

**McLean Citizens Association  
Board of Directors Meeting  
July 11, 2012**

**Officers (6)**

President	Sally Horn	present
First Vice President	Joe Gibson	present
Second Vice President	Darren Ewing	absent (excused)
Treasurer	Bill Crosby	present
Recording Secretary	Louise Epstein	present
Corresponding Secretary	Kathryn Woods	absent (excused)

**Board Members Representing Associations (20)**

John Adams	Georgetown Pike & Potomac River	present
Richard Beltson	The Palladium at McLean	present
Donald Borcharding	Brookhaven Forest Villa	present
Michael Davis	Evermay	absent (excused)
Steve DelBianco	Franklin Area	absent (excused)
Bill Denk	El Nido	absent (excused)
Louis (Bud) Freeman	McLean House North Council	present
Jane Greenstein	Chesterford	present
Glenn Harris	Shouse Village	present
Bruce Jones	Lemon Road	present
Russell Moss	Rotonda Condominium	present
Kathleen Partoyan	Madison of McLean	present
Jim Robertson	Evans Mill Pond	absent (excused)
Suzanne Samuels	Langley Oaks	present
John Schaefer	McLean Broyhill Estates	absent (excused)
Behram Shroff	McLean Hamlet	absent (excused)
Gary Soverow	Lynwood	present
Kerry Stackpole	West Lewinsville Heights	absent (excused)
Jim Turner	McLean Hunt	present
David Wuehrmann	Ellison Heights-Mt. Daniel	absent (excused)

**Board Members At-Large (14)**

Roshan Badii	present
Jeff Barnett	present
Tom Brock	absent (excused)
Frank Crandall	absent (excused)
Rob Jackson	present
James Phelps	present
Jane Price	present
Ed Saperstein	present
Jane Scott-Jones	present
Patrick Smaldore	present
Thomas Stoll	absent
Nicki Watts	present
Armand Weiss	present
Mark Zetts	present

Guests whose attendance was recorded by recognition or signing in: Brian Trompeter (Sun Gazette), Bobbie Bowman (McLean Patch), Rekha Nadkarni (MCA Liaison to Energy Action Fairfax).

### **Call to Order**

President Sally Horn called the meeting to order at 8 pm at the McLean Community Center's Community Hall.

### **Approval of Minutes**

MCA Board minutes for June were approved.

### **Treasurer's Report**

Bill Crosby presented the Treasurer's report. See attachment.

### **Executive Committee Reports**

#### Leadership Retreat - September 12, 2012

Sally Horn announced that the MCA Board Leadership retreat for all board members was scheduled for September 12, 2012, from 9 am to 3 pm. Rob Jackson donated the use of Dominion Retreat, including 25 attendees, for the day. The MCA will cover the cost of additional participants. There will be a short MCA board meeting that evening, primarily to vote on resolutions.

The MCA Executive Committee proposed to hire Pam Danner as a facilitator for that retreat, with the understanding that she would spend about 6 hours preparing for the retreat and 6 hours at the retreat. Rob Jackson moved to hire Pam Danner as a facilitator, and pay her an honorarium of \$500. Armand Weiss seconded the motion, which passed by voice vote.

#### Resolution and Transmittal Templates

Sally Horn asked all committee chairs to follow the template for MCA Resolutions. She clarified that the phrase "Approved by MCA Board of Directors" would only be added after the MCA Board voted for the resolution. See attachment.

#### Appointments

Ed Saperstein moved to appoint John Adams as parliamentarian and Armand Weiss as an alternate for the McLean Planning Committee. The motion was seconded and approved by voice vote.

#### MCA-Energy Action Fairfax Collaboration

Rekha Nadkarni reported that the presentation was successful, although attendance was low. Energy Action Fairfax has two more events before the end of August. They will be scheduling "energy audit parties," at two private homes, where the owners will get a free audit that is worth \$300 or \$400 in exchange for inviting 10 or 15 friends and neighbors. Anyone interested in hosting an energy audit should contact Sally Horn.

## **Standing Committee Resolutions and Reports**

### Transportation Committee

Jim Phelps summarized the revised resolution on MWAA Ethics and Procurement Procedures. See attached.

Glenn Harris moved that the MCA support the resolution, Bruce Jones seconded the resolution. The motion passed by voice vote - all but one Board member voted for the resolution. Jeff Barnett voted against the resolution.

### Planning and Zoning

Mark Zetts summarized the resolution on McLean Glen. See attached. Gary Soverow moved to support the resolution, Jim Phelps seconded, and the motion passed by voice vote.

Mark Zetts briefed the board on the county staff's plan to redesign Rt. 123 near Old Meadow Road between 2025 and 2030, to handle increased traffic. This redesign will be needed because the county approved plans that will result in 30% more density than the amount submitted to the VA Department of Transportation in 2009. John Foust asked county staff to analyze the impact of the increased density on the same 19 intersections that were studied in 2009, plus eight additional intersections. The preliminary results of the new analysis are expected in September 2012.

### Tysons Liaison Report

Mark Zetts, Rob Jackson and Sally Horn reported on the latest developments regarding funding for road improvements and other changes to Tysons.

The MCA has been participating in meetings about Tysons development for about five years. MCA has advocated that county residents should not pay more than 25% of the cost for new infrastructure.

The areas around the new metro stations will have no density limits. If all the development approved in the Tysons Comprehensive Plan Amendment were to occur, by 2030, the number of residents would increase from about 17,000 to about 100,000, and the number of people working at Tysons would increase from about 100,000 to about 200,000.

The county plan states that infrastructure should be developed to handle this increased density. The Tysons Planning Committee is determining how to apportion the costs of the necessary infrastructure changes, and will publish a second straw man proposal on July 24 or August 2. The Planning Commission will consider the proposal in September and forward their recommendation to the Supervisors in October. The MCA will comment on the final proposal when it is considered by the Planning Commission.

### Environment, Parks and Recreation

Margaret Malone, the MCA rep on the Salona Park task force, reported on the current status of the 41.5-acre parcel known as Salona Park.

Dan DuVal, who donated the conservation easement on this parcel to the Fairfax County Park Authority, explained that the task force was formed in November 2010. It is planning

a meeting at the McLean Community Center on October 4, 2012, and would like the MCA to publicize this meeting to homeowners associations.

After developing preliminary recommendations, the task force will schedule another hearing. The task force does not plan to meet with school PTAs. John Foust has asked the task force to make final recommendations by December 2012.

Additional information about the Task Force is available on the web site for the county Park Authority, and the Task Force also would like to post information on the MCA web site.

### Membership

Nicki Watts reported that MCA will renew the webmaster contract for 2012-13, with a total contract cost of \$1,335 for one year. MCA also will soon be able to accept dues payments through Paypal, now that the MCA's nonprofit status has been settled. The MCA pamphlet is being updated, and will be discussed at the September retreat.

### **Other Committees and Organizations**

#### McLean Community Center

Patrick Smaldore reported that he attended two meetings in Jun, for the Downtown Committee and the Board of Governors, and toured community centers in Reston and City of Fairfax. The Board of Governors agreed to post the Jones Lang report on its web site, but it has not yet been posted. Patrick Smaldore will provide a copy of MCC documents to Gary Soverow, chair of the MCA Budget and Taxation Committee.

#### McLean Planning Committee

Jim Turner reported on three developments. First, a property on Whittier Avenue in downtown McLean asked to have parking requirements reduced, and MPC recommended that this be allowed only if the owners also made several improvements to the property, including a new sidewalk and gutters. Second, the MCC Downtown Committee has asked the McLean Planning Committee to appoint a representative. Third, the MPC has a new president, Winnie Prizzano, and a new Vice President, Rick Salopack.

#### Fairfax County Federation of Citizens Associations

Rob Jackson reported the Federation swore in its new officers, and will be trying to increase its membership. It intends to provide more services to homeowners associations.

### **Old Business/New Business**

#### New Liaison Positions

Armand Weiss moved to appoint Patrick Smaldore the MCA liaison for public safety, Ed Saperstein seconded the motion, and it passed by voice vote.

Jim Phelps moved to create a position for an MCA liaison to the Supervisor Foust's 50+ Group, Glenn Harris seconded the motion, and it passed by voice vote. Sally Horn asked anyone interested in serving as this liaison to see her after the meeting, and said that she also would speak to MCA members who were not on the board.

### Power Outage

Patrick Smaldore led a discussion about the recent power outages due to the derecho. Rob Jackson suggested that MCA pass a resolution recommending that Dominion Electric prune trees more often. Jim Turner noted that this costs money and many people did not want Dominion Electric pruning trees on their land. Jeff Barnett asked about regulation of noise from back-up generators. Bruce Jones suggested burying more power lines, but Mark Zetts, Glenn Harris and Joe Gibson said this generally would not be cost-effective. Dan DuVal commented that when reviewing land use applications, the McLean Planning Committee looks for opportunities to underground utilities as part of the proffers, where feasible, such as with the Exxon and McLean Personal Storage projects. Also, this is not only for aesthetic reasons, but also to improve the reliability of service. Patrick Smaldore and Glenn Harris offered to do further research and obtain public input on ways to address future power outages.

### **Adjournment**

Sally Horn adjourned the meeting at 10:15 pm.

Respectfully submitted,

Louise Epstein  
Recording Secretary

**TREASURER'S  
REPORT**  
11-Jul-12

<b>Checking Account</b>					
	<b>DATE</b>	<b>CHECK #</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
<b>Beginning Balance</b>	6/6/2012				<b>\$17,601.44</b>
<b>Additions</b>					
	6/22/12		Dues	\$90.00	
			Total: Additions	\$90.00	<b>\$17,691.44</b>
<b>Deductions</b>					
	6/7/12	1156	Treasurer of Virginia for 2012 State Corporation Commission registration fee	\$25.00	
	6/7/12	1157	Mark Zetts for plaque and dinner for Rob Jackson	\$200.00	
			Total: Deductions	\$225.00	
Checking Total Current Value					<b>\$17,466.44</b>
<b>Certificates of Deposit</b>					
<b>CD NUMBER</b>	<b>RATE</b>	<b>REPORT DATE</b>	<b>MATURES</b>	<b>AMOUNT</b>	
3000102773	APY 1.25%	6/6/12	1/17/13	\$5,781.13	
3000102774	APY .75%	5/22/12	3/2/13	\$5,678.23	
3000103064	APY .9%	6/1/12	6/12/12	\$5,858.09	

CD Total Current Value	<b>\$17,317.45</b>
<b>Net Worth (Checking+CD)</b>	<b>\$34,783.89</b>

Checking account and certificates of deposit are at SONA Bank in McLean.

Respectfully submitted,

Bill Crosby,  
Treasurer

# RESOLUTION

## MCA Support for Reforming MWAA

July 11, 2012

*Revised per Trans. Committee meeting 6/12-12*

**Whereas**, the McLean Citizens Association (MCA) re-affirms its support for extension of Metrorail to Dulles International Airport, but is growing increasingly concerned about the management and oversight by the Metropolitan Washington Airports Authority (MWAA) of the extension of the Metro Silver Line to Dulles Airport and about certain MWAA procedures and expenditures; and

**Whereas**, the MCA's concerns were heightened by recent controversies, including 1) the MWAA plan for an underground Metro station at the airport that would have significantly increased the cost of Phase 2 of the Silver Line, and 2) MWAA's recent acknowledgment of cost overruns on Phase 1 of the Silver Line, including \$150 million of cost overruns, which the MWAA Office of Finance and Office of Engineering acknowledged in their report of May 2, 2012, with 75% of the \$150 million to be paid by the tolls on the Dulles Toll Road (DTR); and

**Whereas**, Congressman Frank Wolf introduced a bill, HR 5322, to establish a permanent and independent Inspector General (IG) for MWAA, resulting in similar language being added to the Fiscal Year 2013 Transportation Appropriations bill, which was passed by the House Transportation Appropriations Subcommittee on June 5, 2012, and

**Whereas**, as a result of a March 2012 request of Congressman Wolf and Congressman Tom Latham, the Department of Transportation (DOT) IG initiated an audit of MWAA, including the review of multiple allegations of mismanagement and misconduct by MWAA, which was subsequently expanded to include concerns about project oversight of Phase 2 of the Silver Line; and

**Whereas**, on May 15, 2012, the DOT IG released an Interim Report of its audit, which noted that:

(1) MWAA was created by a Federal statute, the *Washington Metropolitan Airports Authority Act of 1986*, and that subsequently the U.S. Department of Transportation leased to MWAA the Federally-owned airports, Dulles International Airport and Ronald Reagan Washington National Airport;

(2) Although the two airports are Federally-owned, MWAA is unique in that it is not subject to Federal law nor to the laws of the participant jurisdictions, Virginia, Maryland, or the District of Columbia;

(3) MWAA is not subject to Federal ethics and procurement laws; and that MWAA's own ethics rules and procurement regulations are frequently ignored;



(4) almost two-thirds of almost 200 contracts of more than \$200,000 from 2009 to 2011 were not put out for bid through full and open competition; and that MWAA lacks effective internal controls over its own expenditures, which resulted in travel costs and dining expenses greatly in excess of reasonable and usual amounts; as well as other questionable expenses;

(5) MWAA has conducted three studies of “revenue-maximizing tolls” (*i.e.*, the toll that would generate the greatest toll receipts, after accounting for the reduction in the number of drivers who will not use the DTR because of increased tolls.) The study conducted in 2009 projected that the revenue-maximizing toll would be \$12 for 2023, which will increase the number of drivers who do not use the DTR and increase traffic congestion on alternate routes used by commuters who are unwilling to pay the increased tolls;

(6) the audit review is ongoing and includes the issue of MWAA’s project oversight of the Silver Line Phase 2; and

**Whereas**, in summary, the McLean Citizens Association is concerned about inadequate and ignored ethics and procurement rules of MWAA and the potential such deficiencies, together with construction-cost overruns, have for increasing the costs of the Silver Line, with resulting increases in tolls to an unacceptable level and the unavoidable increased congestion on alternate routes through neighboring communities.

**NOW, therefore, be it resolved**, that MCA supports Federal legislation to require that MWAA, its Board of Directors, and employees, abide by Federal ethics and procurement standards and that the MWAA be subject to continuous oversight by a permanent and independent Inspector General.

**Be it further resolved**, that MCA urges the U.S. Department of Transportation to initiate forthwith an effort that ensures adequate oversight of the construction of Phase 1 and planning and construction of Phase 2 of the Silver Line; and that DOT ensures that MWAA’s ethics, expense reimbursement, and procurement policies be strengthened and enforced.

*Approved by the MCA Board of Directors*

*July 11, 2012*

## **Resolution**

### **McLean Glen Rezoning**

#### **RZ 2012-DR-006**

#### **Tax Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A, 36, 37, 37A, 38, 39, 40B and 41**

**July 11, 2012**

**Whereas**, the McLean Glen subdivision, formerly known as Odrick's subdivison, is an 8.11 acre property generally bounded by Lewinsville Road to 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; and,

**Whereas**, in 2005, Winchester Homes was the contract purchaser of McLean Glen, then comprising 10 parcels with 8 single-family detached dwellings; and,

**Whereas**, in April 2006 Fairfax County approved Winchester Homes' applications to rezone McLean Glen from R-1 to PDH-3 and subdivide the property into 19 lots for 19 single-family detached dwellings; and,

**Whereas**, after the rezoning and final development plan approvals, Winchester Homes abandoned the project due to deteriorating real estate market conditions; and,

**Whereas**, the rezoning created a hardship for the McLean Glen property owners; to wit:

1. They are unable to make significant modifications to their homes because the remodeling plans would not be in compliance with the approved final development plan,
2. The proffer language approved in the rezoning makes it very difficult to sell their homes,
3. Their property taxes have increased sharply due to the higher development potential;

and,

**Whereas**, to provide relief and restore the status quo ante, the Fairfax County Board of Supervisors has made a motion to rezone McLean Glen from PDH-3 to R-1; and,

**Whereas**, in addition to reverting to the R-1 zoning district, some of the properties would again be classified as non-conforming, a common characteristic of subdivisions that were platted before the adoption of the R-1 zoning district in 1978;

**Now, therefore, be it resolved** that the McLean Citizens Association strongly supports the proposed rezoning of McLean Glen.

*Approved by the MCA Board of Directors*

*Date*

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McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: John Foust, Dranesville District Supervisor

Jay Donahue, Dranesville District Planning Commissioner

Benjamin Wiles, Staff

Fairfax County Planning Commission

Fairfax County Board of Supervisors

Regina Coyle, Staff, Fairfax County DPZ

Megan Brady, Staff, Fairfax County DPZ