

**County of Fairfax, Virginia  
Planning Commission Meeting  
April 22, 2019  
Verbatim Excerpt**

CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2021 – 2025 ADVERTISED  
(With Future Fiscal Years to 2030)

During Commission Matters

(Decision Only) (Public Hearing on this item was held on March 12, 2020)

Commissioner Sargeant: Thank you, Mr. Chairman. I'm going – have several motions based on input from our CIP Committee and public hearings. And I just want to start. I'm going to read through the narration and provide all five motions at one – at one reading here as we move forward. So, bear with me, if you will. Mr. Chairman, when the Planning Commission began its work on the FY 2021 to FY 2025 Capital Improvement Program, little was known about the coronavirus and the effects of this pandemic on the local, national, and global economy. As the situation evolves, it is difficult to project all of the impacts to the County budget and the CIP. Fairfax County's CIP serves as a planning instrument to identify needed capital projects and to coordinate the financing and timing of these improvements. We now know that some of the timing and financing for the capital program may change as the situation unfolds. The Planning Commission has conducted several meetings so far this year, beginning with our initial review at the February 28<sup>th</sup> CIP Committee meeting. We then hosted our annual agency CIP Workshop on Thursday, March 12<sup>th</sup>, with a public hearing the same night. We had the opportunity to hear from 10 County representatives about CIP projects and solicited feedback on the CIP from residents of the County. On April 7<sup>th</sup>, 2020, the County Executive presented a revised Fiscal Year 2021 budget proposal, which includes the elimination of all proposed tax rate and fee increases, to alleviate pressure on the County's taxpayers. Spending adjustments have been refocused on essential services only. Some of these budget adjustments, if approved by the Board, will impact the CIP. For example, the revised budget proposal defers the twenty-five million dollar bond referendum for early childhood facilities from 2020 to 2022. This deferral is recommended as the operational expenses associated with increased facility capacity are likely to be difficult to fund for the foreseeable future. The revised budget package indicates that all items included in the projected Fall 2020 Referendum Plan will be reevaluated later in the year, and the final plan will be dependent upon the extent of the economic recovery at the time. Tonight, the Planning Commission held a Committee meeting to discuss and clarify their CIP recommendations to the Board of Supervisors. Now first, I would like to take this opportunity to thank staff for all of their hard work during this extraordinary CIP process. I would like to thank all of the County staff that presented their capital programs to the Commission at the March workshop and the CIP staff coordinators, including, Martha Reed, Elif Ekingen, Dennis Holder, Tiya Raju, Michelle Stahlhut, and Evelyn Mitchell. Each year, this staff reviews and updates the CIP to ensure that it is affordable and conforms to the Ten Principles of Sound Financial Management. Staff strategically adjusts the bond referendum schedule to enable capital projects to move forward and for the County to take advantage of both timing and partnership opportunities. For several years, staff has been working to more closely align the CIP with the Comprehensive Plan. This has been discussed over time with the Planning Commission. Staff, in concert with the Planning Commission, is continuing to explore ways to more closely link the two documents, such as updating the Public Facilities Plan portion of the Comprehensive Plan. In addition, the Commission has discussed other process improvements and motions as well – as well as the need for overall flexibility in moving forward with the CIP capital plans. With this background in mind, Mr. Chairman, I'd like to now make a series of motions on the CIP. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE

BOARD OF SUPERVISORS APPROVE THE ADVERTISED FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2021 THROUGH 2025, WITH FUTURE YEARS - FISCAL YEARS TO 2030.

- I FURTHER RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE CONSIDERATION OF A COMPREHENSIVE PLAN AMENDMENT TO UPDATE THE PUBLIC FACILITIES ELEMENT OF THE POLICY PLAN. DURING THAT REVIEW, STAFF SHOULD REVIEW THE ALIGNMENT OF THOSE UPDATES WITH THE CIP.
- I FURTHER RECOMMEND THAT STAFF FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT AND THE FIRE AND RESCUE DEPARTMENT, DURING ANY FUTURE UPDATE OF THE PUBLIC FACILITIES ELEMENT OF THE POLICY PLAN, EXPLORE THE POSSIBILITY OF ENSURING THAT EMERGENCY VEHICLE PREEMPTION EQUIPMENT IS CONSIDERED DURING THE REVIEW OF LAND USE CASES. NEW POLICY PLAN LANGUAGE WOULD MORE SPECIFICALLY DESCRIBE THE STRATEGIC PLACEMENT OF EVPS TO MAKE THEM MORE OF A PRIORITY. IN ADDITION, FIRE AND RESCUE STAFF SHOULD LOOK FOR OTHER POTENTIAL FUNDING SOURCES TO SUPPORT PRIORITIZED EVP INSTALLATIONS.
- I FURTHER RECOMMEND THAT STAFF CONSIDER REPRIORITIZING THE FALL 2020 BOND REFERENDUM PROGRAM, TO INCLUDE FUNDING FOR IDENTIFY INFRASTRUCTURE REPLACEMENT AND UPGRADE PROJECTS, IF FUNDING IS NOT AVAILABLE FOR THESE PROJECTS AT YEAR END. IN ORDER TO MAINTAIN THE COUNTY'S EXISTING FACILITIES AND ADDRESS CATEGORY F RATED INFRASTRUCTURE REPLACEMENT PROJECTS, BOND FUNDING SHOULD BE CONSIDERED, IF GENERAL FUNDS SUPPORTS IS UNAVAILABLE.
- I FURTHER MOVE THAT THE PLANNING COMMISSION SUPPORT THE DEFERRAL OF THE TWENTY-FIVE MILLION DOLLARS FOR EARLY CHILDHOOD EDUCATION FACILITIES FROM THE TWELVE - FALL 2020 BOND REFERENDUM TO THE FALL 2022 REFERENDUM, BASED ON THE UNCERTAINTY OF THE OPERATIONAL DOLLARS TO SUPPORT PROGRAMS WITHIN THESE FACILITIES. THE PLANNING COMMISSION FURTHER RECOMMENDS THAT STAFF REEVALUATE THE PROPOSED FALL 2020 BOND REFERENDUM PLAN TO INCLUDE THE REPRIORITIZATION OF LIBRARY, HUMAN SERVICES, AND PARK PROJECTS, IF REQUIRED TO ALIGN WITH THE ECONOMIC RECOVERY AT THE TIME.
- And finally, Mr. Chairman, I RECOMMEND THAT STAFF IDENTIFY OPTIONS FOR FUNDING THE TYSONS FIRE STATION IF PROPER CONTRIBUTIONS ARE DELAYED. THE FIRE DEPARTMENT IDENTIFIES THIS FUTURE STATION AS ITS NUMBER ONE CIP PRIORITY, YET PROFFER FUNDING HAS ONLY BEEN RECEIVED TO SUPPORT THE DESIGN OF THIS STATION. IT WILL BE ESSENTIAL THAT HOPED-FOR PROFFER FUNDING BE RECEIVED IN A TIMELY MANNER IN ORDER TO PROCEED TO THE CONSTRUCTION PHASE. CONTINGENCY FUNDING STRATEGIES SHOULD BE DEvised – SHOULD BE DEvised,

SHOULD TIMELY PROFFER MONIES NOT BE REALIZED. ONE CONTINGENCY IS FOR STAFF FROM THE FIRE AND RESCUE DEPARTMENT TO REPRIORITIZE THEIR FUTURE CIP PROJECTS, IF IT IS DETERMINED THAT THE PACE OF RECEIPT OF THE PROFFER CONTRIBUTIONS WILL DELAY THE CONSTRUCTION OF THE STATION. ANOTHER CONTINGENCY IS TO CONSIDER A PUBLIC-PRIVATE PARTNERSHIP FUNDING ARRANGEMENT FOR THE COST OF CONSTRUCTION. IT IS IMPORTANT TO NOTE THAT THE CURRENT FIRE STATION AT SPRING HILL ROAD REMAINS IN PLACE, AND OPERATIONS CAN CONTINUE FROM THAT STATION 'TIL SUCH TIME AS THE REPLACEMENT STATION IS CONSTRUCTED.

That's the final on the motions, Mr. Chairman.

Commissioner Ulfelder: Second.

Chairman Murphy: Is there a second to the motion?

Commissioner Niedzielski-Eichner: Second.

Commissioner Ulfelder: I seconded the motion.

Chairman Murphy: Is there a discussion? Okay. All those in – seeing none and hear none. So, all those in favor of the motion to recommend this recommendation by the Fairfax County Planning Commission CIP Committee to the Board of Supervisors for its consideration, during their public hearings, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. It's unanimous. Thank you very much. Let me add one addendum remark to this and that is that the committee meetings that Mr. Sargeant heard from staff and – the Commission heard from staff and the – the committee meeting in the auditorium convened by the Planning Commission as a whole, that also was followed by a public hearing. So, we did have a public hearing on this item, and it was the information we received from the public hearing and from the staff that formulated the motion we heard this evening. Is that accurate?

Commissioner Sargeant: Correct.

Chairman Murphy: Okay. Thank you very much.

Each motion carried by a vote of 12-0.

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