



OCCOQUAN TOWN COUNCIL
Meeting Minutes - DRAFT
Town Hall - 314 Mill Street, Occoquan, VA 22125
Tuesday, April 21, 2026
7:00 p.m.

Present: Mayor Earnie Porta; Vice Mayor Jenn Loges, Councilmembers Robert Love, Theo Daubresse, Eliot Perkins, and Cindy Fithian

Absent: None

Staff: Adam Linn, Town Manager / Chief of Police; Megan Lubash, Town Clerk / Assistant Town Manager; Jason Forman, Deputy Chief of Police

1. CALL TO ORDER

Mayor Porta called the meeting to order at 7:00 p.m.

2. CONSENT AGENDA

- a. Request to Accept April 7, 2026, Town Council Meeting Minutes**
- b. Request to Adopt Resolution Requesting VDOT to Install Enhanced Penalty Signs**

Vice Mayor Loges moved to approve the request to accept the consent agenda. Councilmember Fithian seconded. Motion passed unanimously by voice vote.

3. REGULAR BUSINESS

- a. Request to Approve Appropriation of Funds for Riverwalk Expansion Project**

Mayor Porta explained that Town Engineer Reese had submitted cost estimates for several Riverwalk segments that were higher than anticipated. Specifically, the estimate for the Mill House Museum deck was over \$400,000, and the connection between the kayak ramp and the existing Riverwalk was estimated at \$373,000. The Mayor noted that these costs were too high to justify allocating additional funds in the upcoming Capital Improvement Program (CIP) budget. However, he directed Town Manager Linn to explore more cost-effective options, including identifying deck contractors capable of completing a project within the Town's financial means. Town Manager Linn also emphasized the importance of maintaining a \$100,000 allocation in the upcoming budget to advance the Riverwalk project to a "shovel-ready" stage through necessary surveys, investigations, and engineering drawings. Vice Mayor Loges concurred with this approach.

Councilmember Daubresse expressed support for identifying alternative projects outside of the Riverwalk that could be funded with Town resources, particularly in the absence of state or federal grant funding.

Councilmember Love inquired whether the Comprehensive Plan would need to be amended if the Riverwalk project were deprioritized for the current fiscal year. Councilmember Perkins, who also serves as Chair of the Planning Commission, clarified that the Comprehensive Plan is a visioning document, and the Riverwalk should remain included as long as it continues to be a Town goal. Councilmember Love added that demonstrating progress on other value-added projects should also

remain a priority.

Mayor Porta then asked Town Manager Linn about the need for a formal motion on this item. Town Manager Linn advised that the agenda item was intended for discussion of the Riverwalk project funding this fiscal year and that, if the Council chose not to move forward with adding a segment in the current fiscal year, no formal motion would be required.

Finally, Mayor Porta noted that several grant opportunities previously explored by the Town now appear unlikely to materialize. He also stated that the County does not appear to have funding available for the project, and that private corporate contributions, while helpful for smaller initiatives, are not sufficient to support a project of this scale.

4. DISCUSSION ITEMS

a. FY2027 Budget Work Session #6 (Recap of All Funds)

Town Manager Linn provided a brief summary of the prior budget work sessions. Mayor Porta stated that he would like the Town Council to vote on each budget component individually to formally authorize advertisement of the proposed FY2027 budgets, and the Council unanimously agreed.

Town Manager Linn first reviewed the eSummons Fund. Councilmember Fithian moved to advertise the adoption of the proposed FY2027 eSummons Fund budget, with revenues of \$15,000 and expenditures of \$13,160. Councilmember Daubresse seconded the motion, which passed unanimously by roll call vote.

Next, Town Manager Linn reviewed the Mamie Davis Park Fund. Councilmember Perkins moved to advertise the adoption of the proposed FY2027 Mamie Davis Park Fund budget, with revenues of \$1,000 and no planned expenditures. Councilmember Love seconded, and the motion passed unanimously by roll call vote.

Town Manager Linn then reviewed the Events Fund. Councilmember Love moved to advertise the adoption of the proposed FY2027 Events Fund budget, with revenues of \$323,797 and expenditures of \$236,379. Councilmember Fithian seconded, and the motion passed unanimously by roll call vote.

Town Manager Linn proceeded to review the General Fund and associated tax rates. Councilmember Perkins moved to advertise the adoption of the proposed FY2027 General Fund budget, with revenues totaling \$1,586,786 and expenditures totaling \$1,586,786. Vice Mayor Loges seconded, and the motion passed unanimously by roll call vote.

Town Manager Linn then outlined the proposed tax rates for FY2027 indicating there was no change from the current fiscal year. Councilmember Fithian moved to advertise the following rates: a real estate tax of \$0.116 per \$100 of assessed value; a meals tax of 3.5%; a transient occupancy tax of 7.0%; and a cigarette tax of \$0.40 per pack and \$0.02 per cigarette. Councilmember Perkins seconded, and the motion passed unanimously by roll call vote.

Town Manager Linn next reviewed the Capital Improvement Program (CIP) Fund. Mayor Porta inquired whether the proposed budget included the \$100,000 allocation for the Riverwalk project, which Town Manager Linn confirmed. The Mayor noted that Nick Roper, a member of the Riverwalk Expansion Special Committee, had recommended advancing certain permits, engineering

drawings, and investigations that would remain valid over time. Mayor Porta and Councilmember Perkins also discussed the inclusion of funding for a license plate reader system, noting that it was intended as a placeholder pending confirmation that the technology meets operational needs identified by Chief Linn and Deputy Chief Forman. Town Manager Linn confirmed that the purchase would proceed only if the system demonstrated the necessary capabilities.

Vice Mayor Loges moved to advertise the adoption of the proposed FY2027 CIP Fund budget, with revenues totaling \$1,389,231 and expenditures totaling \$1,389,231. Councilmember Perkins seconded, and the motion passed unanimously by roll call vote.

Mayor Porta concluded by commending Town Manager Linn for the quality of the budget presentations and accompanying summary materials.

b. Public Art Discussion

Mayor Porta reported that he had spoken with Pat Lynn, the owner of the property adjacent to Town Hall that is being considered for one of the mural installations. Ms. Lynn indicated that she did not want artwork applied directly to the brick façade but was amenable to panels being mounted on the side of the building. Town Manager Linn noted that the use of panels would also allow the artwork to be completed off-site, improving overall project logistics and minimizing disruption in Town.

Town Manager Linn then presented the list of runner-up submissions from the Pocket Park Mural Contest. He began with Rich Moore's concept, which had initially been proposed for installation on Pat Lynn's brick wall near Town Hall. Mayor Porta and Town Manager Linn instead suggested relocating this mural to the rear of the River Mill Park bathhouse.

Town Manager Linn next discussed Julia Glatfelter's proposal. The artist expressed a preference for painting directly on brick and included a budget for paint and scaffolding. Mayor Porta recommended removing the phrase "At the edge of the water," noting that it reflects a commonly cited but inaccurate translation of the word "Occoquan." Councilmember Perkins observed that the mural would likely be temporary given anticipated construction associated with the Mill at Occoquan project. Town Manager Linn added that the artist requested a commission of \$3,500.00, plus \$750.00 for materials.

Town Manager Linn then reviewed Briana Camp's concept, noting that the current plan involves installing panels within the interior of the building.

He also discussed Emely Ramos' proposed mural for the Post Office, with estimated material costs of \$430.00. Councilmember Love reported that he had spoken with the Postmaster, who in turn had coordinated with the property manager and owner. Both were supportive of the concept and are pursuing formal approval through the appropriate channels.

Mayor Porta then addressed project funding, indicating that contributions from Kevin Sills, the Occoquan Historical Society, and the Town of Occoquan would support the artist commissions. He proposed a commission of \$3,500.00 for three of the artists and potentially less based on scope of the work. Vice Mayor Loges inquired whether the Briana Camp installation could incorporate a three-dimensional element, such as utilizing the existing awning overhang with panels mounted behind it, to achieve a scale comparable to the other mural projects.

Town Manager Linn requested clarification, and Vice Mayor Loges explained that she envisioned a three-panel installation, either flat or incorporating dimensional elements.

Councilmember Perkins expressed appreciation for the progress made, noting that the initiative represents a significant step forward for public art in Town. He also emphasized that this is an opportune time to begin developing a catalog or “library” of potential locations for future public art installations.


Vice Mayor Loges further noted that expanding public art may increase the likelihood of graffiti or tagging in other areas. Town Manager Linn responded that anti-graffiti coatings are incorporated into mural contracts and that professional muralists routinely apply protective topcoats to mitigate such risks. Vice Mayor Loges added that her concern was informed by observations during a recent trip to a European city with significant graffiti presence. Councilmember Perkins acknowledged the concern, noting that while tagging is generally less prevalent in the United States than in some European cities, it remains prudent to consult with muralists and implement preventative measures where appropriate.

5. ADJOURNMENT

Councilmember Perkins requested a moment of personal privilege to reflect on the Town’s budget process and to thank Town staff for their work and dedication. He shared that his tenure on the Council has been both enjoyable and rewarding, and he expressed sincere appreciation for the collaborative spirit among Councilmembers. Councilmember Perkins noted that, while discussions and occasional disagreements are a natural part of the process, each member remains focused on advancing what is best for the Town of Occoquan. He added that he feels both fortunate and grateful to serve alongside his fellow Councilmembers.

Mayor Porta echoed these sentiments, noting that the Council strives to engage constructively and avoid undermining one another. He also thanked Town Manager Linn for developing and presenting a well-prepared and thought-out budget.

The meeting was adjourned at 8:00 p.m.



Megan Lubash, Town Clerk