



CIVIC FEDERATION NEWS

Official Publication of the Montgomery County Civic Federation
Serving the Public Interest Since 1925

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751TH SESSION

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Peggy Dennis (left) thanks Evelyn Burton, recipient of the “Community Hero” award at the October Delegates Meeting, for her many years of advocacy for persons with mental illness while MCCF President Cary Lamari (right) displays the award certificate.

November Program

CHALLENGING TEARDOWNS AND MANSIONIZATION

by Wayne Goldstein, Historic Preservation Chair

Older neighborhoods in Montgomery County are being dramatically changed; some would say destroyed or lost, as individuals and builders buy houses and then either tear them down and build a much larger house or greatly increase the size of the existing house, often out of proportion to the neighborhood. Historic designation of individual houses or designation of neighborhoods to create historic districts can be one way to provide controls and limitations to the impact of the mansionization trend. (Cont. on next page)

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Important Announcement:

Civic Fed Annual Holiday Party –Be there!

Information and Reservation Form on Page 11

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Right now, two different neighborhoods in Bethesda are pursuing historic designation as a way to save 2 houses purchased by builders who have applied for demolition permits and who seek to build 2 to 4 much larger houses in their place.

We will be hearing from three individuals who will tell us about different aspects of this issue. Kim Williams, a member of the county's Historic Preservation Commission (HPC), will introduce the issue of mansionization and explain the role of the HPC in the designation process and then in the permitting process. Linna Barnes of the Town of Chevy Chase will talk about the struggles that the Town has had with the designation process and the continuing pressures to mansionize. Bob Reinhart of Garrett Park will tell us what it's been like to deal with mansionization in a town that has become a historic district.

Since this program will only last about an hour, Montgomery Preservation, Inc. (MPI) will be providing an additional opportunity to learn more about the issue on Saturday, November 15 from 10 am to 1 pm, in the historic B & O Train Station at 8100 Georgia Avenue in downtown Silver Spring. Bob Reinhart will join us along with other panelists to talk in greater detail about teardowns and mansionization, historic designation, historic area work permits, and the variety of tax credits that help make it easier to restore or maintain a historic house. If you can, please RSVP to me at waynemgoldstein@hotmail.com or 301-942-8079 as we want to have sufficient refreshments for all.

Community Hero Award

HAYGOOD, MURTAGH AND MICHELS TO BE HONORED

by Charles E. Pritchard, Environmental Chair

At the November 10 Delegates Meeting we will honor three county residents with the Federations's "Community Hero Award." The award is for their collective work as a community representative team in advising the Montgomery County Public Schools, the County government and an architectural/construction firm on applications of LEED (Leadership in Environmental and Energy Design) principles to the renovation of Northwood High School in Silver Spring. The recipients will be Leah V. Haygood and

Edward Murtagh of Silver Spring and Kathleen Michels of Wheaton. LEED, sometimes called "green building", incorporates the use of natural resources efficiently, considering the impact of building on the local and regional environment, allowing ecosystems to function naturally, conserving water, treating storm water on site, maximizing the use of local materials and low volatile, organic compounds (VOC), installing energy-efficient equipment and systems, and reducing construction waste by reusing and recycling building materials. Ms. Haygood is a professional environmental specialist, Mr. Murtagh is a licensed engineer and Ms. Michels has long experience in County environmental issues.

PROPOSED BYLAWS AMENDMENTS

by Dan Wilhelm, First Vice-President

The Bylaws Committee proposes amending the bylaws to clarify the subject of membership. As currently written, most people find this subject confusing. We propose to combine Articles II, IV, and XVIII into one article. The proposed changes largely reflect reorganization, categorizing, and editing:

- Eliminate Regional and County-Wide Associations since they can be considered as Umbrella Associations.
- Allow a delegate to send a substitute when he/she can't attend a meeting.
- Change the name from "Regular Meeting" to "Delegates Meeting" to reflect the terminology used in the newsletter and in meetings.
- Change the name of "associate" to "member" but kept the restriction that they could not make motions or vote.
- Clarify that Past President and Honorary members need not pay dues to reflect current practice.

The wording we are recommending follows.

ARTICLE II. MEMBERSHIP

1. *Categories.* There are two basic categories of membership: association[s] and individual[s].

2 *Association Member* There are two Association Member categories: Neighborhood and Umbrella.

A. Neighborhood Association

(1) Definition. Membership in the Federation shall be open to any organized Montgomery County civic, community, or homeowner association which supports the Federation's objectives and whose primary purpose is to further the public interest. An association organized for or devoted to only a single local issue shall not be eligible. The boundaries of the residential community represented by each local association must be specified in its bylaws and registered with the Planning Board. Neighborhood associations must represent at least thirty households to be eligible for membership.

(2) Representation. The number of delegates for a member association shall be two for the first three hundred households, one additional delegate for the next three hundred household, and one additional delegate for all households over six hundred. The president of the association shall be a delegate unless the president elects to appoint another association member to serve in the president's place.

(3) Duties and Privileges. Delegates shall have a duty to participate fully in the deliberations and activities of the Federation, may vote on any issue before it, and may hold any Federation office or position. Member delegates shall serve until the association names a replacement or their eligibility ceases.

B. Umbrella Association

(1) Definition. An umbrella association is any group composed of two or more neighbor associations as defined above. Membership shall be open to any umbrella association that has as its primary purpose to further the public interest. An association organized for or devoted to only a single local issue shall not be eligible. The umbrella association must be registered with the Planning Board.

(2) Representation. The number of delegates for an umbrella association shall be two for the first five hundred households, one additional delegate for the next five hundred households and one additional delegate for all households over one thousand. The president of the association shall be a delegate unless the president elects to appoint another association member to serve in the their place.

(3) Duties and Privileges. Delegates shall have a duty to participate fully in the deliberations and activities of the Federation, may vote on any issue before it, and may hold any Federation office or position Member delegates shall serve until the association names a replacement or their eligibility ceases.

C. Substitute Delegate.

If any delegate is unable to attend a monthly meeting, a substitute can represent the delegate and may vote for the delegate at the meeting. Substitutes shall not be allowed at the Executive Committee or as Committee Chairpersons.

3. *Individual Member* There are three Individual Member categories: Associate, Past President, and Honorary.

A. Associate Member

(1) Definition. Any individual, government agency, business, or similar group may participate in Federation activities by becoming an associate member.

(2) Duties and Privileges. An associate member may attend Federation functions, participate in discussions at meetings, serve on appointed committees, and will receive the Newsletter. They may not make motions or vote. If appointed to chair a committee, they shall not thereby be voting members of the Executive Committee.

B. Past President Member

(1) Definition. All past presidents of the Federation who are legal residents of the County shall be classified as a past president member. They may be a delegate from an association but need not be.

(2) Duties and Privileges. Past Presidents shall have all the rights and privileges of delegates and shall have the right to vote in meetings of the Executive Committee. They need not pay dues.

C. Honorary Member

(1) Definition. Honorary members are individuals who have rendered especially valuable service to the County and who have been elected to honorary status by a three-fourths affirmative vote at a Delegates meeting. The motion to elect shall specify the term such status shall continue

(2) Duties and Privileges. Honorary Members may participate in deliberations of the Federation and may serve on committees. They may not make motions or vote at the Delegates meetings They need not pay dues.

4 *Acceptance.* The name of any first time applicant association shall be published in the newsletter and automatically accepted unless an objection is raised at the next Delegates meeting on the grounds that they do not satisfy the eligibility requirements. In the event that two organizations claim to represent any one specific community area, the Federation reserves the right to determine which organization will become a member.

5. *Membership Year.* The membership year shall be July 1 through June 30.

Because there was some confusion at the October Delegates meeting about the wording of the proposed bylaws amendment on annual dues, the correct version follows herewith:

ARTICLE III. ANNUAL DUES

1. *Dues.* Dues of member organizations and associates shall be payable July 1 and based on the [number of delegates] size of the organization. [as follows: \$45 for the first two delegates and \$20 for each additional delegate.] The dues amount and structure shall be determined by the Executive Committee and presented to the Delegates for approval.

BALANCED LAND-USE POLICY AMMENDMENT PROPOSED

At the September 8 meeting, Delegates failed to approve a Balanced Land Use Policy for the Federation. As one who voted against the Policy, Jim Humphrey has asked that it be brought up for another vote at our November meeting, with the following amendment (in capitals):

1. Improve balance between jobs and housing within the regions of the County.
2. Organize growth around transit nodes, both rail and bus, WHILE INSURING ADEQUATE INFRASTRUCTURE AND COUNTY SERVICES ARE IN PLACE TO ACCOMMODATE SUCH GROWTH.

3. Reduce growth in rural and outer low-density suburban areas.

ANNOUNCEMENT

SPECIAL ELECTION FOR CORRESPONDING SECRETARY

In accordance with Bylaws Article V, Election of Officers, paragraph 6. Vacancies, the candidacy of Lyle Schofield to fill the now vacant position of Corresponding Secretary was announced in the October Newsletter.

We will be asked to vote on Lyle Schofield to fill this position at the November Delegates meeting.

Treasurer's Report

RECOMMENDATIONS FOR A 50/50 DRAWING

by Luella Mast, Treasurer

Executive Committee members compared our 2003-04 income as of mid-October with that which we had received by the same period last year. Talk about being consistent! only \$9.07 separates 2002-03 and 2003-04 when it comes to dues and the donations given by MCCF members with their dues. And, last year we ended the year without going into our limited reserves. There's a catch though. Last year, as of mid-October we had an additional \$1,350 in income we had not expected to receive. That's a pile of money to make up and still be able to end the year "in the black," a much preferred option than the alternative most often identified as "in the red."

Executive Committee members discussed 3 ways to make up that \$1,350: 1st, increase the number of dues-paying organizations; 2nd, increase the number of individual associate members; The 3rd way is one we propose to introduce at the December Reception for Elected Officials. We will have a "50/50" drawing, a staple of many local organizations. We'll be selling tickets (\$1.00 per ticket or \$5.00 for 6 tickets) for a cash prize drawing. The amount of the prize depends on the number of tickets we sell. The drawing will be held during the Reception. The winning ticket holder takes

home 50% of the total cash raised. 50% stays with the organization – hence the name, “50/50”.

We don’t pretend that our first financial key is not the need to increase our membership base. As we work on membership during this year, we hope you will also be willing to support a more modest effort and bring some extra dollars for the 50/50 drawing.

And, by the way, did you know that Peggy Dennis takes the MCCF Newsletter to the MC Department of Libraries for distribution to local libraries? Have you seen it at your library? We’d like to hear from you if you have, and also if you have other ideas to help us reach your friends and neighbors who would like to join MCCF as Associate Members.

FROM THE PRESIDENT

by Cary Lamari

Montgomery County was and still is a wonderful place to grow up. I’m not saying there weren’t challenges for us or that there aren’t challenges for our kids today. But the quality of life was far superior during the 50s, 60, and 70s than it is today. Our air quality was better. The roads weren’t as congested. Our schools weren’t as crowded. There was more time for our parents and neighbors to participate in our lives. We now live in a faster paced society with more time being dedicated to going to and from work each day and less time for our families. We must therefore rely more on the promises and work of our elected officials.

In the last election they promised us that they would somehow “end gridlock” and reduce congestion on our roads. Instead, it looks like they will rely on mega-projects like the ICC to do this, even though The Transportation Policy Review Group found that the ICC isn’t the single bullet solution to our traffic woes.

With respect to our school system, I think Mike Subin said it best: “Each day the population of another school is being born here in Montgomery County.” How can we expect to keep up with those dynamics? Instead it looks like a majority (albeit slight) on the Council will continue to hide their heads in the sand and pander to special interests by approving zoning text amendments that eliminate meaningful review of traffic congestion for developments in Metro Station areas and do away with any real policy on growth. They would rather replace the old, failing Annual Growth Policy with development

impact taxes that will pay for only a small portion of the costs that will be generated by the **new** growth. And this fails to address the costs of providing ongoing services to our already existing communities, and the chronic failure of the state to provide revenue to meet growth engendered needs.

There was a wonderful article in the “Metro” section of the *Washington Post* on Sunday October 26th that clearly points to small, simple transportation solutions that may not solve our problems but that will clearly help, and at a modest cost. Why aren’t our elected officials scrambling to implement these measures?

And further, where are our elected officials when we need them to support and defend projects like the Norbeck Road and Route 198 widening, supposedly fast tracked 3 years ago. With the exception of Council Member Marilyn Praisner it seems the other council members are not bothered by this and other hijacked projects.

Sometimes controversy is created by state officials who either cause good projects to be postponed or create so much unnecessary anxiety that citizens become frustrated with the process and the projects become derailed. I speak of the many creative, interjected diversions that seem to be politically driven, like widening Route 198 to 6 lanes east of Route 29 or realigning portions of Route 198 thru people’s homes. There was and still is no support for such ideas. These ideas only fuel suspicion that the project is either being changed to some different proposal or is being delayed so that frustrated residents will shift their energies to supporting the ICC. There are also many intersection improvements like the Route 28/Georgia Avenue interchange that appears to be stalled. Why aren’t our elected officials demanding progress on these projects. Where are they?

Why is Metro considering increasing fees for mass transit rather than reducing them to encourage transit use? Montgomery County citizens need to speak out, but we do not have time to hold our elected officials by the hand. We need them to show real leadership and implement the myriad small, local road improvements that would improve traffic flow at an affordable price.

In closing, our prayers are with the young man who was hit by a car on Randolph Road while trying to go to school. I pray that our elected officials will stop playing around and give us a meaningful Growth Policy that will be strictly adhered to and which will, with time, help lessen our traffic congestion, give us safe, pedestrian-friendly roads and relieve the overcrowding in our

schools. Our children are our future! They deserve safer roads and walkways. They deserve schools that are not mobbed. They deserve better.

MCCF EDUCATION COMMITTEE TO HOST SCHOOL BOARD CANDIDATE FORUM

By Mark R. Adelman, Education Chair

Mark your calendar for the night of Thursday, February 12, 2004, from 7 to 10 p.m.! That is when our Education Committee will be sponsoring a public forum at which citizens will have the opportunity to hear from, and pose questions for, candidates for the Board of Education. School Board candidates run without party affiliation and

are essentially elected by the primary process. In next year's primary (to be held on March 2) three BoE seats will be on the ballot: They are (with the current incumbents in parentheses) one at-large seat (Sharon Cox), the District 2 seat (Walter Lange) and the District 4 seat (Kermit Burnett). We will be inviting the current incumbents (all are expected to seek re-election) as well as all other candidates who file by the December 2 deadline. The venue for this forum is yet to be decided, but, in view of the great turn-out at the candidates forum we sponsored in 2002, and knowing how quickly everyone's calendar fills up, we wanted to give you all a heads up on this important event!

ANNUAL GROWTH POLICY UPDATE

By Dan Wilhelm, First Vice President

The Council enacted a number changes to our Annual Growth Policy (AGP) on October 28. This article reports on the major items. The votes have both citizens and developers unhappy, but for different reasons.



Councilmember Phil Andrews answers questions on the Annual Growth Policy at the October Delegates meeting.

Transportation. The citizens are unhappy that the Council voted 5-4 to eliminate the Policy Area Transportation Review (PATR) and not replace it with any other similar tool. (The PATR establishes moratoriums.) The Council voted against asking the Planning Board to create a new tool to stage development based upon the amount of new capacity funded by the County and State. Once the redefined AGP becomes effective on July 1, 2004, moratorium will cease for housing in six policy areas and for non-residential development in three policy areas. To partly compensate, the Council voted to strengthen the Local Area Transportation Review (LATR), the process that looks at intersections near a proposed development. There were six changes to LATR including (1) reducing the congestion standard by 50 CLV except in metro station policy areas, (2) reducing the development size that must satisfy the LATR, and (3) looking at as many as five intersections in each direction, depending upon the development size.

The Council settled on a basic transportation impact tax rate structure and two special rates. The metro station policy area special rate will be 50% of the basic rate structure and Clarksburg special rate will be 150% of basic rate structure for residential and 120% for non-residential. The basic rate structure has

different rates for the five different types of residential development and six different types for non-residential development. The highest residential rate, \$5,500, is for single-family detached homes. The highest non-residential rate is \$5 per square foot for office buildings. In most cases, these are more than double the current rates. There are two major exemptions to the transportation impact tax: affordable housing units and development in enterprise zones (currently the Silver Spring CBD and Wheaton CBD). The affordable housing exemption applies only to the affordable units, not to the entire development as it is now. The effective date of the new transportation impact tax will be March 1, 2004.

Schools: For schools, the existing AGP test was revamped as follows:

- Remove borrowing of capacity from outside the cluster at the elementary level and at the middle school level. Borrowing would still be allowed at the high school level but only from a single cluster.
- Impose a one-time school impact tax on all new housing. The basic impact tax will be \$8000 per unit. The basic rate will be increased by an additional \$1/square foot for new houses that are over 4500 square feet of living space, up to a maximum \$12,000 per unit. For single family detached housing, an estimated 75% to 80% of the new units will pay more than \$8000 per unit. The school impact tax will not apply to non-residential development.
- Implement a meaningful school test that will establish a hard moratorium at the cluster level when enrollment reaches 110% of the AGP capacity at any school level.
- For clusters that exceed the adequacy threshold, the developer will pay a \$12,500 per student School Facility Payment (SFP) in addition to the above school impact tax. The standard of adequacy was set at 105% of AGP capacity for elementary and middle and 100% for high schools. (The School Board defined instructional program capacity is less than AGP capacity and varies with the programs at a school. The 105% AGP capacity is approximately 113% of program capacity. The 105% AGP capacity threshold is approximately the point where steps would be taken by the Board of Education to address the crowding – building addition or a new school.)
- The school impact tax will become effective on March 1, 2004 and the AGP test with SFP will go into effect on July 1, 2004. Affordable housing units are exempt from the school impact tax and SFP.



Councilwoman Marilyn Praisner enjoys the AGP discussion at the October Delegates meeting.

With the existing CIP funding, four school clusters will be in hard moratorium and three will require SFP. The MCPS staff is recommending the School Board ask for \$960M over the next six years in the CIP for new buildings or building additions. If the Council funds the entire amount, there will be no school moratoriums and no SFP.

Pipeline. There is a large pipeline of approved but not built development – 31,111 housing units and 125,578 jobs. The Council voted to apply the impact taxes to these previously approved projects except for ones in metro station and town center policy areas. This has the development community unhappy. They argue that it is unfair because developers have already satisfied the previous AGP test. After allowance for credits and other payments made by developers, the estimated net transportation revenue will be \$20M in FY05 and \$22M in FY 06. The estimated school revenue will be \$25M in FY05 and \$28M in FY06.

Funds. While the impact taxes are substantial, they still provide only part of the funds required to address school crowding and road congestion. The school impact taxes will cover a large percentage of the estimated \$10,300 infrastructure cost per house. But as only 20% of the school crowding comes from new development, that leaves the other 80% coming from turnover in the stock of existing homes. Some of this later amount will be met by the recordation tax if the Council enacts the recommendation to earmark the recently enacted increase specifically for schools. Even using the recordation tax increase for schools, a substantial amount of money will be needed from the County and State from other revenue sources. Will the state fund its \$290M+ share over the next six years?

Park and Planning staff estimate that the cost for planned transportation infrastructure additions in Montgomery County will be \$5.9 billion. If all of that cost were allocated to the 146,000 jobs and 78,000 housing units forecast to be built between now and 2030, the per-job and per-unit cost of that infrastructure would be about \$26,000. The transportation impact tax will cover only a small part of that total. A large share of the County's responsibility will be covered by the impact tax since some 85% -89% of the transportation projects are a state responsibility. Spread evenly, the county will need to fund \$20M per year over and above the impact tax revenue and the state will need to spend \$200M per year. It should be noted that the Council Transportation Plan calls for spending even more than the \$5.9B, but over 10 years, not 25 years. The Executive's "Go Montgomery" plan calls for spending \$10B over 10 years. These 10 year programs will

require much more funding. The big question - will the county and state step forward with the revenue to fund schools and even the 25 year transportation plan that is not covered by the new development impact taxes?

JOIN US AT THE COMMITTEE FOR MONTGOMERY BREAKFAST

By Luella Mast, Treasurer

The Committee for Montgomery Annual Legislative Breakfast brings 500 of Montgomery County's political and civic leaders together to meet, greet and eat. Breakfast table supporters have a reserved table and are listed in the program. This year's breakfast will be held on Wednesday, December 10 from 7:30 to 9:30 a.m. at the Gaithersburg Marriott Washingtonian Center, 9751 Washingtonian Boulevard, Gaithersburg. Cost is \$50 per person for individuals or \$600 for a reserved supporter table of 10.

Speakers at the breakfast will be Michael E. Busch, Speaker of the Maryland House of Delegates, Douglas M. Duncan, our County Executive, and whoever is the newly (as of the first week in December) elected President of the Montgomery County Council. We assume Speaker Busch will bring us information on what the House leadership sees in store for the 2004 Legislative Session, including sources for revenue income (slots/gambling?) and outgo (Thornton funding?)

This year for the first year, The Montgomery County Civic Federation plans to have a table at the breakfast. In order to do so, we need 10 people who would like to attend the breakfast and help cover the cost of a reserved table. That works out to \$60/person. We have several people already signed up. If you would like to join other MCCF-ers, please contact me at 301-384-4178 or luella@sysnet.net. Our reservation deadline is Tuesday, November 18. Maybe we can even put together two tables!

MARK YOUR CALENDAR UPCOMING MCCF EVENTS

- Monday, November 10 - Delegates Meeting
- Thursday, November 20 - Executive Committee Meeting

- Friday, December 5 - Annual Holiday Reception for Elected Officials
- Thursday, December 18 - Executive Committee Meeting
- Monday, January 12 - Delegates Meeting
- Monday, February 9 - Delegates Meeting
- Monday, March 8 - Delegates Meeting
- Monday, April 12 - Delegates Meeting
- Monday, May 10 - Delegates Meeting
- Monday, June 14 - Annual Meeting: Awards & Elections

Other Events of Note

Monday, November 3 - Committee for Montgomery, monthly meeting, from 8 to 9:45 a.m. at the University of Maryland, Shady Grove Campus, Building One, 9640 Gudelsky Drive, Room 108 on the first floor across from the elevator.

Wednesday, Dec. 10 - Committee for Montgomery Annual Legislative Breakfast

DELEGATES MEETING MINUTES OCTOBER 13, 2003

—by Rosie Poole, Acting Recording Secretary

President Cary Lamari called the meeting to order at 7:50 pm.

Lamari asked the attendees to introduce themselves. Special guests included: Glenn Orlin – Deputy Staff Director to the Montgomery County Council, and Mike Faden – Senior Legislative Attorney for Montgomery County Council.

Announcements

Dan Wilhelm mentioned the updated membership list and asked for the meeting attendees to please look up their name, check for errors, and then put their initials on the list. This list was also to serve as the sign in list for the meeting.

On October 29 at Cashelle Elementary School a meeting has been scheduled to educate the community on the Annual Growth Policy in Montgomery County. The speakers will be Cary Lamari and Marc Elrich.

Neighbors to restore NW branch will meet on Saturday from 9am-12 noon. This is a new, non-profit organization and is run by volunteers.

Sentinel weekly article through the Civic Federation is looking for people to voice the concerns of their neighbors by writing an article. Alice Ortuzar is the Civic Federation liaison in this endeavor.

Add to agenda

Trash Collection in the Parks. Motion seconded by 5 delegates.

Reconsideration of the balanced land use policy. Due to time constraints, Jim Humphrey will write a short piece for the newsletter and discussion will ensue at the next meeting.

Discussion on adding the category of adequate infrastructure for power resources to the County AGP document – Jerry Garson.

Previous Minutes approved

Trash Collection in the Parks:

The parks people have issued a decree to remove trash containers from all the parks and people will be expected to take away their trash. Members from Bethesda/Chevy Chase drafted a resolution (attached) to reinstate trash pick up in Montgomery County Parks. Votes in favor – 10, Opposed – 4, Abstentions – 5

Community Hero – Evelyn Burton has put Mental Health at the forefront. We fund the arts but not mental health. Evelyn puts tremendous effort into the mental health field. Evelyn not only inspires people but also has helped numerous people with mental illness to blend into society. Evelyn spoke and is honored and grateful to the Civic Federation for taking an interest in mental health and showing that every citizen should take responsibility to help those who are unable to help themselves. Evelyn distributed brochures.

Program: Discussion of the Annual Growth Policy with County Council Members. President Lamari introduced Council Members Phil Andrews, Marilyn Praisner and later, Tom Perez.

Council Member Marilyn Praisner: The AGP, as is, needs a lot of work. What the Planning Board presented needs even more work. She believes the Council needs to take more time to review the data that has come in from the public hearings and that the public needs to have greater input on some of the issues. Praisner went on to mention that the AGP is not going to solve all of the problems that we have. We

need to deal with the development pipeline and consider traffic from other jurisdictions – if we don't then we are not dealing with the problems. She said she would be more comfortable making decisions if Rockville and Gaithersburg had AGPs too.

Council Member Phil Andrews: The AGP is a very complicated issue and we need to focus on a few things that we can change. The Annual Growth Policy deals with the timing of an issue where individual Master Plans address what happens and where.

1. Schools test is one thing that will be changed. This County needs a schools test that people will notice physically, not on paper. Borrowing policy is problematic and not a workable schools test.
2. We need to tighten up the local transportation review.
3. It is critical to adopt an education impact tax as proposed by Tom Perez.

Andrews strongly recommended supporting development impact taxes and making sure the impact taxes apply to pipeline development. There are 77k jobs in pipeline and 25k homes and we will be missing a huge % if it's not included. Even if we do everything perfectly – we will only be addressing a small portion of the problem. The bottom line is that we need to slow down the pace of development in order to catch up with infrastructure. We have overcrowded schools and roads and we don't want to make it worse.

Council Member Tom Perez: The 1% growth cap proposal by PB in the AGP is not viable because he doesn't see that there are votes for that. Raises the following – what are the speed bumps: Master Plans, Schools test, and local area review. Perez previously asked MNCPPC how many proposed developments have been scuttled from failing to pass review and the answer was zero. There are competing policy directions: affordable housing, the commitment to end gridlock on roads, worsening air quality, needs of new immigrants etc. Some of these things are in conflict with each other. The Civics need to form coalitions with the affordable housing groups and the PTA's. (Council Perez distributed a Memorandum from Tom Perez and Phil Andrews dated Sept. 9).

Council Member Marilyn Praisner: – Thought the following issues were also important to the County:

- MPDU legislation for large lot zoning will be addressed around Thanksgiving
- Upper Rock Creek Master Plan public hearing on October 21.

- Worst fiscal situation since the 90's. Revenue from the State was less in the last few years.

Cary closed this portion of the meeting and thanked the elected officials for coming to talk to us.

Resolution on public financing of elections – Peggy Denis put forward the motion to pass the draft resolution in the October Civic Federation Newsletter. The motion was seconded. Discussion ensued: Vote: YES = 14, NO = 5, Abstaining = 2. (It was then noted that it only took 12 organizations to go through the meeting.)

Proposed bylaws amendment on dues structure. Dick Kauffinger – Newsletter page 8, article 3, annual dues. Motion to take the dues structure out of the bylaws and have the executive committee determine what it should be. The purpose of this is to remove the clause that says organizations must pay one year's dues in arrears if they miss a year or so in order to be a member. (Hand out) Discussion ensued.

- a. Section 1: Approved Unanimously.
- b. Section 2: Approved Unanimously
- c. Section 3: Removing the delinquent dues fees. Discussion ensued:

Dean Ahmad suggested dividing this section into two parts. The bylaws committee agreed:

- Part A: Change the dates - approved
- Part B: Delinquent Dues. Discussion. Vote: yes – 15; No – 3; Abstain - 2

Pepco Issue - See attachment. The motion was endorsing undergrounding the electrical infrastructure when roads are being upgraded or modernized. Discussion ensued: motion passed with only one vote opposed.

Motion to adjourn - passed

**EXECUTIVE COMMITTEE
MEETING MINUTES
OCTOBER 23, 2003**

–by Richard Zierdt, Recording Secretary

ExComm Meeting Minutes, October 23, 2003

Quorum is present. MCCF president Cary Lamari calls meeting to order at 7:50 pm.

Agenda. Peggy Dennis adds (1) MCCF officer Job Descriptions, and (2) Holiday Reception. Agenda is adopted by voice vote.

Minutes of ExComm meeting, June 19, 2003: Accepted on voice vote.

Treasurer's Report. Luella Mast. Distributes report. Her analysis shows the MCCF may end the 2003-04 year with a deficit of \$770 if spending and income trends continue as they did last year. Total cash assets are \$8336.48 as of October 23, 2003. Some fund raising ideas were suggested. Charles Wolff suggests that efforts be made to renew association memberships. "50/50" discussed to raise funds at Holiday Reception

AGP discussion (Annual Growth Policy). Dan Wilhelm. County Council finished its work on AGP this evening. Dan and Stan Schiff attended. They report a sense of the Council: higher impact taxes; there would be limited grandfathering of projects already in the pipeline. This will end the current building moratorium (where it exists); however, if school funding is less than BOE request, some school clusters may be in moratorium. LATR were strengthened, except in Metro Station policy areas. Stan Schiff: Finds Council sessions appalling, with the Council talking more about taxes than growth policy. Also, how does the Council deal with Rockville and Gaithersburg, with their own planning and policies. Dan: the County Council may borrow more.

Committee for Montgomery (CFM) Breakfast. Luella Mast. Wednesday, Dec 10 (this year), 7:30 am – 9:30 am at the Marriott Washingtonian Center, Gaithersburg, fundraiser. Should MCCF have a presence at this event? Price of table is \$600 (seats 10). Cost per individual person is \$50, \$60 per person if at sponsoring table. Almost 10 MCCFers are interested in attending.

Electoral Campaign Reform committee. We need to get the petition going.

MCCF Holiday Reception for Elected Officials. Peggy Dennis. Friday December 5th. New Fortune restaurant in Gaithersburg, MCCF has a reception room reserved from 6 pm – 9 pm. Peggy paid a \$200 deposit. The restaurant will charge MCCF \$15 per person. Invitations can say another time, perhaps 6:30. Tickets could be \$20 per person, \$35/couple. Motion is made

by Jorge Ribas to price tickets at \$25/\$40 couple. Passes 7-2.

Former elected officials to be honored at Holiday Reception: Cary Lamari recommends we honor Connie Morella, Nancy Dacek, Ike Leggett, and Blair Ewing. Some felt time served for the public is sufficient. Some felt an official's performance should be taken into consideration. Jorge Ribas moves that the four be recognized by the MCCF for their public service to residents of Montgomery County. Seconded. Passes 9-1-0.

Programs. November Program will be Historic Preservation. January program: Jerry Garson suggests an official from Pepco be invited. It was suggested that the topic of re-regulation of the electric utility be included. Wayne Goldstein distributes a packet on the City of Baltimore – CitiStat Program.

Community Hero Award. Stan Schiff suggests Holy Cross Hospital. Charles Pritchard suggests Kathy Michels. Charles will organize the award for November.

Bylaws Committee. Dan Wilhelm. Committee discusses membership as it relates to its various aspects in the bylaws. Stan suggests that use of (1) emergency

resolutions be studied, and (2) that fractional voting be studied to allow at least limited voting participation by individual members.

Housing Committee. Wayne Goldstein. Jackie Symond, and others, are looking at the weaknesses of the County's affordable housing policy.

Legislation. George Sauer has spoken with some State delegates. Jerry Garson attends the Maryland Transportation Task Force committee session in Annapolis.

Environment. Charles Pritchard. Legacy Open Space is in trouble. Governor wants to sell some LOS properties off. Charles visits Blair Apartment complex (16th Street and Route 29 at the DC line). Charles believes this is a good project overall ("Green Building").

Education. Mark Adelman. The BoE Candidates Forum will be Thursday, February 12, 2004.

Meeting adjourned at 10:00 pm.

Respectfully submitted,

Richard Zierdt,
Recording Secretary

YOU ARE INVITED
CIVIC FEDERATION ANNUAL
HOLIDAY PARTY

You are cordially invited to the Montgomery County Civic Federation's Annual Holiday Reception for Elected Officials to honor

**Connie Morella, Blair Ewing,
Isiah Leggett and Nancy Dacek**

for their many years of public service.

When: Friday, December 5, 2003, 6:30 - 9:00 p.m.

Where: New Fortune Restaurant, 16515 South Frederick Avenue, (Route 355) Gaithersburg (in the Walnut Hill Shopping Center just north of Shady Grove Road)

Cost: \$25 per person / \$40 per couple
(it includes appetizers, buffet dinner, wine and soft drinks)

Please RSVP by Monday, December 1. Make checks payable to "MCCF" and mail to:

Peggy Dennis, 11115 Fawsett Road, Potomac, MD,
20854 301-983-9738

(Cut along this lines, fillit and mail it along with your check)

Names:

- 1.
- 2.
- 3.
- 4.

Contact phone:

Enclosed is my check for \$ _____

DELEGATES MEETING MONDAY, NOVEMBER 10

7:45 P.M.

**FIRST FLOOR AUDITORIUM
COUNTY COUNCIL OFFICE BUILDING
100 MARYLAND AVENUE, ROCKVILLE**

AGENDA:

- 7:45 – Call to order, Cary Lamari presiding
- 7:46 – Announcements and Introductions
- 7:50 – Adoption of Agenda and approval of minutes
- 8:05 – Community Hero – Northwood High Renovation Team
- 8:10 – Program on Historic Preservation
- 8:50 – Special Election of Corresponding Secretary
- 8:55 – Proposed by-laws amendments on membership
- 9: 00 – Electoral Reform Sub-Committee – Dale Tibbitts
- 9:05 – Federation Housing Sub-Committee
- 9:10 – Old Business and Officer's Reports
- 9:25 – New Business
- 9:45 – Adjournment

The **Montgomery County Civic Federation** is a nonprofit, educational, and advocacy countywide organization. It was founded in 1925 to serve the public interest. Its monthly Delegates meetings are open to the public and are held on the second Monday of each month (except for holidays, July, August and December) at 7:45 p.m. in the First Floor Auditorium, County Office Building, Rockville, MD.

The **Civic Federation News** is published monthly. It is mailed to Delegates; associate members; news media, and local, state, and federal officials. Permission is granted to reprint any article provided proper credit is given to the "**Civic Federation News of the Montgomery County Civic Federation.**"

Deadline for submissions for the next issue: Midnight Saturday, November 22. Prepare submission in fully justified 11-point Times Roman font, preferably as a MS Word or text-only document, attach it to e-mail, and send it to Hotyakker@comcast.net.

Please send all address corrections to Dan Wilhelm, 904 Cannon Road, Silver Spring, MD 20904, 301-384-2698, djwilhelm@erols.com.

NEXT EXECUTIVE COMMITTEE MEETING

Thursday, November 20, 2003, 7:45 p.m.

RED BRICK COURTHOUSE

29 Courthouse Square, Rockville

(Note: there is free parking in front of the courthouse.)

MONTGOMERY COUNTY CIVIC FEDERATION

DAN WILHELM, DATABASE MANAGER

904 CANNON ROAD

SILVER SPRING, MD 20904

[DJWILHELM@EROLS.COM](mailto:djwilhelm@erols.com)

Address Service Requested

First Class Mail

Important Announcement:

Civic Fed Annual Holiday Party –Be there!

Information and Reservation Form on Page 11