

**FAIRFAX COUNTY PLANNING COMMISSION
CAPITAL IMPROVEMENT PROGRAM COMMITTEE
THURSDAY, FEBRUARY 23, 2023**

PRESENT: Timothy J. Sargeant, At-Large, Chairman
Phillip A. Niedzielski-Eichner, Providence District, Vice Chairman
Mary Cortina, Braddock District
Peter F. Murphy, Springfield District

ABSENT: Candice Bennett, At-Large
Walter Clarke, Mount Vernon District

OTHERS: John G. Ulfelder, Dranesville District
Daren Shumate, Mason District
Martha Reed, Capital Programs, Department of Management and Budget (DMB)
Amy Simon, Budget and Policy Analyst III, DMB
Salem Bush, Branch Chief, Planning Division (PD), Department of Planning and
Development (DPD)
Vrushali Oak, Building Design & Construction Division (BDCD),
Department of Public Works and Environmental Services (DPWES)
Dennis Holder, BDCD, DPWES
Kevin Jackson, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. Capital Improvement Program (CIP) for Fiscal Years 2024 through 2028 Overview Presentation
- B. Capital Improvement Program (CIP) for Fiscal Years 2024 through 2028 Report

//

Chairman Sargeant called the meeting to order at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

Chairman Sargeant conducted a roll call of Committee Members. Commissioners Sargeant, Niedzielski-Eichner, Cortina, and Murphy were present. Commissioners Clarke, Bennett, and Lagana (who was an alternate member) were absent. The Committee met under the 2022 Member Roster, so while Commissioner Strandlie was listed, she was no longer on the Commission. Chairman Sargeant announced that a Quorum was present. Other Commissioners present included Commissioners Ulfelder and Shumate. Staff introductions were made after the roll call.

//

Chairman Sargeant announced that staff would be presenting on the Capital Improvement Program (CIP) report for fiscal years 2024 through 2028 that was released earlier this week.

//

Chairman Sargeant announced that the March 24, 2022 minutes were before the Committee and entertained a motion for approval. Commissioner Niedzielski-Eicher MOVED TO APPROVE THE MARCH 24, 2022 CAPITAL IMPROVEMENT PROGRAM COMMITTEE MINUTES.

Commissioner Murphy seconded the motion, which carried by a vote of 4-0. Commissioners Bennett and Clarke were absent from the meeting.

//

Martha Reed, Department of Management and Budget (DMB), gave a presentation on the Fiscal Years 2024 through Fiscal Years 2028 Capital Improvement Program (CIP), a copy of which is included in Attachment A, which covered the following topics:

- An overview of the development process for the CIP;
- A review of the final report issued by the Joint County/Schools CIP Committee meeting, as released in October 2021 and endorsed by the Board of Supervisors on December 7, 2021;
- A review of the County's Bond Referendum Plan, as well as the challenges and changes associated with that plan;
- An overview of the County's projects proposed for other financing mechanisms;
- An overview of the County's current and projected debt analysis;
- An overview of the current self-supporting funds capital programs within the CIP;
- The status of the General Fund Capital Program;
- An overview of the Capital Sinking Fund;
- An overview of the status of various colocation projects throughout the County;
- The status of follow-on motions from the previous year, which included:
 - Crafting an alternative policy for reimbursing developers for enlarging wastewater lines to meet future CIP-level density;
 - Determining specific bond requirement for the next several years for the Park Authority;
 - Working with County Capital Programs to incorporate Joint Environmental Taskforce (JET) goals into the Operational Energy Strategy and future CIPs;
 - Recommending that Fairfax County Public Schools act expeditiously to develop community outreach processes when planning development of public facilities;
 - and
- The timeframe for the CIP review process, including consideration by the Planning Commission and final adoption by the Board of Supervisors.

There was a discussion between Ms. Reed, Salem Bush, Department of Planning and Development (DPD); Amy Simon, DMB; Vrushali Oak, Department of Public Works and Environmental Services (DPWES); Dennis Holder, DPWES; and multiple Committee members on the following issues:

- Clarification on the new Police Academy facility in the Sully District and whether further land acquisition was needed to develop it;

- Clarification on the data captured in the debt-to-market value;
- Clarification on the Dominion Square Community Center co-location project in the Tysons area and why it was considered a co-location project;
- Clarification on which authority built/owned the County's Electric Vehicle (EV) infrastructure and which agency was responsible for managing it;
- Clarification on whether there was a County initiative for a long-term roadmap for installing EV infrastructure, and which agency was responsible for implementing that initiative;
- Update on Fairfax County Public Schools' new community engagement process, which was in line with the Commission's recommendations in last year's follow-on motion and advertised at the December 14, 2022 Schools Committee meeting;
- Update on Fairfax County Public Schools' renovation of Mosaic Elementary School, which followed the new community engagement process;
- Concerns on delaying the bond issues for a new Police Station in Tysons and discussion on whether an expedited opening would give County Police a better impact on fighting crime;
- Clarification on the average cost impact of inflation and supply chain issues on CIP project estimates;
- Clarification on the current value of the cost of lowering the real estate tax by one cent;
- Clarifications on the County's co-location working group and how the County assessed the difficulty of getting these projects off the ground compared to when the task force was created;
- Clarification on efforts to explain and clarify the CIP process to the public;
- Clarification on which County Boards, Authorities, and Commissions (BACs) were paid and which entity made the decision to increase pay;
- Concerns that FCPS buildings/facilities did not have the infrastructure to participate in the solar pilot programs;
- Clarification on whether the Park Authority's increased bond issues would significantly impact the backlog given that the Park Authority would follow other County programs in moving from a 4-year cycle to a 6-year cycle;
- Concerns with the disparity in the condition of facilities across the County and how the CIP could be used to avoid unnecessary competitions for prioritizing funds;
- Discussion on infrastructure and asset values of County buildings, which included a request for a report on the age/condition of every facility included in County infrastructure and a visual that showed where the assets were by location;
- Discussion on the location of co-location facilities and whether they should be geared towards the County's revitalization districts;
- Discussion on the Joint Environmental Taskforce (JET) goals and how they and the County's Operational Energy strategy tied into County policies and the CIP;
- Discussion on how the Commission could help inform the decision-making process regarding significant co-location and P3 (Public Private Partnerships) projects;
- Clarifications regarding the costs for the applicant/developer and County on sewer/pressure pipelines;
- Discussion on County employee workspaces and how these needs could be explored in future CIPs;

- Clarification that the new 6-year cycle was permanent for County entities moving forward;
- Clarification regarding deployment of air quality equipment/technologies in schools and County facilities; and
- The process for addressing various outstanding concerns prior to the CIP workshop.

//

Chairman Sargeant thanked staff for their presentation and discussion, then noted that the next CIP meeting is the CIP workshop on March 1, 2023 at 7:00pm in the Board Auditorium. Chairman Sargeant adjourned the meeting.

//

CLOSING

February 23, 2023

The meeting was adjourned at 9:04 p.m.
Timothy J. Sargeant, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Kevin Jackson

Approved: 3/16/2023

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16 day of May 2023 by

Jessica Fuentes-Martinez
Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027



THE STATE OF TEXAS
COUNTY OF []
I, []
DO hereby certify that
[]
is the true and correct copy of the
[]