

**McLean Citizens Association  
Board of Directors Meeting  
Final Minutes, April 4, 2007**

**BOARD OF DIRECTORS**

**Officers (6)**

Tom Brock	President	Present
Rob Jackson	First Vice President	Present
Jim Turner	Second Vice President	Absent (Excused)
William Denk	Treasurer	Absent (Excused)
Mark Zetts	Corresponding Secretary	Present
Desmond B. O'Rourke	Recording Secretary	Present

**DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (19)**

John Adams	Georgetown Pike & Potomac River Assoc.	Present
Ted Alexander	Westberry HOA	Present
Brian Blood	Evermay Community Association	Present
Donald Borcharding	Brookhaven/Forest Villa Association	Present
Germaine Broussard	McLean Commons	Present
Steve DelBianco	Franklin Area Citizens Association; FCFCA	Absent (Excused)
Darren Ewing	Pimmit Hills Citizens Association	Present
Louis Freeman	McLean House North Council	Present
Lynn Bays Fuechsel	McLean County Estates	Present
Jane Greenstein	Chesterford Community Association	Present
Michelle Meehan	Greenway Heights Civic Association	Absent (Excused)
Robert (Bob) Philipp	Shouse Village Community Association	Absent (Excused)
James A. Robertson	Evans Mill Pond Owners Association	Present
Ed Saperstein	Glen Haven Farms	Absent (Excused)
John Schaefer	McLean Broyhill Estates	Absent (Excused)
Bill Stephens	Chesterbrook Woods Citizens Association	Present
Susan Turner	Summerwood	Present
Paul Wieland	McLean Hamlet Citizens Association	Present
Stephanie Weisbroth	West McLean Citizens Association	Present

**AT-LARGE BOARD MEMBERS (14)**

Robin Bates	Present
Mike Clancy	Present
Chris Cole	Present
Frank Crandall	Present
Dan DuVal	Absent (Excused)
Donald Finberg	Present
Stephen Keller	Present
Margaret Malone	Present
Chris Monek	Absent (Excused)
Dale Murad	Present
Bob Nagle	Present
Merrily Pierce	Present
Wade Smith	Absent (Excused)

Guests whose presence was recorded by signing in or being introduced:

Rosemary Ryan	Dranesville District Supervisor's Office
Monty Taloe	The Times
Aranya Tomseth	The McLean Connection
Brian Trompeter	Sun Gazette

## CALL TO ORDER

President Brock called the meeting to order at 8:03 p.m. at McLean Community Center, Community Hall (sections B & C).

## ANNOUNCEMENTS

President Brock announced that Pamela Beck Danner of Danner & Associates, 1364 Beverly Road, Suite 101, McLean 22101, has undertaken to act as registered agent for the MCA. Ms. Danner will submit the annual non-profit association report to the State Corporation Commission.

## REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

The application form to hold McLean Day (May 19) should be submitted within two weeks.

Thirty-six applications have been received for the MCA Board of Directors. The required total is 40.

The MCA Membership Meeting will be held May 24. President Brock will announce a speaker later.

## APPROVAL OF MINUTES

The Minutes of the MCA Board of Directors' meeting of March 7 were approved as written.

## TREASURER'S REPORT

		May 3, 2007			
		3/30/07			
<b>Checking Account</b>					
Beginning Balance - May 31, 2006 (Reconciled)					<b>16,329.00</b>
Add:	3/10/2007				
	4/21/2007	Deposit	Dues	405.00	
		Deposit	Dues	480.00	
Total - Adds				<u>885.00</u>	885.00
Deduct:	CHK				
	1026				
		Lettercom Mailing		1,051.15	
Total - Deducts					1,051.15
Ending Balance - 4/21/07					<b>16,162.85</b>
<b>Certificates of Deposit</b>		APY			
		3.5%			
	3000102773	APY			
		5.29%		5,129.14	
	3000102774	APY			
		4.75%		<u>5,066.00</u>	
	3000103064			5,177.93	
					<b><u>15,373.07</u></b>
<b>Net Worth</b>					<b><u>31,535.92</u></b>

Checking account and certificates of deposit are at 1st Service Bank in McLean.

Respectfully submitted,  
William J. Denk  
Treasurer

## **STANDING COMMITTEES**

### **BUDGET AND TAXATION COMMITTEE**

#### **McLean Citizens Association Resolution Fairfax County Budget—FY 2008**

**WHEREAS** the Advertised Fiscal Year (FY) 2008 Budget Plan continues the practice of using the “Revised” Budget Plan totals as the baseline for calculation and comparison of the Percent Increase/Decrease in proposed spending; and

**WHEREAS** use of the “Revised” Budget Plan totals in the Advertised FY Budget Plan instead of the Adopted Budget Plan understates the actual percent increase in spending in the Advertised Budget Plan from the previous FY totals, thereby misleading the public; and

**WHEREAS** the Adopted FY budget has, at least for the last seven years, underestimated County revenues, such that the Board of Supervisors’ annual third quarter reviews have resulted in revenue surpluses and subsequent spending increases above the Adopted Budget Plan; and

**WHEREAS** the County is proposing to continue to collect less than 100% of costs by providing a \$9.5 M taxpayer subsidy to the real estate development industry in the form of real estate service fees for land development and zoning services set below cost. This subsidy pushes taxpayer subsidies for these services to more than \$50 million since fiscal 2003;<sup>1</sup> and

**WHEREAS** a report from the Commonwealth of Virginia reveals that Fairfax County, despite having a greater population than either Prince William or Loudon Counties, collected substantially less in cash proffers from developers than those counties during fiscal 2006 (the last reported year). Fairfax County collected only \$ 8.281 M; Chesterfield County collected \$6.575 M; Loudoun County collected \$13.280 M; and Prince William collected \$25.171 M.<sup>2</sup> This troubling performance continues; and

**WHEREAS** real estate development firms do not pay impact fees and pay cash proffers in lower amounts than are paid in smaller, surrounding counties, the costs for added development, both in terms of over-utilized or deficient facilities, especially public schools and transportation facilities, and higher taxes to pay for needed public infrastructure are passed along to residential and small business taxpayers; and

**WHEREAS** the County also proposes to continue taxpayer subsidies to the real estate development and commercial real estate industries in the form of funding the Economic Development Authority (EDA), despite the fact that, in most areas of the nation, those marketing expenses are paid by the private sector; and

**WHEREAS** the County budget provides \$64.9 million for its obligations to Metrorail and Metrobus operations, an increase of at least 7% over the previous year; and

**WHEREAS** citizen involvement in the budget process is important to good government, so that it is important for the Board of Supervisors to create a mechanism for formal citizen involvement in the

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<sup>1</sup> Response of Fairfax County to an information request from the McLean Citizens Association and review against current budget.

<sup>2</sup> Commission on Local Government Commonwealth of Virginia, “Report on Proffered Cash Payments and Expenditures By Virginia’s Counties, Cities and Towns 2005-2006.”

establishment of the County's budget priorities such as through the reestablishment of the Citizens Budget Oversight Committee; and

**WHEREAS** the Advertised Budget Plan would set aside \$8.2 million for post-retirement healthcare benefits, as a means of funding Fairfax County's \$191 million actuarial accrued liability to conform to the requirements of Government Accounting Standards Board (GASB) 45, and Fairfax County Public Schools report an accrued liability of \$250 million, if funded, and a reserve of only \$18.5 million. Moreover, because Fairfax County and its public school system provide for a defined healthcare benefits plan, the strong likelihood exists that at the next valuation and adjustment period the total unfunded liability will increase.

**NOW, THEREFORE, BE IT RESOLVED THAT THE MCA:**

- 1) Strongly urges the Board of Supervisors to set the tax rate for FY 2008, and subsequent years, with the full recognition that the County regularly receives revenues that exceed budget projections. In order to encourage more accurate forecasting, the Board of Supervisors should not use any such additional funds for supplemental appropriations. Rather, any additional revenues should be placed in the County's "rainy day fund."
- 2) Recommends to the Board of Supervisors that it achieve spending reductions by:
  - a) Eliminating the taxpayer subsidy (\$6.6 M) to the real estate industry in the form of County funding of the EDA;
  - b) Outsourcing administrative and support functions whenever cost savings can be obtained, while providing vigorous oversight to such contracts; and
  - c) Providing stronger oversight to the Washington Metropolitan Area Transit Authority, which often appears to lack strong and effective management and generally fails to outsource services, when those services can be provided more cheaply than by its own employees;
- 3) Strongly urges the elimination of other taxpayer subsidies to the real estate development industry by increasing County fees for land development services (permits, plans and inspections) and zoning services to levels that recover all of their costs, rather than requiring taxpayers to subsidize those services by \$9.5 M, as advertised by the proposed FY 2008 budget.
- 4) Strongly urges that Fairfax County improve its relatively poor performance record vis-à-vis nearby counties in negotiating and collecting cash proffers from real estate developers for the total incremental capital costs of additional public infrastructure necessitated by both residential and commercial development. Additionally, the Board of Supervisors should exercise its existing statutory authority to impose cost-based, development impact fees for transportation<sup>3</sup> and to seek legislative authority to impose cost-based, development impact fees for schools, fire, rescue, public safety, libraries, parks, recreation, open space, community centers, storm water management, and affordable housing.
- 5) Strongly urges the Board of Supervisors to reestablish the Citizens Budget Oversight Committee, with a representative from each district, to follow the budget process, look at long-range trends, and submit recommendations on important Budget issues, including spending priorities, to the Board of Supervisors for their consideration.
- 6) Strongly urges that the Board of Supervisors reorganize County functions and responsibilities for financial management such that an Office of Financial Management is established to provide financial reporting, treasury and auditing activities for all County (school and government)

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<sup>3</sup> See Virginia Code §§15.2-2317 *et seq.*

operations. The Office of Financial Management should report to the Board of Supervisors, and to the extent that such reorganization requires a statutory change, the County should seek appropriate legislative authority to implement this recommendation. The Office of Financial Management should aggressively focus on reducing the cost of delivering quality services to the County's residents.

- 7) Strongly urges that the County stop comparing proposed spending increases only to the prior year's spending levels adjusted for the annual third quarter budget review and begin listing a comparison of the proposed spending increases to the prior year's adopted spending level.
- 8) Strongly urges the Board of Supervisors to reexamine the current post-retirement healthcare benefits plan and to set aside funds at a sufficient annual level to comply with GASB 45 requirements and to include in its reexamination a strong consideration of moving toward the adoption of a defined contribution plan to replace the current defined benefits plan.

Distribution:

Each member of the Board of Supervisors  
The County Executive  
Senator Janet Howell  
Delegate Vince Callahan  
Delegate Jim Scott  
All local and regional news organizations  
MCA Website

The Resolution , introduced by B&T Committee member Rob Jackson, was passed unanimously.

## **PLANNING AND ZONING COMMITTEE**

**MCLEAN CITIZENS ASSOCIATION  
RESOLUTION  
PCA/FDPA 1998-DR-049-4  
Evans Farm – William A. & Suzanne S. Moran Property**

April 4, 2007

**Whereas** in 2006, William A. and Suzanne S. Moran submitted an Amendment to RZ 1998-DR-049-03 to consolidate two lots (lot 8A and 9A), Tax Map # 30-1((30)) 8A & 9A, located at 7249 and 7247 Addington Drive, McLean, VA, for the purpose of constructing a detached single-family residence and a pool on the combined lots, which was approved by the Board of Supervisors on March 27, 2006, and

**Whereas** the Applicants have re-evaluated the potential use of the property and have decided to apply for the separation of Lots 8A & 9A, resulting in two separate lots with one dwelling on each, and

**Whereas** the separation of Lots 8A & 9A will result in a return to the lot layout that was previously approved by the Board of Supervisors, will comply with the Comprehensive Plan and all relevant ordinances, regulations and adopted standards, as well as the original proffers.

**Now, therefore, be it resolved** that the McLean Citizens Association supports the lot separation, as proposed by the Morans.

CC:

Joan DuBois, Dranesville District Supervisor  
Nancy Hopkins, Dranesville District Planning Commissioner  
Fairfax County Planning Commission  
William A. Moran  
Lori Greenlief, McGuire Woods LLP

The Resolution, introduced by P&Z Committee Co-Chair elect Mark Zetts, was passed with one opposed (Donald Finberg) and two abstentions (Margaret Malone, Merrily Pierce).

**MCLEAN CITIZENS ASSOCIATION RESOLUTION**  
**Oakcrest School**  
**Special Exception Amendment 00-D-006-03**  
**April 4, 2007**

**Whereas** the applicant, Oakcrest School, has operated a Private School for General Education for Girls (Grades 6-12) for more than six years at 850 Balls Hill Rd., McLean, VA, Tax Map #21-3((01)) 56, and

**Whereas** the applicant is requesting a decrease in the number of parking spaces from 228 to 104 to better accommodate the needs of the school versus its former use as a church, and

**Whereas** the parking spaces can be put to more productive use to accommodate the outdoor recreational needs of the school, and

**Whereas** the applicant requests an increase in the amount of outdoor recreational area allowed from 12,000 to 17,436 square feet and a relocation of the recreational areas as noted on the plans, and

**Whereas** the applicant requests that the note on the SEA/GDP plat indicating "No Fences" be deleted and requests a modification of the location regulations pursuant to Section 10-104(3)(E) of the Zoning Ordinance to allow 10-foot-high fences along I-495, and

**Whereas** the applicant requests a reduction in the SEA lot size in the amount of 1,254.90 square feet to provide a buffer between the applicant's SEA Lot and the Georgetown Pike Right of Way, and

**Whereas** the applicant requests an extension of the date for the removal of the existing modular classrooms by four additional years until August 2, 2015, and

**Whereas** the applicant further requests that certain Development Conditions that have proven to be operationally impractical for a School of General Education be amended, and,

**Whereas** the applicant further requests amendments to the current Development Conditions which include: limited hours of operation, summer camp activities, expanded use of leases of facility up to eight times per month, on-site parking only, the school will arrange for a shuttle bus to additional off-site parking if necessary, if determined by Fairfax County Department of Transportation (based on documented complaints) the school shall provide a traffic marshal, the school shall send written notice to applicable parties six months prior to filing any amendment, and

**Whereas** residents of the neighboring communities maintain a very good relationship with the school and clearly understand and support the Special Exception Amendment and Proffered Condition Amendment Application,

**Now, therefore, be it resolved** that the McLean Citizens Association supports the proposed Special Exception and Proffered Condition Amendment Application and recommends approval by the Planning Commission and the Board of Supervisors as amended by the Proposed Development Conditions proffered by the applicant and dated March 28, 2007.

cc:

Joan DuBois, Dranesville District Supervisor  
Nancy Hopkins, Dranesville District Planning Commissioner  
Fairfax County Planning Commission  
Mr. Greg Riegle, McGuire Woods  
Oakcrest School

The Resolution, introduced by P&Z Committee Co-Chair elect Mark Zetts, was passed unanimously.

### **ENVIRONMENT, PARKS AND RECREATION COMMITTEE**

President Brock commended the EP&R Committee for the work it did to investigate aircraft noise in McLean and Great Falls through the office of Congressman Frank R. Wolf. In appreciation of Wolf's intervention with the FAA and the Metropolitan Washington Airports Authority, a letter of thanks (see below) was sent by the Co-Chairs of the Committee to Congressman Wolf. The letter included a request for help with obtaining information and data regarding helicopter flights in the McLean area.

The letter follows:

**ENVIRONMENT, PARKS AND RECREATION COMMITTEE**  
**of the**  
**McLEAN CITIZENS ASSOCIATION**  
**PO Box 273**  
**McLean, Virginia 22101**

*Sent by U.S. mail and e-mail*

April 9, 2007

The Honorable Frank R. Wolf  
241 Cannon Building  
Washington, DC 20515

Dear Congressman Wolf:

First, on behalf of the McLean Citizens Association and our Committee, please accept our sincere appreciation for all you have done for us in our efforts to decrease aircraft noise. The data and flight path print-outs you provided enabled us to verify and document the problem, and as a result of the meeting you arranged, we believe appropriate actions have been initiated.

We are gratified and pleased by the responses by both the FAA and the Metropolitan Washington Airports Authority. Our visits to the Potomac TRACON and the control tower at Ronald Reagan National Airport were highly beneficial and most enlightening. With an increased degree of confidence, we expect that the Langley Forest area of McLean will enjoy many more quiet hours.

We would next like to request your assistance in addressing an equally troubling situation that affects virtually all of McLean. That problem, of course, is helicopter noise. The media coverage we received recently about aircraft noise has generated many inquiries and complaints about the repetitiveness and intensity of noise from low-flying helicopters.

We hope that you might be able to assist us in obtaining pertinent information and data regarding helicopter operations in the McLean area, and we would also appreciate suggestions about where we might best concentrate our efforts. We understand that FAA control of helicopter flights is limited virtually to take-off and landing clearances. We also know that helicopter flights are conducted under Visual Flight Rules in "see and be seen" weather conditions.

Again, thank you for your willingness to continue to assist us. We respectfully request that you ask the FAA to provide us with copies of rules and regulations applicable to helicopter flights. We also request information through your office from agencies and enterprises that operate helicopters in our area. This would include but not necessarily be limited to operating policies, practices, and guidelines for normal and minimum flight altitudes, average duration of flights, weather minimums, and routine and special flight paths, in addition to recordings (if available) of tracks and flight paths for several recent successive days/nights.

Armed with this information, we hope to determine which areas of McLean are most affected by helicopter noise. We also believe it would allow us to develop proposals to help reduce the recent increases of the helicopter noise problem.

We would appreciate your attention to this important matter and once again express our gratitude. Special thanks also to J.T. Griffin.

Respectfully,

*(signed)*

Frank B. Crandall, Co-Chair  
Environment, Parks and Recreation Committee  
Committee  
McLean Citizens Association

*(signed)*

Paul L. Wieland, Co-Chair  
Environment, Parks and Recreation  
Committee  
McLean Citizens Association

Enclosures

Copy: Mr. Tom Brock, President, McLean Citizens Association  
Honorable Joan DuBois, Dranesville District Supervisor  
Fairfax County Board of Supervisors

### **TRANSPORTATION COMMITTEE**

No resolution.

### **EDUCATION & YOUTH COMMITTEE**

No resolution. Co-Chair Ed Saperstein reported that agreement had not yet been reached on the proposed later start times for high-school students due to complex county transportation issues.

Parents in Fairfax County schools are complaining that the grades set for students are too hard.



### **MCLEAN PLANNING COMMITTEE**

No report.

### **MCLEAN REVITALIZATION CORPORATION**

No report.

### **FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS**

No report.

### **MCLEAN CITIZENS FOUNDATION**

No report.

### **OLD BUSINESS**

Ted Alexander reported on one of the Tyson's Corner Land Use Task Force meetings, which he had attended. The public relations firm employed to acquaint those present with the four "Alternatives for Growth" proved extremely deaf to any proposals other than the four already put forward. It appeared that the meeting had been "rigged". Employees of private developers were conspicuous and did not seem open to being persuaded of any proposals other than the ones given. The event did not seem on the whole to have been an honest effort on the County's part to take citizens' views into account.

After discussion, President Brock concluded that the general consensus is that questions need to be asked. Citizens need to get more involved before Task Force decides and gives recommendations to the Board of Supervisors. Dranesville has 4 representatives on the Task Force, of whom Director Wade Smith is one. President will request Task Force Chairman Clark Tyler to speak at the MCA Membership meeting on May 24. MCA should express its concerns about access to Metro stations. According to Susan Turner, we need to know the actual capacity of the Metro system. She fears that the system may well become overloaded if the current plans for Tysons Corner are implemented.

### **NEW BUSINESS**

None.

### **ADJOURNMENT**

President Brock adjourned the meeting at 9:50 p.m.

Respectfully submitted,  
Desmond B. O'Rourke  
Recording Secretary