

McLean Citizens Association Board of Directors

Final Minutes, April 5, 2006

BOARD OF DIRECTORS

Officers (6)

Susan Turner	President	Present
Dan DuVal	First Vice President	Present
Jim Turner	Second Vice President	Present
Germaine Broussard	Treasurer	Present
Mark Zetts	Corresponding Secretary	Present
Desmond B. O'Rourke	Recording Secretary	Present

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (21)

John Adams	Georgetown Pike & Potomac River Assoc.	Present
Ted Alexander	Westberry HOA	Present
Herb Becker	Franklin Area Citizens Assoc.	Present
Brian Blood	Evermay Community Assoc.	Present
Donald Borcherding	Brookhaven/Forest Villa Assoc.	Present
Valerie Brown	Saigon Citizens Assoc.	Absent
William Denk	El Nido Civic Assoc.	Present
Darren Ewing	Pimmit Hills Citizens Association	Present
John Foust	Timberly South HOA	Present
Louis Freeman	McLean House North Council	Present
Lynn Bays Fuechsel	McLean County Estates	Present
Jane Greenstein	Chesterford Community Assoc.	Absent (Excused)
Stephen Keller	Salona Village HOA	Absent (Excused)
Brad Macomber	McLean Broyhill Estates	Present
Jody Marshall	West McLean Citizens Assoc.	Absent (Excused)
Michelle Meehan	Greenway Heights Civic Assoc.	Absent (Excused)
Robert (Bob) Philipp	Shouse Village Community Assoc.	Present
James A. Robertson	Evans Mill Pond Owners Assoc.	Present
Bill Stephens	Chesterbrook Woods Citizens Assoc.	Present
Paul Wieland	McLean Hamlet Citizens Assoc.	Present
Carleen Wood-Thomas	Ellison Heights – Mt. Daniel Civic Assoc.	Absent

AT-LARGE BOARD MEMBERS (12)

Robin Bates	Present
Mike Clancy	Present
Frank Crandall	Present
Donald Finberg	Absent (Excused)
Ira (Jim) Hunt	Present
Margaret Malone	Present
Thomas (Tom) Moore	Present
Dale Murad	Present
Ed Saperstein	Present
Jane Scott-Jones	Present
Sally Simms	Absent
Wade Smith	Present

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

Tom Brock	McLean Resident
Steve Del Bianco	Franklin Park; Fairfax Co. Federation of Citizens Associations

Rob Jackson	Chair B&T Committee
Rosemary Ryan	Supervisor's Office
Brian Trompeter	Sun Gazette
Aranya Tomseth	The Connection

CALL TO ORDER

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

INTRODUCTION OF SPECIAL GUESTS AND ANNOUNCEMENTS

President Turner was commended for her successful organization of the Annual MCA Awards Banquet.

APPROVAL OF MINUTES

The Minutes of the MCA meeting of March 1 were taken as read and were approved as written.

TREASURER'S REPORT

Checking Account

Beginning Balance - February 27, 2006 (Reconciled)				13,807.14
Add:				
	4/3/2006	Dues		195.00
	4/3/2006	Banquet		330.00
	4/17/2006	Dues		195.00
	4/17/2006	Banquet		510.00
	4/26/2006	Final Deposit Suntrust		1,979.56
	4/26/2006	Dues		90.00
	5/1/2006	Dues		345.00
				<hr/>
				3,644.56
Deduct:				
	4/1/2006	1006 Susan Turner	Banquet	(225.00)
	4/1/2006	1007 Susan Turner	Banquet	(117.50)
	4/4/2006	1008 Susan Turner	Awards	(277.14)
				<hr/>
				(619.64)
Ending Balance - February 27, 2006 (Unreconciled)				<u>16,832.06</u>

Certificates of Deposit

3000102772	APY 4.00%	3 mos - matures 6/2/06	4,000.00
3000102773	APY 5.00%	5 mos - matures 8/2/06	4,000.00
3000102774	APY 4.50%	9 mos - matures 12/2/06	4,000.00
			<hr/>
			12,000.00

Net Worth **28,832.06**

Footnote: Checking account and certificates of deposit are at First Service Bank in McLean.
Respectfully submitted,
Germaine Broussard,
Treasurer

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

McLean Citizens Association Resolution Fairfax County Budget—FY 2007

WHEREAS, economic activity at the County, State and Federal levels is generally positive with significant Gross Domestic Product, employment and productivity gains, with wage gains in the private-sector beginning to take hold, but still not evenly in all market segments. The downward trend in median household income for Fairfax County has finally subsided and has income has begun rising. However, economic growth has not been even throughout the various segments of the market, but rather, has been concentrated in the defense, homeland security and real estate markets. Therefore, many households are still feeling the effect of slow personal income growth, while home prices have increased, at least partially fueled by unusually low interest rates; and

WHEREAS, average residential real estate assessments have risen 20.6% for 2006, resulting in double digit increases for the seventh consecutive year in the Dranesville District, a total assessment increase since 2001 of more than 95% for many homeowners; and

WHEREAS, the reduction in the real estate tax rate advertised by the Board of Supervisors for FY 2007 (at least seven cents) would be well below the amount of a tax rate reduction necessary to avoid another year of double-digit real estate tax increases; and

WHEREAS, the County Executive has proposed a budget that would increase General Fund spending by 5.3% over last year's appropriated budget, which, for the first time in several years, is less than the combined increase in County population and inflation (6.5%)¹; and

WHEREAS, the County budget has, at least for the last six 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 that have averaged 2.5% since 2001; with last year's increase just slightly more than 2.5%,² thus permitting the Board of Supervisors to increase spending above the levels adopted each April; and

WHEREAS, the County is proposing to continue to collect less than 100% of costs by providing a \$10.4 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 \$41 million since fiscal 2003;³ and

WHEREAS, a report from the Commonwealth of Virginia reveals that Fairfax County, despite having a greater population than either Chesterfield, Prince William or Loudon Counties, collected substantially less in cash proffers from developers than those counties during fiscal 2005 (the last reported year). Fairfax County collected only \$5.455 M; Chesterfield County collected \$6.575 M;

¹ Calculated by the McLean Citizens Association from data set forth in the "Fiscal Year 2007 Advertised Budget Plan" and data from the federal Bureau of Labor Statistics web site.

² Calculated by the McLean Citizens Association from data from the Fairfax County web site.

³ Response of Fairfax County to an information request from the McLean Citizens Association.

Loudoun County collected \$19.470 M; and Prince William collected \$23.135 M.⁴ State data for prior years indicate that this phenomenon of lower proffer collection is not a one-time occurrence on the part of Fairfax County; 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 facilities, especially public schools and transportation facilities, and higher taxes to pay for more 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. Moreover, because the EDA has never been subjected to a program audit there is no evidence the Agency is effective in its missions, while evidence to the contrary exists. A George Mason University study credits business and job growth in Fairfax County to the increase in federal spending for defense and homeland security, not to the EDA. In sum, the MCA, therefore, questions the value of the Agency to County taxpayers; and

WHEREAS, the County budget provides \$61.1 million for its obligations to Metrorail and Metrobus operations, the management of which has regularly been criticized by its Board of Directors and Congress as deficient; and

WHEREAS, the County budget would appropriately dedicate one cent from the real property tax (\$21.9 million) to address the fair-to-poor condition of 70% of the streams in the County, with many stream banks and streambeds badly eroded; 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 establishment of the County's budget priorities such as through the reestablishment of the Citizens Budget Oversight Committee; and

WHEREAS, the proposed budget would set aside \$10 M for post-retirement benefits, as contemplated by GASB 45; and

WHEREAS, a number of media accounts have suggested that high-end dwellings may be significantly under-assessed for real estate tax purposes, when contrasted to less-expensive dwellings, which, to the extent true, raises serious questions of tax equity; and

WHEREAS, data provided by the County to the MCA indicates that County employees in Grades 1-12 had their average pay increase by 24.64% (FY2001-FY2005) and County employees in Grades 26-40 had their pay increase an average of 28.72% over the same period. By contrast, the Consumer Price Index was 172.8 in July 2000 and 195.4 in July 2005, an increase of 13.08%. Therefore, the lower pay group had its pay increase at slightly less than twice the CPI growth rate while (1.88 times as fast) while the high pay group had its pay increase 2.20 times as fast as the growth in CPI. These results seem inconsistent with a normal bell-shaped curve that is commonly used in performance-based pay plans and are likely to have a significant leveraging effect (in dollar terms) on future raises and on retirement pensions given the County's "Defined Benefit Retirement Plan."

⁴ Commission on Local Government Commonwealth of Virginia, "Report on Proffered Cash Payments and Expenditures By Virginia's Counties, Cities and Towns 2004-2005."

NOW, THEREFORE, BE IT RESOLVED THAT THE MCA:

- 1) Strongly urges the Board of Supervisors to limit spending increases in the General Fund to a level that, along with the imposition of cost-based fees for real estate and zoning services, would permit the County to reduce the tax rate by an additional six cents per \$100 of assessed value (beyond the already proposed seven cent reduction) for a final tax rate of \$0.87 per \$100 of assessed value. This additional rate reduction proposed herein includes the \$56.85 M reserve for possible tax relief contained in the County Executive's proposed budget.
- 2) Strongly urges the Board of Supervisors to set the tax rate for FY 2007, 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" unless the fund has achieved its targeted amount.
- 3) Recommends to the Board of Supervisors that it consider achieving spending reductions by considering such actions as:
 - a) Implement standard industry controls on the Pay-for-Performance plan (e.g., a bell-shaped curve) so that average pay increases for County employees conform more closely to what occurs in the private sector under similar type plans;
 - b) Eliminating the taxpayer subsidy (\$6.6 M) to the real estate industry in the form of County funding of the EDA and, in the interim, requiring the EDA be subjected to a program audit;
 - c) Outsourcing administrative and support functions whenever cost savings can be obtained, while providing vigorous oversight to such contracts; and
 - d) 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.
- 4) 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 \$10.4 M, as is proposed by the proposed FY 2007 budget; and
- 5) Strongly urges that Fairfax County improve its relatively poor performance record vis a 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 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.
- 6) Strongly urges the Board of Supervisors to ensure budget cuts are geared towards providing the most cost-effective administrative functions, rather than by reducing services to County residents.

- 7) 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.
- 8) 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) 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 relentlessly focus on reducing the cost of delivering quality services to the County's residents by:
 - a) constantly seeking to introduce open market competition into appropriate government functions;
 - b) outsourcing administrative and support services and functions where feasible and economically beneficial;
 - c) continuing investigations and audits for waste, fraud and mismanagement;
 - d) annually reporting to the public and to the Board the County's financial status through "zero based" budget documents which are consistent in format year-to-year and follow accepted accounting principles, and
 - e) additionally, all final internal audit reports, as opposed to working papers, should automatically be made public, unless the Board of Supervisors votes to the contrary on a case-by-case basis.
- 9) Strongly urges that County and State elected officials redouble their efforts to work for tax equity for Counties so that homeowners do not bear a disproportionate burden of supporting our public schools and other needed public services.
- 10) 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 to begin listing a comparison of the proposed spending increases also to the prior year's appropriated spending level.
- 11) Urges the County to audit the assessment process for homes selling above \$2 M to ensure that those homes are being assessed at market value.
- 12) Commends the Board of Supervisors for dedicating a source of funding for storm water management projects and for setting aside funds to comply with GASB 45's requirements.
- 13) Commends the Board of Supervisors and the County Executive for holding multiple town meetings on the budget throughout the County.
- 14) Commends the County budget staff for responding to the MCA's questions in a timely manner this year.

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
All MCA Members and MCA Website

EDUCATION AND YOUTH COMMITTEE

No resolution.

PLANNING AND ZONING COMMITTEE

MCLEAN CITIZENS ASSOCIATION RZ/FDP 2005-DR-009 Winchester Homes, Inc., McLean Glen

Whereas, Winchester Homes, Inc. has filed an application for rezoning of the property, Tax Map 29-1-((1)) Parcels 33, 33A, 34, 34A, 35, Portion of 35A, 36, 37, 37A, 38, 39, 40, 40B, and 41 from R-1 to PDH-3, a property that contains a total of 8.11 acres within the area bounded by Lewinsville Road on the north, Charity Baptist church on the northeast side, Odrick's Lane on the south, a strip of land owned by Fairfax County on the southeast, and the Bellmeade subdivision consisting of 10 single family homes (zoned R1 cluster on the west, and

Whereas, this development plan calls for increasing housing density to 2.34 units per acre for a total of 19 units, and

Whereas, the Fairfax County Comprehensive Plan for the Spring Hill Community Planning Sector states that "This sector consists of Low Density Residential Areas and Suburban Neighborhoods as recommended by the Concept for Future development" and further states "land south of Lewinsville Road and east of Gordons Lane is planned for residential use at 2-3 dwelling units per acre. Cluster development is encouraged so that land immediately adjacent to the Dulles Airport Access Road would remain as open and provide a buffer to the residential area," and

Whereas, Fairfax County Comprehensive Plan Land Use Policy states that, "As land values increase due to decreasing supply, the pressure to redevelop existing lower density neighborhoods, as well as non-residential acreage, will increase. While in selected instances this may be desirable, the practice of redevelopment must be carefully controlled so as to not undermine stable neighborhoods and the provision of public services and facilities," and

Whereas, the Fairfax County Comprehensive Plan for the Spring Hill Community Planning Sector also states "The Spring Hill Sector is largely developed as stable residential neighborhoods. Infill development of this sector should be of compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14," and

Whereas, Fairfax County Comprehensive Plan Land Use Objective 8 states that, "Fairfax County should encourage a land use pattern that protects, enhances and / or maintains stability in established neighborhoods" and further provides as land use policy to, "Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and

density/intensity, such that adverse impact on public facilities and transportation systems, the environment and the surrounding community will not occur”, and

Whereas, the Fairfax County Comprehensive Plan Land Use Objective 14 states that, “Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory and other impacts created by potentially incompatible use” and further provides as land use policy to, “encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area, and that can be supported by adequate public facilities and transportation system.” and

Whereas, the Fairfax County Residential Development Criteria states that “All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods...”and

Whereas, all existing neighborhoods that border the proposed development to the west and north are also zoned R-1 or R-1Cluster, and the proposed development would be more than twice the existing density and not of compatible scale with these surrounding residential developments, and

Whereas, the McLean Citizens Association is unable to document or understand the rationale for the Comprehensive Plan’s Land Use recommendation of 2-3 dwellings per acre for the parcels under consideration, nor have Fairfax County officials been able to explain the rationale for such a designation, and

Whereas, the nearby Dulles Airport Access Road and Spring Hill Road provide clear and significant transitions from the low density, established neighborhoods to the north and west to the expanding commercial development in the Tysons Corner quadrangle and higher density residential areas to the east, and

Whereas, the developer has not provided any compelling justification for providing a density greater than 2.0 dwelling units per acre on a site currently zoned R-1 and located in the midst of developments zoned R-1/R-1 Cluster, and

Whereas, the developer has not offered proffers that go beyond those normally expected or that significantly reduce the adverse impact that this level of development will impart on public facilities and transportation systems that are already saturated within the Spring Hill Community Sector, and

Whereas, the density at which this parcel will be developed will impact future development in the area, particularly on the 5 acres immediately adjacent to the property on the east, and

Whereas, the proposed cul-de-sac at the south end of the development and the house on Lot #10 encroach on the 200 foot setback provided as open space adjacent to the Dulles Toll Road.

Now, therefore be it resolved that the McLean Citizens Association opposes the proposed development at a density of 2.34 dwellings per acre or at any density beyond the base density of 2 dwellings per acre proposed by the Fairfax County Comprehensive plan.

Be it further resolved that the McLean Citizens Association requests that the cul-de-sac, and the house on Lot #10, be removed from within the 200 foot setback along the Dulles Toll Road, and

Be it further resolved that the McLean Citizen's Association supports the development of the properties as a Planned Development Housing (PDH) district and recognizes the benefits that this type of development brings to the community. As part of the PDH district, the MCA supports

locating any required inter-parcel connector in the southernmost part of the development to minimize unnecessary interruption of the community.

Underlining added by MCA for emphasis.

Distribution:

Supervisor Joan DuBois
Planning Commissioner Nancy Hopkins
Fairfax County Planning Commission
Ms. Catherine Lewis, County Staff
Mr. Greg Riegle, McGuire Woods

TRANSPORTATION COMMITTEE

No resolution.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution.

REPRESENTATIVES/DELEGATES TO OTHER ORGANIZATIONS

MCLEAN PLANNING COMMITTEE

John Foust expressed concern over the future of the Fire House. No one knows for sure what is happening to the property, which has been used as a teen center. Herb Becker suggested making a plaza, or turn it into a store front to teach teens entrepreneurial skills.

MCLEAN REVITALIZATION CORPORATION

No report.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

Steve Del Bianco County reported that County Supervisors insist that the BZA not grant variances. The Supervisors got around the BZA by calling the variances “modifications” in order to grant relief in hardship cases. “Variance” has been dropped as a term. Instead the terms to be used are either “modification” or “relief”. The Zoning Administrator can now determine when such is the case. The FCFCA voted 23-0 that the County defer consideration of the proposed changes.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

President Turner adjourned the meeting at 9:45 p.m.

Respectfully submitted,
Desmond B. O'Rourke, Recording Secretary