

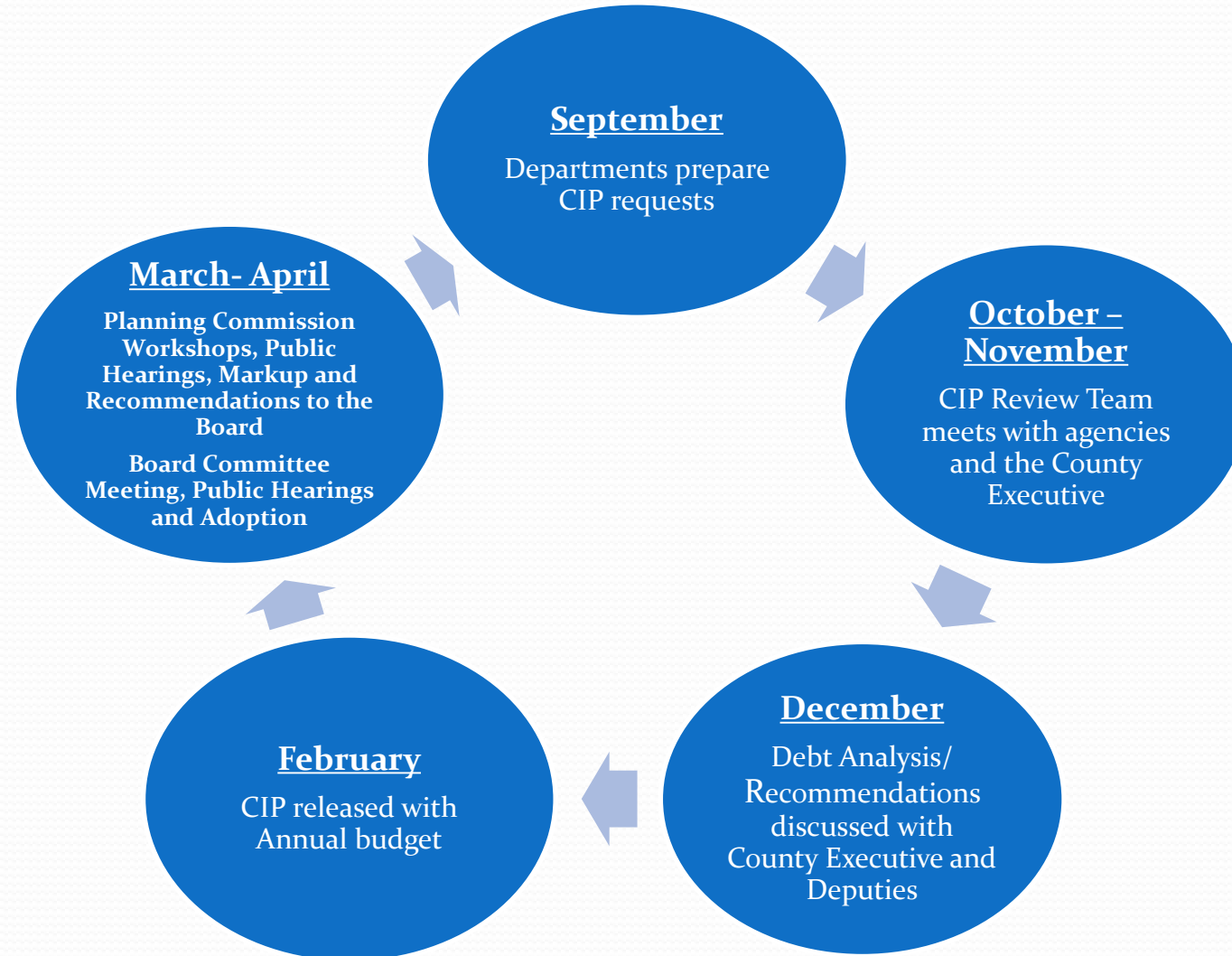


Annual CIP Process and FY 2020 – FY 2024 Capital Improvement Program

March 13, 2019
Planning Commission Workshop



CIP Annual Process



CIP Approval Process/Dates

- CIP on County website February 19
- CIP Discussed at BOS Committee February 26/TBD
- PC CIP Committee Meeting February 28
- Printed copies of CIP Distributed N/A
- PC Workshop/Public Hearing March 13
- PC CIP Committee Meeting March 21
- PC CIP Mark-up March 27
- BOS Public Hearings April 9,10,11
- BOS Mark-up/CIP Adoption April 30

CIP Development Process

- Rates for self supporting funds developed (Stormwater, Wastewater, Solid Waste) as part of the Annual Budget
- General Fund supported Capital Program developed as part of the Annual Budget
- Bond Referendum Plan developed based on priority projects and 10 Principles of Sound Financial Management
- CIP Advertised

Self Supporting Programs

- Stormwater rate proposed to remain at \$0.0325 per \$100 of assessed real estate value
- Wastewater rates are consistent with 5-year plan
 - Base Charge from \$30.38 to \$32.91 (recovers fixed costs)
 - Availability Charges from \$8,100 to \$8,340 (connection fee)
 - Service Charges from \$7.00 to \$7.28 per 1,000 gallons
- Solid Waste rates
 - Refuse disposal rate from \$66 to \$68 per ton
 - Refuse Collection from \$350 to \$385 per household unit
 - Leaf Collection from \$0.013 to \$0.012 per \$100 of assessed value

General Fund Program

- General Fund Capital Program
 - \$18,143,691 in FY 2020
 - Includes \$12,353,691 in commitments, contributions and maintenance (68 percent)
 - Includes \$5,790,000 in capital improvements (32 percent)
- For several years the Annual Paydown Program has included adjustments at the Third Quarter or Carryover Reviews – Anticipated again to support FY 2020
- Annual Baseline funding has not increased significantly
- Sinking Fund established in FY 2014 has been extremely successful in bridging the gap

Capital Sinking Fund

- Capital Sinking Fund was created by the Infrastructure Financing Committee (IFC)
- Populated at year end based on 20 percent of Carryover balances after funding critical requirements
- Began at FY 2014 Carryover Review (To date, \$38.5 million has been set aside for capital reinvestment)
- Allocation is based on a percentage of the total annual reinvestment requirements as presented to the IFC including: 55 percent for FMD, 20 percent for Parks, 10 percent for County-owned Roads, 10 percent for County Trails and 5 percent for Revitalization Improvements

Bond Referendum Plan

- Annual review of Bond Referendum Plan (CIP, Page 25)
 - Details the long-range plan, outlining specific projects and schedules
 - More predictable plan for the Board, County agencies, and the public
 - Includes County/FCPS bond referenda in alternate years
 - Includes FCPS bond referenda at \$360 million every other year, reflecting the current FCPS annual bond sales limit of \$180 million
 - Includes adjustments to project costs to reflect construction escalation

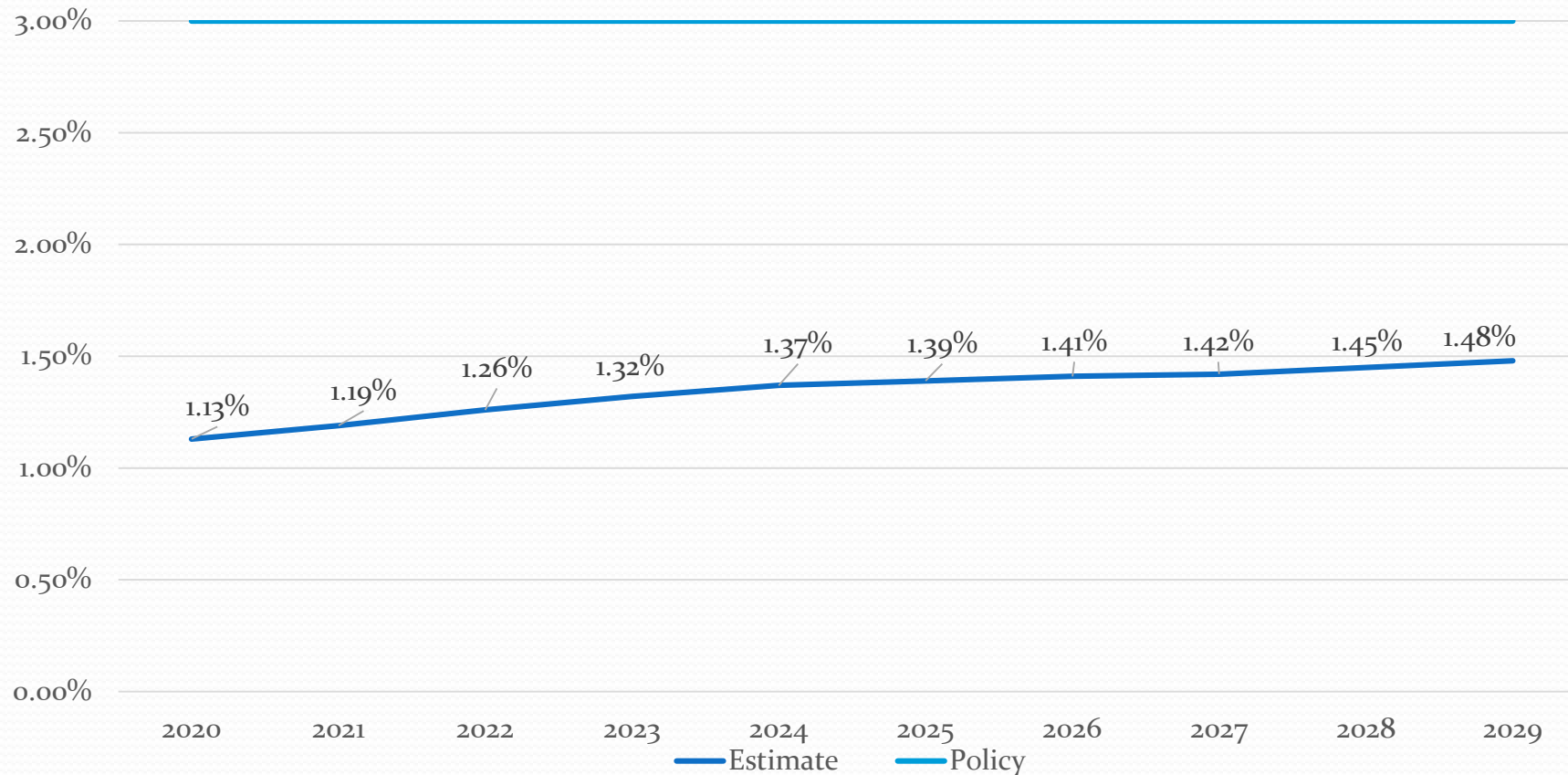
Up-Coming Bond Referenda

- Fall 2019 Fairfax County Public Schools: \$360 million
- Fall 2020 County: \$397 million
 - Health and Human Services
 - Libraries (moved from 2022 to 2020)
 - Northern Virginia Regional Park Authority
 - County Park Authority
 - Metro
- Fall 2021 Fairfax County Public Schools: \$360 million
- Fall 2022 County: \$80 million
 - Public Safety
- Fall 2023 Fairfax County Public Schools: \$360 million

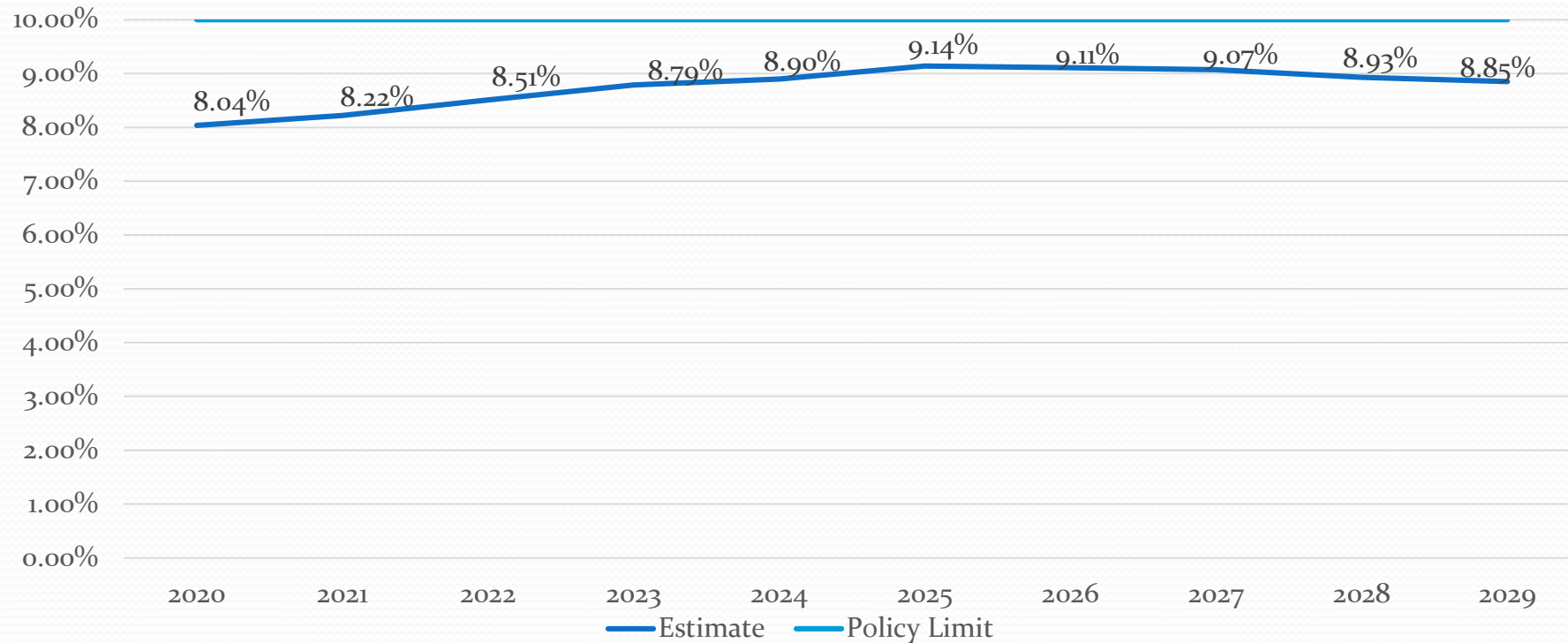
Bond Plan Link to Debt Analysis

- Total Bond Plan includes General Obligation Bonds and Other Financing (EDA Bonds/other sources) (CIP, page 24)
- Ten Principles of Sound Financial Management
 - Below 3 percent debt to market value (currently 1.15 percent)
 - Below 10 percent debt to General Fund Disbursements (currently 8.20 percent)
 - Total sales limit is \$300 million per year
 - Debt Service affordability

Net Debt Not to Exceed 3% of Estimated Market Value



Debt Service Expenditures Not To Exceed 10% of General Fund Disbursements



*Estimates Benchmarked Against Out Year Revenues

Bond Referendum Plan Changes

- Libraries (moved from 2022 to 2020)
 - Staff is currently exploring the following potential opportunities:
 - Lorton Library co -location with Lorton Community Center, and Lorton Senior Center
 - Patrick Henry Library Joint Development Partnership with Town of Vienna to renovate or replace the Library and provide additional structured parking for both the Library and the Town
 - Kingstowne Library co-location with Franconia Police Station, Franconia Museum, Lee District Supervisors Office and an Active Adult Center

Bond Referendum Plan Changes

- Human Services (project adjustments)
 - Re-purposing of Boys Probation House (BPH)
 - BPH moves to JDC Transitional Living Center, Crisis Care moves from Woodburn to BPH. Woodburn removed from Referendum Plan.
 - Revised approach for victims of Domestic Violence (DV)
 - Staff has been identifying opportunities at FCRHA properties for DV victims. Existing space has already been identified in the southern portion of the County and other sites are being explored. Artemis House removed from Bond Referendum Plan.
 - Staff is working to establish public private partnerships to address Intermediate Care Facility (ICF) needs more efficiently. ICF removed from Bond Referendum Plan.
 - 2020 Referendum can now include renovation of Crossroads (residential substance abuse treatment program facility) originally scheduled for 2024.

Other CIP Highlights

- Staff is exploring shared-use opportunities with FCPS
Current projects include:
 - Data Center Relocation Project
 - McNair Elementary School
 - Original Mt Vernon High School
- Staff is exploring co-location opportunities for complimentary County Programs. Current efforts include:
 - Lorton Library/Community Center/Senior Center
 - Kingstowne Library/Franconia Police Station/Franconia Museum/Active Adult Center
 - Wastewater/Stormwater Facility

Other CIP Highlights

- Staff reviewed all infrastructure replacement and upgrades requirements and updated this CIP section to ensure that priority replacement and upgrade project needs are identified by both the County and FCPS.
- CIP includes estimated operational costs associated with both current and future CIP projects.
- FY 2020 funding has been included to address annual ADA improvements at County facilities. Staff continues to meet federal ADA compliance and coordinate with user agencies to address related operational requirements.

Website

CIP on the County Website:

- <https://www.fairfaxcounty.gov/budget/advertised-capital-improvement-program-cip>
 - Website will include all presentations from March 13th workshop
 - Responses to Planning Commission questions will be coordinated and forwarded to the entire Planning Commission