



Town of Vienna

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

Meeting Minutes - Draft Town Council Meeting

Monday, February 23, 2026

7:30 PM

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

Invocation: Johnny Kurcina, Christ Church Vienna

The meeting of The Vienna Town Council was called to order at 7:30 p.m. Johnny Kurcina of Christ Church Vienna delivered the invocation.

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

1. Roll Call

Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis, and Mayor Colbert were present. Council Member Springsteen was absent.

- Present:** 6 - Council Member Chuck Anderson, Council Member Roy Baldwin, Council Member Doug Francis, Council Member Dann Nash, Council Member Jessica Ramakis and Mayor Linda Colbert
- Absent:** 1 - Council Member Howard J. Springsteen

2. Acceptance of Minutes:

The minutes were accepted unanimously.

- A. [26-5464](#) Draft Town Council Meeting Minutes from February 2nd, 2026

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)

Matthew DiFiore, 207 Owaissa Ct SE
"I come again to talk about the service request system—this year called Vienna Connect—where residents can submit their desires, wants, complaints, and kudos, and the Town can take action. Last year, I believe it was at the end of January, I asked how the system was being used within the Town for management of Town processes and operations, and I don't think I ever received a formal response. So I'd like whomever is responsible for that to think about it and perhaps provide some feedback. Speaking of that, I'd like to make a couple of suggestions. During the recent snow emergency a couple of weeks ago, I had occasion to go in and look at the complaints. Unfortunately, I have two accounts in the system, so I see items two or three times, which isn't ideal—but that's my problem. One recommendation I would make to Public Works is to separate the current "leaf removal, snow and leaf removal" category into two categories: "snow removal" and "leaf removal." While those activities may occur around the same time of year, if someone simply wants to see what snow-related issues were reported, they currently get both snow and leaf removal items, and the system doesn't appear to allow sorting by date. Changing the categorization might make it easier for residents who are interested in understanding what's going on. I also have a suggestion for the Police Department.

Over the last year or so, I've seen a number of non-emergency issues submitted to the police through the system. The routine response is often that residents should contact the dispatcher, and the police explain that this is because it results in a more timely response, which I understand. However, there are situations—such as a car routinely parked in the wrong place or another recurring issue—that may be bothering residents. In those cases, the response is sometimes to contact the traffic sergeant directly, with an email address or phone number provided. That's helpful, and I'm sure responses are provided, but the answer goes only to the person who reported it. So if I report something and someone else in town later reports the same issue, there's no shared feedback indicating that the issue has already been addressed or what the appropriate response is. I realize that might require some finesse in how it's handled, but it may be worth considering. Finally, Council Member Francis mentioned at a previous meeting the sewer and water report that was commissioned about a year ago. I'm wondering whether that report is now available for citizens to review, either in full or as an executive summary, so that residents can better understand what's going on and what the Town may be considering in the future. Thank you for your time."

Sandy Shinn, 511 Kibler Cir SW

"I'm here to oppose the current plan for the annex. When the Town renovated and added on to the Vienna Community Center, I was disappointed that there was no fitness center included in the renovations. When Town residents were surveyed on their wishes for the annex property, I voted for a fitness center. How nice it would be to be able to work out. Many residents voted for a pool, but I think they had in mind a municipal pool—something that would be affordable for many residents in some way. The Town commissioned a plan for the annex that has no alternative options, and there has been no independent analysis of the plan. The plan calls for a pool with only four lanes, which is not large enough to generate income from swim meets or swim practices. Three-quarters of the square footage in this plan will be taken up by a pool and fitness center that will cost around \$1,000 per year to join. Even this expensive fee will not cover operating expenses, so there will be over a million-dollar deficit every year in perpetuity that will be paid for by Vienna taxpayers. In my mind, this is a Cadillac plan that is more like a country club and is accessible to only a small subset of Vienna residents, yet who is paying for the \$25 million facility? All Vienna taxpayers. I implore you to go back to the drawing board on this. To use another cliché, don't throw good money after bad. A fitness-center-only option would cost much less, take up less square footage, and allow the rest of the building to be used for things that are free to the public. The fees for the fitness center portion could be structured like County recreation centers, with annual passes, passes for 25 visits, senior passes, and one-time entrance fees. With the remaining square footage, create spaces where people can gather, such as a large room with tables for playing board games, a few ping pong tables, a pool table, and additional rooms for exercise classes or club meetings. As lawmakers, I'd like to remind you of the first goal in the Town of Vienna's 2019 Strategic Plan—a plan that looks out 10 to 20 years—and I'm quoting here: "The Town of Vienna will be a reliable and responsible steward of public funds, committed to ensuring financial sustainability and maintaining and promoting high standards, as well as a strong, well-managed financial position." Is this plan for the annex financially responsible? Does it benefit the whole community? Please ask yourselves these questions as you prepare to vote. Thank you for hearing me today."

4. Reports/Presentations

A. Report and Inquiries of Council Members

Council Member Anderson recognized two Boy Scouts attending the meeting as part of their Citizenship in the Community merit badge requirements and welcomed them to the meeting. Council Member Anderson also clarified comments he had made during the January 26 meeting regarding the timeline for decisions related to the proposed Aquatics and Fitness Center, stating that his questions were intended to gain clarity about when formal decisions would occur and not to suggest that staff had acted improperly.

Council Member Baldwin thanked the Department of Public Works for their snow removal efforts following recent winter weather and noted the early morning work performed by staff to keep roads clear.

Council Member Nash commented on the recent interviews conducted for Town boards and commissions and noted that the Town benefits from residents of many different ages and backgrounds who volunteer their time and expertise to serve the community.

B. Report of the Town Manager

The Town Manager invited staff from the Department of Public Works to provide an update on the Nutley Street culvert replacement project. Staff explained that construction would begin the following day and would involve replacing the existing culvert with a larger structure intended to reduce upstream flooding. Staff described the construction phases and explained that the work would require lane closures and traffic adjustments on Nutley Street through early 2027. Staff also outlined outreach efforts that had been conducted with nearby residents and with Marshall Road Elementary School to address potential impacts during construction.

A. [26-5447](#) Economic Development February 2026 Update (10 Mins.)

Economic Development Director, Nicole Toulouse, presented a quarterly update on economic development conditions within the Town. The presentation included information on the Town's commercial inventory, vacancy rate, and regional comparisons. Staff reported that Vienna continues to maintain one of the lowest commercial vacancy rates in the region. The presentation also included updates on construction at 515 Maple Avenue West, planning for Vienna Restaurant Week, and preparations for the Town's Economic Summit.

C. Report of the Mayor

The Mayor reported that members of The Town Council recently traveled to Richmond for Local Government Day to meet with members of the Virginia General Assembly regarding legislative priorities affecting the Town. The Mayor stated that The Town Council had been advocating against proposed legislation that could allow a casino in Fairfax County. The Mayor also announced a community event at the Vienna Inn to support mental health awareness and invited residents to participate.

D. Proposals for Additional Items to the Agenda

E. Closed Session Report

Council Member Ramakis made a motion, seconded by Council Member Baldwin "I move that the members of the Vienna Town Council be polled to affirm that a Closed Session was held on Monday, February 23, 2026, at 6:15 p.m. in accordance with

State Code Section 2.2-3711(A)(1) (Personnel).”And “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.”

“And I further move that the Closed Session be continued to Monday, March 2, 2026, at 6:30 pm in accordance with State Code Section 2.2-3711(A)(1) (Personnel)”
The motion passed unanimously.

Council Member Ramakis then made the following motion, seconded by Council Member Anderson, “I move to re-appoint Roxanne Paul to the Tree Advocacy Committee for a two-year term. Said term to be retroactively effective January 16, 2026, and expire January 16, 2028.” and,

“I move to re-appoint Sylvia Taylor to Historic Vienna, Inc. for a two-year term. Said term to begin March 23, 2026, and expire March 23, 2028.” and,

“I move to appoint Owen Shannon to the Tree Advocacy Committee to complete an unexpired term beginning February 24, 2026, and expiring November 11, 2026.”
The motion was approved unanimously.

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

Aye: 6 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis and Mayor Colbert

Absent: 1 - Council Member Springsteen

5. Public Hearings

The Mayor opened the public hearing on proposed amendments to Chapter 18 of the Town Code. Staff presented an overview of the proposed changes, which included revisions to lot coverage regulations, updates to the principal and accessory use tables, amendments to drive-through facility regulations and religious assembly standards, and changes to subdivision and administrative procedures required by recent state legislation.

Present: 6 - Council Member Chuck Anderson, Council Member Roy Baldwin, Council Member Doug Francis, Council Member Dann Nash, Council Member Jessica Ramakis and Mayor Linda Colbert

Absent: 1 - Council Member Howard J. Springsteen

A. [26-5438](#)

Public Hearing On Proposed Amendments to Chapter 18 - Zoning and Subdivision (10 mins)

Ruth Hazel, 137 Center St. S

“I’ve been a resident of Vienna since 1988, so a long time. My current residence is 137 Center Street, about 100 feet from where I am right now, and this development is in the RMU zone. During the code creation process, Jerry Lehey, my neighbor and president of the HOA, requested two changes to Code Section 18-212 related to structure dimensions. This request was made both individually and as president of the 17-unit HOA for Cadence on Center. Jerry is away and asked me to submit these comments in person for him. Specifically, at that time he asked that pergolas be added to the list of roof structures allowed to be constructed nine feet above the roof line, and he also proposed a definition of pergola. The definition of pergola was added to the code, but pergola was not added to the list of structures allowed to be erected nine feet above the roof line. The reason for the request was to allow unit owners the maximum use and enjoyment of their property. Each unit was built with a 460-square-foot rooftop deck that includes gas, electric, and water, as well as an

outdoor fireplace, to allow full use of the deck space, and effective screening from the sun and rain is needed. Umbrellas have proven ineffective as a solution, primarily because of the wind, which requires lowering the umbrella for safety, and additionally a single umbrella cannot cover the entire space. After much research, we found that a pergola structure that is permanently attached to the roof would be the best solution. The pergola structure is a powder-coated, high-quality aluminum extruded structure with a horizontal roof with slats that open and close and is open on the sides. Many of the existing rooftop features already exceed the code height limit of 35 feet. The parapet walls separating the units are six and a half feet above the roof line, and the doorway access to the roof and the penthouse structure for the elevator are both nine feet above the roof line. No new living space is being created. The pergola would serve as protection against the sun and rain and not as a trellis for vines. Adding pergolas to the list of allowed structures will have minimal impact on the surrounding areas in the RMU zone. The only residential buildings abutting the zone are two single-family homes. The other abutting uses are the elementary school, Town Hall, and the police station. There would also be minimal impact on the Town, as single-family homes and the current inventory of apartment townhouses, with the exception of the Avenue District, do not even have rooftop decks. I am renewing the request for this small adjustment to be made to the code to allow pergolas as a structure that can be erected nine feet above the roof line. Thank you for your time, and have a good evening.”

Matthew DiFiore, 207 Owaissa Ct SE

“I know a lot of work has been done on this section, so I probably just have a few nitpicking points. In the specific use standards in Appendix Three, I believe it was, there are two—actually three—items that are not defined. On the right side of the table, you list the section within the code where that category is referenced, and the items are museums/cultural facilities and museums. There is nothing in the code that defines what that is or is not. The same issue exists for warehouse and wholesale. I note that warehouse and wholesale are proposed for the Corporate Park area, and while I understand that if something is an accessory use it may be permitted, if it is a primary use it is not permitted. But that raises the question—what exactly is a warehouse? What kinds of things do we consider to be warehouse uses and what are not? That does not appear to be defined anywhere in the code that I can see. The same question applies to wholesale. You might want to consider either revising that section or adding definitions to the body of the code to clarify those uses. Similarly, Section 18-2320 lists “continuing care facility” as reserved, but there is no description. Obviously, I think the home above—Sunrise, that’s the one—I believe that is a continuing care facility, so it may be time for the Town to include a description of that use in the code, perhaps with signage or some other clarification. And finally, I know the state recently made some changes that shifted certain responsibilities for decisions from the Zoning Administrator to Director Levy as an administrative determination. While I have full confidence in Director Levy, in furtherance of the Council’s desire to keep residents informed about what is going on, perhaps there should be some form of notification to Town residents when significant decisions or changes are going to be made. In the past, those types of matters would appear on the Town Council agenda as part of a public hearing, but under this administrative procedure they could potentially occur under the radar where the public would not see them. Thank you for your time.”

The Mayor also noted that a written comment had been received from a resident regarding concerns about the loss of local control over land use decisions as a result of recent state legislation. The letter read, Dear Town Council, I am writing to express my concern regarding the zoning updates being voted on tonight,

particularly the proposed changes to Articles 6 and 8. While I understand these amendments are being made in response to changes in Virginia law, the practical effect is a continued erosion of local land-use authority. Decisions that directly shape our neighborhoods are increasingly being shifted away from our locally elected officials and the residents who live with the consequences. We have already seen this trend with ADUs and now again with recently proposed state legislation, SB 717. Each step further limits the Town's ability to apply local judgment, context, and community input to development decisions. I strongly believe that local officials—who know Vienna and its neighborhoods best—should retain meaningful authority over land use. Equally important, residents deserve a real voice in how our Town evolves. I respectfully ask: what actions can the Town take to push back against this steady loss of local control and advocate for preserving municipal decision-making authority? Thank you for your service and for considering these concerns. Sincerely, Penny Oszak, 221 Nutley St NW.

Council Member Baldwin moved to close the public hearing, seconded by Council Member Nash. The motion was approved unanimously.

During Council discussion, Council Members discussed formatting options for the lot coverage provisions and transparency measures related to administrative approvals.

Council Member Baldwin moved to adopt the proposed amendments to Chapter 18 of the Town Code as presented in attachment 2, including Option B-7 for the formatting of the lot coverage provisions, and further moved to direct the Town Clerk to advertise the notice of intent to adopt the ordinance for the March 23, 2026 Town Council meeting. Council Member Ramakis seconded the motion. The vote passed unanimously.

Option 1 - Adoption as Presented:

I move to adopt the proposed amendments to the Zoning and Subdivision Ordinance, Chapter 18 of the Town of Vienna Code, as shown in Attachments 02 [Council chooses Option A or B] through 07.

I further move to direct the Town Clerk to advertise the Notice of Intent to Adopt for the Regular Town Council meeting of March 23rd, 2026.

Aye: 6 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis and Mayor Colbert

Absent: 1 - Council Member Springsteen

6. Consent Agenda

7. Regular Business

- A. [26-5443](#) Adoption of an Ordinance Authorizing the Issuance and Sale of General Obligation Refunding Bonds (5 mins.)

The Finance Director presented an ordinance authorizing the issuance and sale of general obligation refunding bonds in order to refinance the Town's outstanding 2024 public improvement bond. Staff explained that the refinancing would not involve borrowing new funds but would instead replace the existing debt with a loan at a potentially lower interest rate while adjusting the repayment schedule. Council Members asked questions regarding the potential interest rate, the

extension of the repayment period, and whether the Town would retain the option not to proceed with refinancing if favorable rates were not obtained. Staff and the Town's financial advisor responded to these questions

Council Member Baldwin made a motion, 'I move for council approval of the bond ordinance entitled ordinance authorizing the issuance and sale of general obligation, refunding bonds, notes or other forms of indebtedness of the town of Vienna, Virginia, and authorizing the execution and delivery of certain documents related there to. I further move that the town clerk and bond council be authorized to advertise notice of the adoption of such bond ordinance.' Seconded by Council Member Ramakis. The motion passed unanimously.

"I move for Council approval of the bond ordinance entitled "Ordinance Authorizing the Issuance and Sale of General Obligation Refunding Bonds, Notes or Other Forms of Indebtedness of the Town of Vienna, Virginia and Authorizing the Execution and Delivery of Certain Documents Related Thereto."

I further move that the Town Clerk and Bond Counsel be authorized to advertise notice of the adoption of such bond ordinance."

**Or
Other action deemed necessary by Council.**

Aye: 6 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis and Mayor Colbert

Absent: 1 - Council Member Springsteen

B. [26-5448](#)

Town Council Priorities (5 mins.)

Mayor Colbert and fellow Council Members thanked Council Member Ramakis for her hard work on this project, specifically the drafting of the language for each priority. Mayor Colbert also requested clarity on one of the requests from Council Member Anderson regarding the Capital Budget Review. Council Member Anderson clarified the timing of this review should come prior to the approval of the CIP. The Town Attorney provided an update on the mobile phone coverage priority, he wanted to clarify that there would not be any upcoming agenda items on this topic, only renewal of licenses with telecommunication companies

Council Member Ramakis moved to approve the Town Council priorities as presented, seconded by Council Member Nash. The motion passed unanimously.

Following this item, Planning and Zoning Director, David Levy, revisited the public hearing agenda item to clarify the amendments that Town Council approved following the public hearing.

Council Member Anderson made a motion to reconsider the zoning amendments that they approved earlier. Council Member Baldwin seconded and the motion to reconsider passed unanimously.

Planning and Zoning staff returned to their presentation to clarify the specifics of the amendments that are being approved. The Town Council confirmed that they approved the amendments, but not what the Planning Commission had recommended regarding the corporate park. Council discussed keeping the language broad so that there can be flexibility in the future with what is allowed

within the corporate park. The Town Council decided to stick with their original motion after revisiting the amendments.

Council Member Baldwin motioned to adopt the proposed amendments to Chapter 18 of the Town Code as presented in attachment 2, including Option B-7 for the formatting of the lot coverage provisions, and further moved to direct the Town Clerk to advertise the notice of intent to adopt the ordinance for the March 23, 2026 Town Council meeting. Seconded by Council Member Anderson. The motion was approved unanimously.

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

Aye: 6 - Council Member Anderson, Council Member Baldwin, Council Member Francis, Council Member Nash, Council Member Ramakis and Mayor Colbert

Absent: 1 - Council Member Springsteen

8. Meeting Adjournment

With no further business, the meeting was adjourned at 9:30 p.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.