

Leeway Overlee (LO) Civic Association (CA)

Minutes of General Membership Meeting

Tues., June 14, 2016, 7:30 p.m. at Westover Library conference room

1. LO CA President Chips Johnson opened the meeting at approximately 7:30 p.m. and asked if there were any amendments to the **proposed agenda**: Call to Order; Treasurer's Report; Secretary's Report (Summary of Minutes); Vote on proposed by-law amendments; President's Report; Election of Officers; Discussion with featured speaker, County Board member Christian Dorsey. There being no amendments, he invited officers to give their reports.

2. **Treasurer** Jenni Michener reported that LO CA had a balance of \$759.21, up from \$422.37 at previous report, reflecting \$543 in income (from dues and yard sale) against \$206.16 in expenses (newsletter printing and bank fees), making for a net increase in assets of \$336.84.

Boundary Changes, Other By-law Amendments Approved

3. The Secretary, Ladd Connell, summarized the **previous CA meeting**, held April 12. The main business was the first vote on motions, prepared by Leeway Overlee's Executive Committee, to amend the association's by-laws. The first amendment, to move the association's southern boundary to N. 22nd St., had been approved by a vote of 52 in favor, 3 opposed. All other amendments were approved unanimously at the April 12 meeting. However, it was noted that a second vote in favor was required for the amendments to be adopted.

4. Mr. Johnson then asked Mr. Connell to read the boundary change amendment verbatim.ⁱ Following the reading, Mr. Johnson asked if there was discussion, and in the absence of discussion, invited motion to vote and a second, duly received. The **Boundary amendment was approved** by a vote of 41-0 [a few present abstained]. Other amendments as previously published and voted on were approved unanimously by voice vote.

Reed School, APS Re-districting, and Bond Issue

5. Mr. Johnson then briefed on the options for changes to Reed School to accommodate elementary school overcrowding. A resident who lives next door to the school reported she had met with School Board member James Lander. Mr. Lander had explained that Reed School will stay as it is through SY 2017-18. Changes, including related issues such as parking for different options, would not be discussed until planning funds are appropriated. The School Board is to discuss the set-aside of \$4 million for planning in 2018, potentially allowing construction to start in 2019. The two key milestones would be: 1) appropriation of planning funds; and 2) beginning of construction.

6. Mr. Johnson noted that one constraint is the amount that the County can issue in terms of bonds while maintaining its AAA rating. In light of this, it seems any funding would not be authorized until approval of the 2017 bond issue. Leeway Overlee has expressed support for modification of the existing building to accommodate immediate needs, while maintaining the adjoining green space. Leeway Overlee had also joined the three other Greater Westover CAs to suggest a N. Arlington working group, and that a local neighborhood elementary school would reduce traffic and the need for 10 or so buses.

7. Kathy Mimberg, President of Highland Park Overlee Knolls, reported that School Board Chair Emma Violand Sanchez had said Arlington would issue a \$138 million bond for school construction. This would include modifications at Wakefield, as 100 kids are likely to be redistricted to Yorktown & Wakefield away from Washington-Lee. The bond would be mostly for high schools, because Arlington Public Schools faces a 2,100-seat deficit for high schools by 2030. The bond would not be for Reed; however, a school bond is issued every two years. The Board would address boundaries for middle and elementary schools later. The County Board would then vote on any School Board recommendation.

8. Several residents commented on the options, with a consensus expressed that the inputs of CAs (especially united) early in the process are extremely valuable. The possibility of re-districting was considered a “wild card,” but the School Board wants to address the immediate crisis of a shortfall in elementary seats before re-districting.

Leeway Overlee Officer Elections

9. Mr. Johnson then called for CA elections. Rob Swennes reported the nominating committee’s slate: Kim Klingler for President, Stuart Nagurka as vice president, Ladd Connell as Secretary, Jennifer Michener as Treasurer, and Rob Swennes as Neighborhood Conservation Advisory Committee representative and Jenni Michener as NCAC Alternate. The slate was duly nominated, seconded, and approved by unanimous vote.

10. Turning to CA representatives to the Civic Federation, volunteers were requested. Jerry Auten and Kim Klingler (now ex officio) agreed to continue, with Rob Swennes, John Perry, Julie Pandya, and Amy Appelbaum agreeing to serve as alternates, if needed. Responding to a question, Ms. Klingler explained that the Civic Federation is the organization bringing all the civic associations together, each represented by at least two people, normally meeting monthly, but CA representation can be flexible. The meetings are informative and can offer an opportunity to provide input on issues relevant to each CA.

County Board Member, Christian Dorsey

11. Mr. Johnson then invited the CA’s featured speaker, County Board Member, Christian Dorsey to speak. Mr. Dorsey thanked him and said he was enjoying Board, over five

months into the job. He thanked all those who had supported him; it was a great opportunity to serve Arlington in deeper way, and he always welcomed hearing from residents. Turning to Board issues, he noted that in the County's calendar, budget consumes spring conversations. Next on the agenda was the capital improvement program, featuring work sessions to discuss investments the County would make.

12. County Budget & Investments: The good news was that the County has funds to invest, Mr. Dorsey said. Long Bridge Park was one issue coming up. It would provide additions to turf fields for organized sports and recreation-- play space for all ages. He was mindful that Arlington should deliver what residents need with value. Arlington also has a need for more seats for students, so APS capital budget is a big part of overall investment. This included discussions on Reed School, how to add capacity within existing land. The County would invest in streetlights—these hadn't been budgeted before, so places have streetlights that aren't really functional. The budget would also address street paving. Other capital investments would be discussed in a work session the following Wednesday evening (June 22); residents were welcome to come to observe. The County Board June public meeting would be on Saturday (June 18). The Board would be discussing re-development of a block in Ballston that is currently a car dealership; the new building would include amenities such as a grocery store. The Rappahannock coffee shop block on Columbia Pike is to be re-developed, but the coffee shop would be able to return. Big issues the Board would address in the summer included re-location of Fire Station #8 on Lee Highway. The question was whether it needs to move or could be re-built on site.

13. Metro/Safe-track: Turning to transportation/transit, Mr. Dorsey, Arlington's representative on the Metro Board, said that Safe-track (Metro's repair surge) is absolutely necessary. Maintenance had been de-prioritized over expansion of service over the years. It had become obvious that Metro was not serving the community, given systemic issues. A decision was made to take holistic look and fix all maintenance shortfalls. Some require total closure of lines/stations but it is important to get it done, said Mr. Dorsey. Other rail systems have redundancy which allow them to keep the system running during repairs; Metro does not, hence the closures. Once completed, we would be able to have confidence that the system is well-maintained. The good news was that the region, including Arlington, was coming up with mitigation strategies, such as re-signalling some streets where needed.

Dorsey Q&A

14. School-County Board relations: Mr. Dorsey then took questions. Mr. Johnson asked about School-County Board relations. Mr. Dorsey said that in the past, there had been a lot of formality that was not really productive. Now, staff tend to communicate better, and Mr. Dorsey had emphasized that he wanted to hear their professional information and point of

view. For example, on the just-concluded budget, the School Board provided its budget, then the County Board had to figure out how to pay for it or whether it could be paid for. But the School Board came back later and revised its request. It would be more efficient to have the full information first. The School Board should present what it needs. We are facing 2700 seat deficit for high school, so one option is establishing a 4th comprehensive high school; some say other solutions are better.

15. A resident suggested the Westover Library was an example of the lack of School-County Board communication, and that the County Board has to have the gumption to turn proposals down. Mr. Dorsey noted that Lubber Run [Park, bordering Barrett Elementary School] was an example of where we need more APS-County collaboration. Other questioners noted that the HB Woodlawn (HBW) program was being re-built in Rosslyn, why couldn't that be the [high school] solution, and asked if the site would have housing and commercial. Mr. Dorsey noted HBW was a limited site; the new facility was fully designed, and would add 100 seats [to the existing HBW program], and would have housing and commercial space, but was not in position to be changed. The County planned to sell its space to have a new fire station, then it would address the schools piece, while ensuring coordination of work on different pieces.

16. School Planning & Space: Kathy Mimerberg, HPOK President, expressed concern that the School Board lacked planning capacity, noting the multiple permanent trailers at schools such as Tuckahoe and Swanson and the School Board's lack of knowledge of construction; it needed leadership from the County Board. Yorktown [High School] is now the next Tuckahoe, she noted, where 10-12 trailers is the new normal; the same cohort is moving through to Yorktown. Mr. Dorsey replied that the County Board can't necessarily figure out how to allocate school resources for the instructional program. But he expressed his concern for using resources wisely, noting he has two school-aged children. A lot is being done to address APS building capacity, he said, with three new or re-built schools to come on-line in 2019. Another resident also noted his frustration with school overcrowding.

17. Other land needs: Mr. Dorsey replied that there was no re-division of resources that would solve the schools' [land] space problem. He suggested that the County and APS need to think seriously about building schools vertically to use available space efficiently. A resident suggested that the Madison Community Center site [at Old Glebe Road and N. Stafford St.] is great place to build a new school in N. Arlington. Mr. Dorsey noted the need to look ahead, and to be smarter, about school planning. He noted, however, that schools are not Arlington's only space need. Transit facilities also took space. For many people, a garden apartment is their first experience as a resident in Arlington; then they move on to a single family home. But the County has few tools to stop the loss of affordable housing, he noted; mostly the County can offer planning incentives, to ensure the market rate is

affordable. A resident suggested saving the Westover garden apartments and commercial area as a historic area.

17. Metro, Growth: Jerry Auten, Leeway Overlee ACCF delegate, asked whether Metro line repairs allowed the running of all eight-car trains, since fewer trains were going through, e.g. on the Orange and Silver lines. Mr. Dorsey agreed that that was one strategy, but Metro also has a problem of not having enough rail cars. The system was only getting about eight new [7000 series] rail cars [monthly] while the 1000 series cars are being retired. Another resident raised the issue of accommodating growth. Mr. Dorsey noted that Arlington was not functionally different compared to other jurisdictions which anticipated growth – the County Board wants to help the School Board, for example, with projections and planning, not function as two silos. Planning was a shared interest; an example was the TJ [Thomas Jefferson Middle School] site. We need to think creatively, he concluded.

18. The meeting was adjourned at 9:00 p.m.

Submitted by:

Ladd Connell, Secretary

ⁱ Below is the wording of the by-law sections that were approved.

ARTICLE III. Section 1. [Note: The effect of this amendment, if approved, is to pull back the southern boundary of the civic association from I-66 to N. 22nd Street. Many of the other proposed by-laws changes below reflect the consequences if this change in boundaries is adopted.]

The boundary of the community served by the Association shall be as follows: Beginning at the corner of John Marshall Drive and N. 27th Street and extending south along John Marshall Drive to Lee Highway, then west along Lee Highway to N. Quantico Street, then south along N. Quantico to N. 22nd Street, then east on N. 22nd Street to N. Lexington Street, then north on N. Lexington Street to N. 22nd Street, then east on N. 22nd Street to George Mason Drive, then north on George Mason to Lee Highway, then west on Lee Highway to beyond N. Jefferson Street, then north between Jefferson Street and N. Kenilworth Street to N. 27th Street, then west along N. 27th Street to John Marshall Drive.

ARTICLE III. Section 2. The Association boundaries encompass the Leeway Overlee neighborhood conservation area.

[Note: The following amendment was to allow more flexibility on when the annual election meeting takes place. If approved, this change would likewise be made at all similar spots in the by-laws.]

ARTICLE IV. Section 2. Two other delegates and at least two alternate delegates shall be proposed and elected by the membership at the May/June election meeting.

ARTICLE VII. Section 1. The Executive Committee shall be composed of the officers of the Association and the Neighbor Conservation Advisory Committee representative for the Leeway Overlee NC area.

ARTICLE VIII, Section 2. Elections shall be by secret ballot, by a showing of hands or by acclamation.

ARTICLE VIII, Section 5. After new Executive Committee officers are elected at the May/June annual meeting, the representatives and alternates to the Neighborhood Conservation Advisory Committee (NCAC) shall be elected by those people present who reside in Leeway Overlee. Thereafter, delegates and alternates to the Arlington County Civic Federation shall be proposed and elected.

ARTICLE X. Section 1. The annual election meeting of the Association

ARTICLE XIII. Section 1. The annual dues for individuals or businesses may shall be set at an amount in any year as determined by the Executive Committee.

ARTICLE XIV. Section 2. Any property remaining in the Association shall be transferred as a gift to Virginia Hospital Center.