members

Council Member Francis:

Councilmember Francis reported attending a Vienna Business Association event recognizing Commonwealth Home Design for its 40 years in Vienna. He noted it was a well-attended reception that provided an opportunity to connect with local business leaders and community members. He also highlighted conversations with individuals involved in long-standing Vienna businesses, emphasizing the importance of supporting local enterprises.

Council Member Anderson:

Councilmember Anderson highlighted the 50th anniversary of Historic Vienna, Inc., noting its origins as a bicentennial project and its continued role in preserving the Town's history. He announced an upcoming presentation on the W&OD Trail, emphasizing its significance to Vienna's identity and future, including a potential visitor center partnership with NOVA Parks. He also reported that Vienna secured a \$56,000 grant from Fairfax County to support Vienna 250 celebrations.

Council Member Nash:

Councilmember Nash thanked Town staff for preparing detailed frequently asked questions to support public understanding and discussion of agenda items. He acknowledged the additional effort required and expressed appreciation for their work in facilitating informed decision-making.

Council Member Springsteen:

Councilmember Springsteen reflected on his 18 years of service and emphasized his approach of making fiscally responsible, realistic decisions for the Town. He discussed the financial structure of local taxes, noting that the majority goes to Fairfax County, and highlighted rising costs, budget pressures, and broader economic challenges, including inflation and federal funding changes. He referenced past discussions of similar projects, including prior pool proposals, and stressed the importance of evaluating long-term financial impacts, debt, and prioritization of essential services in an increasingly uncertain economic environment.

B. Report of the Town Manager

C. Report of the Mayor

The Mayor announced that Vienna Little League Opening Day will take place on Saturday at 9:00 a.m., noting it as a longstanding and meaningful community event with strong participation from residents and Council Members. She also announced

the upcoming Mayor's Volunteer Reception on April 21 at 7:00 p.m. at the Fire Hall, recognizing the significant contributions of volunteers throughout the Town. The Mayor then presented proclamations for Arbor Day and Native Plant Month, highlighting the importance of trees and native plants in supporting environmental health, sustainability, and community well-being. The Council concurred with both proclamations, officially recognizing April 24, 2026, as Arbor Day and April 2026 as Native Plant Month in the Town of Vienna.

Proclamations - Arbor Day and National Native Plant Month

D. Proposals for Additional Items to the Agenda

E. Closed Session Report

Council Member Ramakis made the following motions.

"I move that the members of the Vienna Town Council be polled to affirm that a closed session was held on Monday, April 6, 2026, at 6:30 p.m. in accordance with State Code Section 2.2-3711(A)(1) for consideration of personnel matters, specifically the discussion of appointment and/or reappointment to Town boards and commissions. I further move that the certification resolution be adopted in accordance with state statutes and that the Town Clerk is authorized to execute the certification resolution. I further move that the closed session be continued later this evening, Monday, April 6, 2026, after the regular meeting in accordance with State Code Section 2.2-3711(A)(19) for discussion of plans to protect public safety as it relates to cyber-security threats and/or vulnerabilities, as well as associated briefings by staff and legal counsel." This motion was seconded by Council Member Baldwin and passed unanimously.

"I move to appoint Evan Fallor to the Planning Commission for a two-year term, said term to begin April 7, 2026, and expire April 7, 2028. I further move to appoint Aekta Thobani to the Town Business Liaison Committee to complete an unexpired term, said term to begin April 7, 2026, and expire March 24, 2027. Upon the resignation of BZA Commissioner Joseph Lowther, I move that Mary McCullough be recommended to the Fairfax County Circuit Court for appointment to the Board of Zoning Appeals to complete the unexpired term of Mr. Lowther.' The motion was seconded by Council Member Francis and passed unanimously.

A motion was made by Council Member Ramakis, seconded by Council Member Baldwin, that the be approve. The motion carried by the following vote:

Aye: 7 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis, Council Member Springsteen and Mayor Colbert

5. Public Hearings

Present: 7 - Council Member Chuck Anderson, Council Member Roy Baldwin, Council Member Doug Francis, Council Member Dann Nash, Council Member Jessica Ramakis, Council Member Howard J. Springsteen and Mayor Linda Colbert

A. [26-5526](#) Public Hearing for Fiscal Year 2026-27 Operating Budget (5 mins.)

The Finance Director introduced the proposed Fiscal Year 2027 Operating Budget, stating that the total budget is \$58.3 million, representing an approximate 5% increase over the current fiscal year. He noted that the increase is driven by continued investment in core services, rising personnel and operating costs, and key

initiatives to support long-term community needs, and emphasized that the public hearing provides an opportunity for residents and stakeholders to provide input to inform Council's final decisions. During Council questions, Councilmember Springsteen sought clarification regarding the impact of real estate assessments on tax bills, noting that even without a tax rate increase, higher assessments result in increased taxes for residents. The Finance Director confirmed that increased assessments lead to higher tax payments and further clarified that if assessments do not increase, the Town would need to either raise tax rates or reduce services to maintain revenue levels.

Mary Flynn, 208 Battle Court, Vienna: "I'm Mary Flynn. I live on the Battle Court in Vienna. Many of you are quite confident that this pool is what the town wants. For the price that it will take, you have not included things like the debt service interest. If you're confident that the townspeople want this pool, you will have no qualms putting it up for a referendum. It will support you if, in fact, that's what the town wants, but it will truly give you an idea of what the townspeople want once they find out the cost of the pool. The Navy Federal Credit Union has given us half a million dollars toward this pool. I'm extremely concerned about the conflict of interest should they come up for a permit application before the town. One of you gentlemen on the council has asserted that if we don't do something with this property now, future generations are going to wonder why we didn't do something. You're treating it like money burning a hole in your pocket. The converse is true—they will wonder why you rushed to put something up when, in fact, a need for this land will come up as it inevitably will. Remember the battle to find a space for the police headquarters. You have to get a Virginia-certified appraiser to estimate the highest and best use for this. Using the company that is designing it is not only foolish, it is a conflict of interest. And finally, there are no residences near this parcel other than the townhouses over here and maybe someone on Cherry Street. Once people have to get in their car to drive, they're going to drive the 3.6 miles to Oakmont where there is parking, which we're already paying for, and it has a beach. Why would people come to a place that they can't park at? Thank you."

Susan Lennon, 211 Tapawingo Road SE: "Good evening. I'm Susan Lennon.. So it's a budget meeting—let's talk numbers. According to Vienna's website, Vienna has 5,706 households. In 2022, a survey was sent to 1,000 of those households—that's only 17%. Responses to that survey were 330, which is 5.7% of the households in Vienna. Additional responses online were 576, another 10%. So in total, 16% of Vienna households responded to one form of the survey or another. Within that survey, it says what we don't have and what we would like, and one of those checkboxes was a pool. Well, great, I'd love a pool. I swim four days out of seven, 52 weeks a year. Sure, I'd love a pool. Do I want this pool? No. What do we get for "I want a pool"? At max, we get a six-lane pool for \$36 million plus \$100,000 every year to support it. This is not a self-sustaining investment. Six lanes is 12 people swimming. People around here don't swim circuits; they swim two to a lane. So we're paying \$36 million so 12 people can swim per hour. If you have classes on the weekends, which the report says you will, there go those six lanes. When we look at membership, the report provides that potential members would be between 1,450 and 1,960—let's say 2,000. Non-Vienna is capped at 5,375. So we have 2,000 Vienna people and 5,400 non-residents. So the town of Vienna taxpayers are subsidizing a pool for non-residents. The documents also discuss the initial signup: year one, 2,000 members; year two, 2,200; year three, 2,300; and it's expected to rise by 5–10% every year. The report emphasizes that at least in year one and two there will be overcapacity and people won't be able to use the pool. I don't understand why we would think that would end at the end of year two. If the number of members

increases, the pool will stay the same size and fewer and fewer people will be able to use it. So the only thing I can come up with is we'll all just go back to Oakmont, Providence, and Spring Hill. Yeah, I'd love a pool, but this is fiscally irresponsible. I'd like a new car, I'd like a nice vacation—I don't buy those until I know the details. You took a "maybe I'd like a pool" and handed us a \$36 million structure without asking if we want this. Thank you."

Mary Ann Ressin, 309 Ayito Road SE: "Good evening. My name is Mary Ann Resin, I'm not a numbers person, but I am against the pool and I urge you to not include this item in your budget. Thank you."

Sheila Cunningham, 410 Adahi Road SE: "Sheila Cunningham, 410 Adahi Road Southeast. Our family has lived in Vienna for 31 years. Our taxes have continued to rise drastically since the many mansions have been replacing the older homes like ours. But our home is unique—we made it ADA accessible—so moving due to higher taxes isn't a viable option. With your proposed swimming pool facility, realistically our taxes will go up not only to build the facility but also to maintain it for years to come, which will cost millions. There are several public and private swimming pools in our area for swimming, meets, and lessons. I believe this proposed facility is unnecessarily a tax burden to undertake. There are less costly uses for the Center Street property with low-cost maintenance—a community park, an accessible children's playground similar to the one in McLean, a senior playground to help them stay physically fit and socially integrated, planting trees, low-maintenance plants, and flowers to make the environment beautiful. We need to meet the needs of an inclusive community. This is one viable alternative and it is enormously less expensive than a proposed aquatic facility. I recommend the town council vote no to the proposed aquatic facility. Thank you."

Damian Marsh, 504 Niblick Drive SE: "Good evening, Madam Mayor, members of the council, dear friends and neighbors. My name is Damian Marsh, 504 Niblick Drive Southeast. I'm speaking against the pool on this budget issue. The idea of having a pool is a great idea, but it is an idea that has been realized and taken care of by the county in multiple places, as well as through private facilities and fitness areas. This pool would provide, at best, 10% more lanes. So is it actually meeting a need? No. It is providing a convenience for about 12 people to swim laps. We're going to place a burden on our taxpayers, especially those on fixed incomes who are watching their property values go up and can no longer afford to live in this town. We have to look at the balance of interest—convenience versus taking care of our residents—and I think the answer is clear. Also, this is a great opportunity to begin to wean the town off the meals tax and support small businesses that are struggling. Do the right thing. There is no need for this pool. Thank you."

Jim Jackson, 119 Cherry Circle SW: "Howdy. Jim Jackson, 119 Cherry Circle Southwest, Vienna. You guys are probably tired of seeing the smiley face, but I'm back up here again because the takeaway is we really appreciate all the hard work both of the council and of your staff for putting together the budget and trying to make this whole town work and making it a great place to be. However, this is a budget buster. Having spent 28 years as a programmer in the Air Force, I know how to build a budget. I know how to make it sustainable, and this won't work for this town of Vienna. So that's what I'm appealing to you—to take this line item out of your budget and go back and rework the parts and pieces of that property over there. You need to make sure that you can legally do what you want. It's my understanding this is still RS-10, so please fix that. It needs to be physically possible—we've already heard maybe four lanes with some flexibility, which is not a competitive facility. And it needs to be fiscally responsible. A \$1.6 million annual

subsidy is not sustainable. I don't want to pass this kind of debt to my kids. Please remove this from the budget and pursue something sustainable that the whole town will enjoy. Thank you."

Bob Robinson, 515 Creek Crossing Road NE: "Good evening, everybody. I'm Bob Robinson, 515 Creek Crossing Road Northeast, Vienna. Most everything I have to say has already been said, so I'll limit myself to just a few key points. Living in Vienna for 29 years now and as a 35-year veteran of the Government Accountability Office, I've been gratified that the town has historically operated in a fiscally sound manner. So it is shocking to me that this pool proposal, which is the height of fiscal irresponsibility, has gotten this far. We are undoubtedly approaching lean budgetary times, so to commit to this financial albatross now is just insane. Further, to point to a wish list survey as justification for the decision is grossly misleading. I have always railed against single-issue voting, but this pool proposal is so catastrophic that I will no longer be able to support representatives that commit town resources to this. Thank you very much."

Bill Comerford, 206 Battle Court SE: "Madam Mayor, Town Council, my name is Bill Comerford, 206 Battle Court Southeast, Vienna. Thanks to Town staff for all the hard work on this despite whatever our opinions may be. Thirty-five million dollars—that is what the town of Warrenton, nearly 20 miles from here, has spent on their aquatic center after nearly 20 years. They are now raising property taxes for the first time in eight years to cover losses of about \$1.9 million every single year. In Christiansburg, Virginia, construction costs quadrupled early estimates and losses close to nearly \$1 million per year against revenues of \$840,000. In Kalamazoo, Michigan, a six-lane, 25-meter community pool, the closest parallel to Vienna's proposal, recovers less than 21 percent of operating costs and requires over \$815,000 in annual taxpayer subsidies. Washington, North Carolina has lost \$2.2 million over five years, triggering a council crisis over whether to hand it over to the YMCA. Rolla, Missouri, a four-lane community pool, has been losing money for 28 consecutive years. Our own town staff has estimated annual operating subsidies of \$1.6 million—that's \$60 million over 20 years. Vienna has real unmet infrastructure needs demanding capital attention. Our capital improvement program was adjusted to make room for this project, and residents have never been told what was deferred, how long, and at what cost. This parcel has never been independently evaluated for highest and best use. The survey referenced did not ask whether a permanently subsidized pool costing \$60 million over 20 years is the best use. It is not. I ask the Council to halt this project, commission an independent study, and explore a more broadly beneficial facility. You are at a decision point, and unlike other towns, you still have a choice. Thank you."

Michael Amouri, 601 Roberts Drive: Good evening. "Michael Amouri, 601 Roberts Drive, Vienna. I want to thank everyone. I think people appreciate that the council is trying to do something good for the town. However, as a 40-year resident and a 16-year business owner, I have to go on record against this. I won't repeat all the numbers—you'll hear them tonight—but from talking to people every day in my coffee shop, overwhelmingly residents are not in favor of this pool, especially given the economics. People understand that it is not financially feasible without raising property taxes. At a minimum, no more money should be spent on this project until there is more information and answers to the questions that have been raised. I also believe the document presented earlier raises important points that should be addressed before moving forward. I don't want my taxes to go up, and I don't see a way this project avoids that. Thank you."

John Rooney, Harmony Drive SW: “John Rooney, Harmony Drive Southwest. I’ve been a resident of Vienna for almost 35 years now. I’ve supported every bond proposal Fairfax County has proposed and every capital project Vienna has proposed in that time, but this is the first one I will oppose. I’ll summarize briefly. First is cost-benefit: \$35 million for a six-lane pool for about 12 people to swim is not a good return. Second is opportunity cost: every dollar spent here is a dollar not spent elsewhere, and there are many other priorities like parks, infrastructure, and services. Third, if people truly wanted the pool, then build it, but there is no significant evidence that a majority of residents support it. The survey cited did not include cost context. If you believe there is support, put it to a referendum and ask residents if they want this pool at this price. Otherwise, this decision rests solely with you. I have not heard a compelling reason why this project is necessary. Before committing to such an expenditure, the Council needs to clearly justify it to the public. Thank you.”

Kate French 808 Cottage St SW:” I just want to note at the beginning that I’ve met with a number of you one-on-one, and I appreciate your time and insights. Support for a pool was gauged in a vacuum through surveys and planning processes where residents were asked about amenities without any information about cost, scale, operating deficits, or long-term taxpayer impact. When you look more closely at the Parks Master Plan often cited as justification, it actually states that an aquatic center is not an unmet need and prioritizes improving existing facilities. Now that the full picture is clear, residents are speaking out and the message is consistent—this would be a major financial burden for a facility serving only a small portion of the community. The Town’s FAQ acknowledges construction costs of at least \$28 million and ongoing operating losses of around \$1 million annually. Continuing forward commits additional taxpayer dollars without resolving these concerns. The question is not whether a pool would be nice to have—it is whether it is responsible to build, and based on the available data, the answer is no. Thank you.”

Elizabeth DeFrancisco, 434 Knoll Street NW: “When I was in high school, I took a finance class and we were taught the difference between wants and needs. I want a lot of things—a new car, a house at the lake, vacations—but I don’t need them. Vienna has access to pools. We have three indoor pools within driving distance. We don’t need a pool. It might cut my commute by a few minutes, but I can get to Oakmont quickly. Why would we spend \$36 million in taxpayer money on something we don’t need? What we do need is water and sewer replacements and improvements to existing facilities like the Caffi fields. Those have been needs for years. I want a pool, but I don’t need it, especially if it raises my taxes. Thank you.”

Penny Oszak, 221 Nutley Street NW: “Others have spoken more eloquently than I will tonight, but I wanted my voice to be heard. I grew up on a swim team and understand the value of swimming. I would love the ability to walk to a local pool, but this project is not the right one for Vienna. It is too expensive and too small to serve the community effectively. We should be investing in something that serves more residents more often. This is prime real estate and should be used in a way that has broader impact. This is a want, not a need, and in today’s economic climate that distinction matters. I respectfully ask you to reconsider and halt this project. Thank you.”

Laurie French-Methvin, 122 Dogwood Street SW: “This is my first time speaking at a town council meeting. I’m a CPA and have lived in Vienna for about 11 years. I’m concerned about rising costs and taxes. While I think a pool is a great idea, I’m very

concerned about the financial impact. I don't think there has been enough input from the community with full information. I already travel to Oakmont and other facilities, and while it would be nice to have something closer, it's not worth the millions of dollars proposed. I'm concerned about long-term operating costs and what happens years down the line if it is underused. Thank you."

Paul Atelsek, 1007 Mountfort Court SW: "I appreciate the staff for putting together updated information. It finally acknowledges that subsidies will be required, which was not shared during the original survey. The size of the pool is also an issue—it is too small to attract major usage like swim teams. The survey was not an informed choice and did not include costs. This may result in deferred maintenance in other areas, particularly water and sewer infrastructure. I urge the Council to reconsider and fully inform residents before moving forward. Thank you."

Pegah Pirowski, 807 Plum Street: "I came with notes, but honestly, I feel like we're being pranked. We are all educated adults and this feels like common sense. This is a small-town government—our voices should be heard. This has been discussed repeatedly, the numbers have gotten worse, and we're still here. I don't understand why. Please respect our time and move on from this. There are more important things to focus on. Thank you."

Christina Rice, 412 Glyndon Street NE: "I've been a resident for 27 years and a realtor for 23. This property was purchased for \$5.5 million and is likely worth much more now. We should be asking what the highest and best use of this land is. In my opinion, workforce housing is a critical need. We also need investment in infrastructure like water and sewer lines. Spending tens of millions on a pool is not the best use of this property. Thank you."

Dennis Rice, 412 Clinton Street NE: "Yesterday my wife hosted a dinner for 30 people, and I did my own survey. I asked whether people wanted to get up and leave after dinner or help clean up, and to me that reflects the pool survey—there was no consideration of cost. It's like asking how many people want a new car versus how many want to pay for it. Everyone wants the features and benefits, but when you get to the price, that's where reality sets in. We've spent time looking at this project, but now we're at the point of facing the actual cost. As a long-time resident of over 30 years planning to stay, I am thinking about retirement and managing costs, and keeping taxes low is important. We have used other pools like Oakmont, and while it would be nice to have something closer, this project is too expensive. I ask that you consider stopping this project and looking at other options. Thank you."

Jennifer Morrow, 103 Church Street NE: "First, Madam Mayor and Town Council, thank you for the opportunity to speak tonight. I would like to comment on the proposed FY26 budget, specifically the budget item related to funding the Aquatics and Fitness Center, shown on pages 20 and 21 under Section P, Parks and Recreation. Before deciding whether or not to speak tonight, I wanted to do some research of my own. Today, I spent the afternoon visiting all 11 parks in the Town, including one tot lot, one dog park, one wildlife preserve, one streamside trail, three small parks, three parks with outdoor sports facilities, and the Town Green. I started at Wildwood Park, which I had never been to, and found it to be quite pleasing. As I traveled through Town, I was struck by how accessible each park was to its surrounding community, and that several parks can be directly accessed via the W&OD Trail. We are fortunate to have parkland distributed throughout the Town, and every park I visited had people using it. I believe it is important to consider whether our existing parks, fields, and associated facilities truly meet the needs of

the community, and to weigh trade-offs when considering this year's Parks and Recreation budget. During my visit, I observed that dugouts and fields at Southside and Meadow Lane are in need of improvement, playgrounds lack accessible equipment, and in some cases signage and parking lots need repair. I recognize that some of these improvements are included in the current budget, such as Southside Park, Caffi Fields, and Glyndon Park restroom facilities. I also believe many street crossings, particularly near high pedestrian areas and along the W&OD Trail, could be made safer. I am concerned that a large facility with significant traffic and parking demand could create congestion and safety issues near existing ball fields and outdoor activities. I believe there is a need to improve and enhance our existing parks, while also recognizing there may be opportunities to add community gathering space near the Community Center. My goal tonight is not to suggest a specific use for the property, but to share my observations. I ended my visit at the dog park, and it was a good day. Thank you."

Carolyn Ubben, 507 Ridge Road SW: "I'm a 24-year resident of Vienna and a business owner. This is my first time attending a Town Council meeting in person, and I felt it was important to speak. I do not want this pool. I do not want the long-term maintenance costs or the impact it may have on our taxes. I would rather see property taxes lowered and Town funds used in a way that benefits residents more broadly. While I appreciate building new things, indoor pools in particular are expensive to maintain over time, and costs will likely increase beyond what is currently anticipated. There are many other, less expensive uses for this property, including parks and other community-serving options. I just wanted my voice to be heard. Thank you."

Ray Brill, 501 John Marshall Dr NE: "Madam Mayor and members of the Town Council, I speak along with many others, though from a slightly different perspective. Previously, I provided materials noting that \$24 million would need to be raised to fund this project, which is a significant portion of the cost. If that amount cannot be raised, then the project should not proceed, and if it can be raised, it may be worth considering tax reductions instead. I recall similar concerns when the police facility was proposed, and despite opposition, it was built successfully and has provided lasting value. Council should focus on safety, health, and services, and this facility could contribute to resident health through year-round access. Comparisons to other facilities show this proposal is not as small as suggested. I have spent considerable time reviewing financials and believe that with adjusted program fees, the facility could generate revenue and be affordable. In my view, this is a long-term investment that should be considered seriously. Thank you."

Tina Cardenas, 214 Ceret Court SW: "Good evening. I have been a resident for over 35 years and a CPA for more than 40 years. As a numbers person, I have reviewed the financial information presented, including reports from both staff and residents. I agree with others that the original public input process lacked cost transparency, which is critical when evaluating a project of this magnitude. Based on the numbers currently available, I do not believe this project is fiscally responsible or feasible as proposed. I urge the Council to remove funding for this project from the budget and consider alternative uses for the property, including increased green space and lower-maintenance community amenities. The Town has already lost significant tree coverage, and additional green space would be a valuable investment. I strongly encourage reconsideration of this proposal. Thank you."

Laura Schwartz, 207 Oak Street SW: "As a business owner, I would not make a financial decision to take on significant debt without a clear and sustainable plan."

As a realtor and Vienna resident, I do not believe this project can be funded without increasing taxes, especially given rising property assessments and overall cost-of-living increases. Moving forward with this project would place an additional financial burden on residents at a time when many are already facing higher expenses. I oppose the pool and urge Council to consider the concerns being expressed by residents. Thank you."

Mitch Schwartz, 207 Oak Street SW: "I do not believe there is much left to add, as many speakers have already expressed the concerns clearly. While there may be some support, the majority of residents who have spoken are opposed. As elected officials, I hope you take that into account. It would be unfortunate for the significant work done by Council to be overshadowed by a project that becomes a financial burden on the Town. Thank you."

Darren Parsons, 118 Locust Street SW: "First, many people have already spoken and made strong points, and I think the overall message is clear. I want to add that while Town materials state that the property tax rate is not increasing, that is only part of the story. Residential property taxes are increasing due to rising assessments—6.2% in 2024, 6.4% last year, and 6.8% this year—resulting in roughly a 19% increase over three years. These increased tax revenues are being used to support new spending, including the proposed aquatics facility and associated costs that have not been fully acknowledged. In order to cover projected operating losses, continued increases in assessments would be necessary. This effectively means that a project serving a limited number of residents is being subsidized through higher tax bills. Similar proposals were rejected in the past due to cost and scale concerns, and current economic conditions—including inflation and broader financial uncertainty—make this an especially poor time to move forward. This project could limit the Town's ability to fund other priorities for years to come, and I question whether this is the best use of valuable Town property. Thank you."

Brian Christopher, 315 Branch Circle SE: "I am here to speak in favor of the proposed facility. I think it is a beautiful design and more than just a pool. I believe it would serve residents of all ages and provide a space for children and adults to gather and exercise. The Town already offers strong programming through the community center, including classes and summer camps, and this facility would expand those offerings and create additional opportunities for residents. Thank you."

Iliana Hartwich 1018 DeSale St SW: "I have two small children, and we already have access to pools through nearby communities and Fairfax County facilities. Those options meet our needs throughout the year, and I do not believe another pool is necessary. I believe this project is fiscally irresponsible, particularly given that residents were not fully informed or given a clear choice. This is not something my household supports. Thank you."

Raul Tunzon, 208 Oasis Court SE: "I have been a resident of the Town of Vienna for 33 years at the same address, and I want to begin by thanking the Mayor and Town Council for your service. Serving in these roles carries a significant responsibility to residents and requires careful consideration of complex issues. My concern today is the proposed pool, and I am opposed to it. I have previously submitted comments outlining my concerns and will not repeat them all here. The primary argument I have heard in favor of the project is based on a general survey that lacked detailed information, whereas we now have significantly more information about the costs and impacts. I believe the Town should not include budget items specifically tied to

further development of the pool at this time. Instead, the Town should return to residents with updated information regarding costs, tax impacts, and borrowing implications, and reassess whether this is the appropriate use of the property. Additionally, the Town should develop and present alternative options for the property, including associated costs and benefits. There is no need to rush a decision, particularly given the long-term financial commitments and current economic uncertainty. I urge the Council to take the time to reconsider, evaluate new information, and make a thoughtful decision in the best interest of all residents. Thank you.”

Lea Giovanniello, 317 Broadleaf Drive NE: “I’ve never been to one of these meetings when there are so many people here, and I think that speaks to how strongly most of us feel about the pool. I recall getting the survey and I probably checked the box because, sure, I’d like a pool. At the time, I was driving my kids to rec centers nearby, and it worked fine. We didn’t need a pool here. It would be nice, but because of the cost and the long-term fiscal responsibility of the town, I really don’t think it’s a good idea. Thank you.”

Paulina Moore, 104 Tapawingo Road SE: “Everyone has spoken quite eloquently and their analysis is thorough, and I cannot add much to that. However, I contacted Fairfax County regarding property tax assessments, and my property value increased by \$100,000 in one year. I am retired, and I am concerned about how I will continue to afford rising taxes over time, especially if these increases continue. I want to be able to remain in my home long-term without being taxed out of it. I believe we should prioritize essential needs, such as water and sewer infrastructure, rather than projects like this pool, especially when other facilities already exist. I respectfully ask that the Council consider the long-term financial impact on residents and use taxpayer funds responsibly. Thank you.”

Eric Seibold, 1101 Redwood Dr SE: “I want to state that I am completely against this pool. I believe it is fiscally irresponsible, and I question why this project is being considered at this time. I think the Town should take more time to evaluate what should be done with the property and consider options that better reflect the views of residents. I ask the Council to remove this from the budget, reassess the situation, and potentially allow residents to vote on the future use of the property. Thank you.”

Aaron Georgeleas, 213 McHenry Street SE: “I come to this from an interesting perspective. I have been using Town services for about 45 years, and I have also worked in developing communities with similar facilities, including pools and workforce housing. One of the things that attracted me to Vienna was its amenities and services, and I do not view the proposed project as fiscally irresponsible. While I understand concerns about cost and agree that they should be carefully evaluated, this is more than just a pool—it is a recreation facility that could include additional amenities such as a fitness center. Comparable communities offer similar facilities, and convenience matters, as residents are unlikely to travel farther distances regularly. There is also demonstrated demand, as local swim clubs have long waiting lists. This project should be viewed as a long-term investment in the Town, similar to other improvements that have contributed to Vienna’s quality of life. I encourage consideration of the broader community benefits and long-term value. Thank you.”

The public hearing was briefly recessed.

Patricia Wartell, 332 Beulah Road NE: "My question concerns Navy Federal Credit Union and the interest-free loan provided for design work. I understand this may have been offered because of the high cost and liability associated with building their own facility, and I would like to know what obligations the Town may have beyond repayment, including whether any discounted or corporate membership arrangements have been considered and factored into revenue projections. Regardless, I remain opposed to the pool because I do not believe it is needed in Town, and I believe there are more advantageous uses for the property. Thank you."

Nancy Logan, 410 Millwood Court SW: "Thank you for your service. I recall the original survey and found it confusing and lacking context, particularly regarding cost, and I question how it has been used to justify such a significant capital project. This project should be put to a broader public decision, as it represents a major financial commitment. As a newly retired resident, I am concerned about affordability, rising taxes, and increasing costs, and I do not believe I could afford to use the facility even while paying for it through taxes. I believe the Town should consider alternative approaches, including partnerships or revenue-generating uses of the property, and focus on long-term financial planning and sustainability. Thank you."

John Chan, 600 Upham Place: "When I first moved to Vienna, I supported the idea of a pool based on early outreach that did not include cost information, but with the current information available, I no longer support the project. I recommend removing further funding for the pool and allowing residents to weigh in through future elections if a referendum is not possible. I also note that increases in property taxes are already supporting rising operational costs, and additional long-term subsidies for the pool raise concerns about opportunity cost and financial priorities. Thank you."

Kathy Rooney, Harmony Drive SW: "I believe it is important to gather broader input from Town residents, as the views expressed here may not represent the entire community. I encourage the Town to pursue a process, whether through a survey, referendum, or election, that captures informed input from a wider population before making a decision. Thank you."

John O'Keefe, 106 Melody Lane SE: "I support public use of the annex property but oppose funding the aquatic facility. I believe the project would divert resources from existing Parks and Recreation needs, which already require additional investment. I also note that the proposed facility would function as a subsidized, membership-based amenity that competes with local businesses offering similar services. Public funds should instead be directed toward broadly accessible amenities and unmet community needs. Thank you."

Tom Dreschler, 234 Lawyers Road NW: "My family has lived in Vienna since 1964, and I have seen many residents leave because they can no longer afford to stay. Even with a largely paid-off home, rising taxes are becoming unsustainable, and additional costs will force more residents out. I do not believe the proposed pool is fiscally responsible, and I ask the Council to consider the financial impact on long-term residents. Thank you."

Julie Salvarian, 206 Tapawingo Road SE: "I agree with many of the concerns raised, particularly regarding affordability and the ability of retirees to remain in Town. My household regularly uses existing pools in Fairfax County, and I do not see a need for another facility. There are many other priorities in the Town, and this

project does not appear to be a necessary or effective use of resources. Thank you.”

Chad Blevin, 1223 Kelly Street SW: “As a lifelong Vienna resident, I appreciate the investments made in Town facilities over time. While I recognize there are both positive and negative aspects to the proposed pool, I would prefer to see the Town invest in acquiring additional parkland. With population growth and limited expansion of park space, I believe expanding accessible outdoor space would better serve the community. Thank you.”

With no more speakers for this topic present, Council Member Springsteen motioned to close the Public Hearing, seconded by Council Member Baldwin. The motion to close was approved unanimously. The Council also decided to leave the public hearing open for written comment for one week for those unable to attend in person.

Following the close of the public hearing, Council discussion focused on the proposed aquatic and fitness center and the related budget allocation.

Councilmember Anderson presented a summary of public input, noting that of approximately 140 emails received, only one was from a non-resident and the breakdown was approximately 117 opposed and 12 in favor; he also noted that of the speakers that evening, roughly 40 opposed and two to three supported the project. Several Council Members echoed concerns about the financial risk and long-term sustainability of the proposed facility, with some expressing opposition to including funding for the project in the budget at all. Others emphasized the need to continue evaluating options for the property and to maintain funding flexibility, noting that any future use of the site would require investment and that setting aside funds now would allow the Town to plan ahead. Discussion also addressed whether the budget line item should be reframed more broadly for future development of the property rather than tied specifically to an aquatic facility.

Additional discussion centered on process, fiscal responsibility, and next steps. Council Members discussed the purpose of the proposed \$300,000 allocation, clarifying that it functions as a placeholder for future development rather than a commitment to a specific project or operating subsidy. Concerns were raised regarding potential future costs, including the hiring of a project manager and associated contractual obligations, as well as the timing of decisions related to the project. Other members emphasized the importance of continuing due diligence, community engagement, and evaluating all potential uses for the property before making a final determination. Following discussion, Council Member Baldwin made the following motion, “I move to rename Division 17135 of the Parks and Recreation budget, appearing on page P21, of the proposed budget for fiscal year 2026 to 2027 from, Aquatics and Fitness Center to future development of the town owned property at 301 Center Street South” The motion was seconded by Council Member Nash and was approved by a vote of 5-2. Council Member Baldwin made a second motion, “ I move that the Town Clerk be directed to advertise a notice of intent to adopt the fiscal year 2026 27 budget at the May 18th 2026 Town Council meeting following Town Council's consideration of the real estate tax rate.” The motion was seconded by Council Member Ramakis and passed unanimously.

A motion was made by Council Member Roy Baldwin, seconded by Council Member Dann Nash , that this Action Item was approved as amended.. The motion carried by the following vote:

- Aye:** 5 - Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis and Mayor Colbert
- Nay:** 2 - Council Member Anderson and Council Member Springsteen

B. [26-5527](#) Public Hearing for Fiscal Year 2026-27 Water and Sewer Rates (5 mins.)

The Mayor announced the public hearing for the proposed Fiscal Year 2026–2027 Water and Sewer Rates and opened the public hearing.

Jennifer Morrow, 103 Church Street NE: “I’m really just up here because I feel like this agenda item should at least have one person to say something about it. I had not planned to speak, but I just want to share with you. As you probably know, I recently acquired a commercial property, and one of the things that I did as part of my due diligence was to have a sewer scope done, and what I found was not good. It is in immense disrepair, and I’m going to have to undertake a very significant project on my own to get the portion of the sewer that services my building up to code and workable. It’s going to be a process. What I don’t know is what’s on the other end of that sewer once it is beyond the point of my property line where I’m responsible for it. This is all new to me. I’ve never owned a commercial property, and I am still navigating differences between Fairfax water and Vienna water and sewer. So I’m really just coming up as someone who is new to this and letting you know it’s a little confusing. I’m not really sure what I’m paying for, and I don’t really know what the schedule of repairs in the town looks like. I do have some concerns that I need to go and research as a property owner just to prepare myself, but if there were issues in the infrastructure, that to me is a major priority. I will commit to educating myself on this topic, but just hearing about and looking at the agenda and the percentages of the rates increasing, I just hope that you can be transparent when you make these decisions and share information with property owners so that we understand how that breaks down and what it is actually paying for. Thank you.”

With no further speakers present, Council Member Ramakis moved to close the public hearing, seconded by Council Member Baldwin. The motion passed unanimously.

Following the close of the public hearing, Council engaged in discussion regarding the proposed water and sewer rates, including the structure of the rate increase and ongoing efforts to evaluate adjustments for commercial accounts. Staff clarified that the proposed increase supports expanded infrastructure investment, including increasing the pace of water main replacement and maintaining sewer system improvements, and noted that financing strategies are being used to manage the impact on rates. Council Members acknowledged the need for continued investment while balancing affordability and emphasized that the water and sewer fund operates as a separate enterprise fund dedicated to these purposes. Council Member Baldwin made the following motion, “ I move to approve the water and sewer rates and fees for fiscal year 2026-27 as presented and I further moved that the town clerk be directed to advertise a notice of intent to adopt water and sewer rates and fees for fiscal year 2026 27 at the May 18th, 2026 meeting.” The motion was seconded by Council Member Anderson and passed unanimously.

A motion was made by Council Member Baldwin, seconded by Council Member Anderson, that the Action Item be approve. The motion carried by the following vote:

Aye: 7 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis, Council Member Springsteen and Mayor Colbert

C. [26-5513](#) Public Hearing on Request for Approval of Modifications of Site Plan Requirements Related to Parking for Bear Branch Tavern, located at 133 Maple Ave., E, to increase the maximum number of seats from 300 to 337 (15 mins.)

Staff presented the request for approval of modifications to site plan requirements related to parking to allow Bear Branch Tavern to increase seating from 300 to 337 seats, including an overview of the property, existing parking conditions, prior approvals, and the applicant's proposal for additional private dining space in the basement. Staff and Council discussed the Planning Commission's recommendation, concerns regarding parking capacity, valet operations, and the recent addition of a yoga studio tenant with evening hours. Questions focused on peak parking demand, availability of parking spaces, potential impacts of valet stacking, and whether shared parking or alternative arrangements could address capacity constraints.

Bets Thomas, 1122 Ware Street SW: "I'm a huge fan of the restaurant, but I think some of the documents you have don't have the correct information. I am also a member of Body Grace, which has just started operating in the building, and they do have evening hours during dinner service. Parking is already tight, and as more participants begin using the space, it will become more constrained. The staff document states that tenants are out by five, and that is no longer the case. I just wanted to make sure everyone is aware of that. Thank you."

Matthew DiFiore, 207 Owaissa Ct. SE: "I think you all need to hold off on this until you review the parking section of the Town Code. Parking is already tight there, and adding additional spaces, especially in the back for valet, raises concerns. I would not feel comfortable leaving my car with a valet in that lot given how tight it is. There may be opportunities for shared parking nearby, but overall I think this proposal creates risk and should be reconsidered. Thank you."

With no further speakers present, Council Member Springsteen motioned to close the public hearing, seconded by Council Member Ramakis. This motion passed unanimously.

Following the close of the public hearing, Council discussed the proposal in detail, including the adequacy of existing parking, the potential effectiveness of valet operations, and the impact of increasing seating capacity without a proportional increase in parking. Several Council Members expressed concern about existing parking constraints and the lack of additional spaces, while others emphasized the benefits of shared parking, the limited and event-based nature of the additional seating, and the potential for future public parking resources to alleviate demand. Council also discussed the Planning Commission's recommendation and the possibility of combining it with a valet solution. Council Member Baldwin made the following motion, "I move to approve the modification of requirements as recommended by the Planning Commission for Bear Branch Tavern located at 133 Maple Avenue East, tax back parcels 0384540100 and 0100A to allow the previously approved parking modification to accommodate an increase in restaurant seating from 300 to 337 seats after 5 p.m. Monday through Friday and all day Saturday and Sunday conditioned on providing on-site valet parking that can accommodate up to 11 vehicles in addition to the 103 striped spaces as shown on the site plan approved by the Fairfax County Fire Marshal when the basement private dining space is in use." The motion was seconded by Council Member Nash and was approved by a vote of 5-2.

A motion was made by Council Member Baldwin, seconded by Council Member Nash, that the Action Item be approved as amended. The motion carried by the following vote:

Aye: 5 - Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis and Mayor Colbert

Nay: 2 - Council Member Anderson and Council Member Springsteen

6. Consent Agenda

7. Regular Business

- A. [26-5499](#) Request acceptance of donated City of Fairfax-owned Wenger Showmobile stage to the Town of Vienna Parks and Recreation Department (5 mins.)

The Director of Parks and Recreation presented a request to accept the donation of a City of Fairfax-owned Wenger Showmobile stage, noting that the Town has utilized the equipment for approximately 10 years and that it remains in good condition following staff evaluation. Acceptance of the donation will allow continued support of community events while reducing reliance on rented staging equipment. A motion was made and seconded to accept the donation. Following a brief discussion, including storage location, the following motion was made by Council Member Ramakis, "I move to accept the donation of the City of Fairfax owned Wenger Showmobile to the Town of Vienna Parks and Recreation Department." The motion was seconded by Council Member Anderson, and approved unanimously.

A motion was made by Council Member Ramakis, seconded by Council Member Anderson, that the Action Item be approve. The motion carried by the following vote:

Aye: 7 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis, Council Member Springsteen and Mayor Colbert

- B. [26-5525](#) Request To Set a Public Hearing for May 4, 2026, Regarding the 2026 Comprehensive Plan (5 mins.)

Staff presented the Planning Commission's recommended 2026 Comprehensive Plan and outlined the next steps in the review process, including a joint work session with the Planning Commission and opportunities for Council feedback prior to final adoption. Council discussed the timeline for incorporating public input and potential revisions following the public hearing. The following motion was made by Council Member Ramakis, "I move to set a public hearing for May 4th, 2026, regarding the Planning Commission's recommended 2026 Comprehensive Plan update. I further move that the Town Clerk advertise a notice of public hearing." The motion was seconded by Council Member Nash and approved unanimously.

A motion was made by Council Member Ramakis, seconded by Council Member Nash, that the Action Item be approved. The motion carried by the following vote:

Aye: 7 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis, Council Member Springsteen and Mayor Colbert

Second Closed Session

Following the conclusion of regular business, the Town Council recessed into their second closed session.

Upon returning from the second closed session, a motion was made by Council Member Ramakis and seconded by Council Member Anderson to affirm that a second closed session was held on April 6, 2026, following the regular meeting in accordance with Virginia Code Section 2.2-3711(A)(19) for discussion of plans to protect public safety related to cybersecurity threats and vulnerabilities, including

briefings by staff and legal counsel. The motion also authorized adoption of the certification resolution and execution by the Town Clerk, and continued the closed session to April 27, 2026, at 6:30 p.m. for personnel matters in accordance with Virginia Code Section 2.2-3711(A)(1). The motion was approved unanimously.

A motion was made by Council Member Ramakis, seconded by Council Member Anderson, that the be approve. The motion carried by the following vote:

Aye: 7 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis, Council Member Springsteen and Mayor Colbert

8. Meeting Adjournment

With no further business, the meeting was adjourned at 12:40 a.m.

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.