

**FAIRFAX COUNTY PLANNING COMMISSION  
CAPITAL IMPROVEMENT PROGRAM (CIP) COMMITTEE  
WEDNESDAY, MARCH 16, 2011**

COMMITTEE MEMBERS PRESENT:

John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Timothy J. Sargeant, At-Large, Chairman

COMMITTEE MEMBERS ABSENT:

Frank A. de la Fe, Hunter Mill District  
Peter F. Murphy, Jr., Springfield District

OTHER COMMISSIONER PRESENT:

Walter L. Alcorn, At-Large

STAFF PRESENT:

Martha Reed, Capital Programs Coordinator, Department of Management and Budget  
Carey F. Needham, Chief, Building Design Branch, Planning and Design Division,  
Department of Public Works and Environmental Services  
Barbara J. Lippa, Executive Director, Planning Commission Office  
Kara A. DeArrastia, Clerk to the Planning Commission

ATTACHMENTS:

- A. FY 2012 – FY 2016 Summary of CIP Issues
- B. County-Schools Bond Sales (millions)
- C. Proposed Bond Referenda in FY 2012 – FY 2016 CIP

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Planning Commission Vice Chairman Walter L. Alcorn convened the first meeting of the year for the constituted Capital Improvement Program Committee at 7:31 p.m. in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*. He indicated that the first order of business was to elect a Committee chairperson.

Commissioner Litzenberger MOVED TO ELECT TIMOTHY J. SARGEANT AS CHAIRMAN OF THE 2011 CAPITAL IMPROVEMENT PROGRAM COMMITTEE.

Commissioner Migliaccio seconded the motion which carried unanimously.

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Martha Reed, Capital Programs Coordinator, Department of Management and Budget (DMB), said the purpose of this meeting was to discuss the *FY 2012 – FY 2016 Advertised Capital Improvement Program (CIP), With Future Fiscal Years to 2021*, and address issues raised at the CIP workshop held on Thursday, March 3, 2011, as well as the public hearing held on Thursday,

March 10, 2011. (A copy of the CIP document is in the March 10, 2011 date file.) She indicated that the Commission would hold its CIP markup on Wednesday, March 23, 2011. Ms. Reed reviewed the three handouts that had been distributed to the Committee, as shown in Attachments A through C, outlining the CIP issues, County-Schools bond sales, and proposed bond referenda in the CIP.

In response to questions from Commissioner Litzenberger, Ms. Reed explained that if the Schools bond sales were increased from \$130 million per year to \$155 million per year for FY 2013 and beyond, it would leave \$120 million for County bond sales, which would bring the maximum annual new sales limit to \$275 million. She said if the Schools bond sales reverted back to \$130 million, the total annual limit would be \$250 million.

Replying to a question from Commissioner Alcorn, Ms. Reed said she thought that the County Bond Referenda in Fall 2012 would include bonds for the Fairfax County Park Authority and Northern Virginia Regional Park Authority, Public Safety projects, and Library renovations, but the County could choose to propose a Public Facilities referendum to include a variety of projects.

Answering a question from Chairman Sargeant, Ms. Reed noted that as part of the FY 2011 Third Quarter Review, the Board of Supervisors approved \$3 million in 2006 Public Safety Bonds to begin initial conceptual design work for the replacement of the Public Safety Headquarters. She said it was anticipated that additional design and construction funding would be provided through other sources rather than General Obligation Bonds. Carey Needham, Chief, Building Design Branch, Planning and Design Division, Department of Public Works and Environmental Services, stated that a contract for the initial conceptual design services for the new Public Safety Headquarters had been presented as an Information Item to the Board of Supervisors on Tuesday, March 8, 2011. He noted that project concepts and budget requirements would be presented to the Board's Public Safety Committee. He said detailed cost estimates were being developed and preliminary estimates had been built into the County's bond capacity projections, which would be subject to Board authorization.

Responding to another question from Chairman Sargeant, Mr. Needham explained that the new Public Safety Headquarters was proposed to be constructed on the baseball field site next to the Herrity Building in the Government Center Campus and the Massey Building was proposed to be demolished with the site master planned for future court expansion.

In response to questions from Commissioner Alcorn, Ms. Reed stated that the proposed Roads Bond Referendum in Fall 2014 would not be exclusively for road improvements in the Tysons Corner area. Ms. Reed said this referendum could also include transit services, noting that the estimated \$100 million was a planning figure and was expected to grow.

In reply to questions from Chairman Sargeant, Ms. Reed said the Fairfax County Public Schools (FCPS) Board was pleased with the proposed Schools bond sales of \$155 million, but the Board tended to request more for Schools bond referenda than planned. She indicated that the FCPS Board's Advertised FY 2012 Budget necessitated a \$48.8 million increase in the General Fund

Transfer from the County to the school system. Ms. Reed stated that the Board of Supervisors had directed DMB staff to meet with FCPS staff to consider accelerating some of the school projects based on the excellent market for construction and bids received by the County. She noted that in last year's CIP, the County bond referendums previously planned for Fall 2012 (FY 2013) and Fall 2014 (FY 2015) were placed on hold, but she said she believed the County was in a better fiscal position to put these projects back on the table. She pointed out that she had observed a slight growth in General Fund revenues.

Answering a question from Commissioner Litzenberger, Barbara Lippa, Executive Director, Planning Commission Office, reported that application 2232-B10-16 by FCPS, regarding the Woodson High School bus parking lot, had been withdrawn.

In response to questions from Commissioner Alcorn, Ms. Reed said she did not know how the worldwide bond market would affect the County's AAA bond rating, but noted that the municipal bond market had performed exceptionally well over the last few months. She pointed out that the last municipal bond interest rate paid by the County had been one of the lowest ever in the County. Ms. Reed stated that the County's financial advisors in The PFM Group continually assessed the County's bond debt and informed DMB of cost-effective opportunities to refinance, which had resulted in savings of millions of dollars.

Chairman Sargeant expressed appreciation to staff for their outstanding work on the CIP. He also thanked Ms. Reed for her informative presentation.

Commissioners Alcorn, Sargeant, and Migliaccio briefly discussed the incremental growth in the County budget due to the long-term national growth and new developments in the County, especially multi-family residential projects in Tysons.

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The meeting was adjourned at 7:47 p.m.  
Timothy J. Sargeant, Chairman

An audio recording of this meeting is available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Administratively approved on: September 6, 2011

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission

## FY 2012 – FY 2016 Summary of CIP Issues

- Continues to fund projects underway
- Increases School bond sales for FY 2013 and beyond from \$130m to \$155m per year (attachment)
- Includes County Bond Referenda in fall 2012 for \$120 million (attachment)
- Fall 2014 includes \$100 million for roads in light of the transformation of the Tyson's area
- Includes steady level of School Bond Referenda at \$240 million in fall 2011, fall 2013 and fall 2015
- Funds limited Paydown Program for critical projects and begins to address Department of Justice requirements for ADA improvements
- Continues 3-year short-term borrowing plan to address capital renewal backlogs
- Identifies significant future requirements including: Public Safety Headquarters to replace the Massey Building, requirements associated with the Tyson's Corner redevelopment plan and support for the Dulles Rail project

# County-Schools Bond Sales (millions)

<u>Year</u>	<u>County</u>	<u>Schools</u>	<u>Total</u>	
FY 1997	\$75	\$75	\$150	Avg. management practice; No specific policy
FY 1999	\$50	\$100	\$150	New policy: 1/3 County; 2/3 Schools
FY 2000	\$50	\$130	\$180	\$30M increase for Schools from State lottery fund
FY 2001	\$50	\$130	\$180	\$30M increase for Schools from State lottery fund
FY 2003	\$70	\$130	\$200	Sales limits increased
FY 2007-2012	\$120	\$155	\$275	New sales limits*
FT 2013 and Beyond	\$120	\$130	\$250	

\*Temporary increase in annual School sales of \$25 million per year for 6 years in exchange for return of surplus school property to County control. School sales revert to \$130 million per year in FY 2013.

Proposed Bond Referenda in FY 2012 – FY 2016 CIP:

Fall 2011	Schools	\$240 million
Fall 2012	County	\$120 million
	\$38 million	County Park Authority
	\$12 million	Northern Virginia Regional Park Authority
	\$10 million	Bailey's Fire Station Renovation
	\$10 million	Herndon Fire Station Renovation
	\$10 million	Jefferson Fire Station Renovation
	\$20 million	Renovation of 22 Courtrooms at Judicial Center
	\$20 million	Library Renovations (Potentially Reston, Pohick, Tyson's Pimmit, John Marshall)
Fall 2013	Schools	\$240 million
Fall 2014	Roads	\$100 million
Fall 2015	Schools	\$240 million
Fall 2016	County TBD	\$250 million