

Historic Old Town Hall



City Manager's Budget Message FY 2019 Budget

Highlights of FY 2019 Adopted Budget

- Expenditures for all funds total \$171,937,528, a decrease of 0.6% from FY 2018.
- General Fund revenues and expenditures of \$141,975,198, an increase of 1.4% over FY 2018.
- Capital Fund expenditures for General Fund supported projects of \$16,341,542 (\$6,492,816 pay as you go and \$9,848,726 financed) representing 11.5% of General Fund expenditures.
- The adopted General Fund real estate tax rate remains unchanged at \$1.06 per \$100 of assessed value; of this, 2.75¢ is dedicated to the Stormwater Fund; average residential tax bill to increase .45% base on a slight increase in assessed values.
- The real estate tax rate necessary to provide residential equalization, whereby the average homeowner would pay no more in taxes than in the prior year equates to \$1.0552 per \$100 of assessed value.
- A 1.0¢ increase in the Commercial and Industrial real estate tax, from 10.5¢ to 11.5¢ per \$100 of assessed value.
- One cent on the real property tax rate is equivalent to \$628,140.
- Real estate residential assessments increase an average of 0.45% for CY 2018; commercial assessments decrease an average of 0.42% for CY 2018; combined assessments increase an average of 0.1% for CY 2018. New construction is excluded from this calculation.
- Based on increase in value (excludes new construction), assessed value of all real property equals \$5,950,179,200, an increase of \$8,295,200 or 0.1%. The assessed value due to estimated new construction is \$105,922,700. Assessed value of all real property equal to \$6,056,101,900, an increase of \$114,217,900 or 1.9%.
- Provides a 3.5% merit raise for eligible employees at a cost of \$434,606 (General Fund). No cost of living adjustment (COLA) is provided in FY 2019; however, a 2.6% market adjustment was applied to employee pay scales to retain parity within the region.
- Positions not included in the FY 2018 Budget that were later funded during FY 2018:
 - 1 Communications Director (Communications & Marketing) additional 1.0 FTE
 - 1 Cable TV Video Producer/Director from part-time (.75) to full-time (Cable TV)
- Additional full-time and part-time employee positions for FY 2019 were approved:
 - 1 Sustainability Coordinator converts from part-time (.5) to full-time (Community Development and Planning)
 - 1 Business Development Associate (Full time Economic Development)
 - 1 Human Services Coordinator converts from part-time (.625) to full-time (Human Services)
 - 1 Part-Time (.75) Administrative Assistant (Fleet Maintenance)
- Wastewater utility rate increase of 10.0% to support the City's share of capital project costs required for the Noman M. Cole, Jr. Wastewater Treatment Plant.
- Use of \$885,665 Unassigned General Fund Balance.
- Unassigned General Fund Balance increased to 11.7% of General Fund revenues in conformance with the Council's Financial Policy.

Guide to the Budget Document

OVERVIEW

The City’s budget serves as a financial and policy plan that guides decisions made during each fiscal year. The budget is the single most important document we have for establishing control over the direction of change and determining the future of the City. It lays the groundwork for what we hope will be our community’s continued future prosperity. Within the pages of the document, the reader will find:

- A fiscal plan
- Revenue and expenditure summaries
- Policy statement
- Goals and objectives
- An annual operating program
- A long range planning guide
- A management tool to ensure financial control
- Performance measures to ensure accountability and evaluate performance

Not all narratives will contain each of these components, but rather only those that are applicable.

BUDGET PREPARATION PROCESS

The development of the City’s Operating Budget involves three phases: formulating budget requests, City Manager executive review and proposal, and City Council review and adoption. Each of the three phases is summarized as follows:

Formulating Budget Requests: September – December

- The formative stage of every budget begins in the fall.
- Work with the City’s Budget Committee throughout the entire budget process
- City Council sets guidelines for the budget in November, which provides the framework for developing the new budget. In addition, the City Manager briefs the City Council on the financial summary of the previous fiscal year, and a projection of the current and upcoming fiscal years.
- City agencies assess their budgetary needs and submit requests to the Budget Committee. Requests are typically due in the middle of December.
- Revenue estimates are derived from a review of current and projected economic indicators, current and proposed Federal and State legislation, knowledge of future events in the City and a review of historic trends.

City Manager Executive Review and Proposal: December – February

- Requests from departments are reviewed and evaluated for priority.
- Meetings are held between the departments and Budget Committee to discuss budget requests. Based on estimated revenues, funding is requested by the City Manager for the programs and services required to maintain an essential level of service or to provide for enhancements to programs identified as priorities by City Council.
- City Manager proposes the budget to City Council in late February or early March.
- By law, local government budgets must be balanced; i.e., expenditures may not exceed revenues.

City Council Review and Adoption: March – June

- City departments provide department budget presentations.
- City Council advertises the proposed real estate tax rate (mid to late March)
- Council reviews the proposed budget and a minimum of two public hearings are held to provide the public with an opportunity to comment to ensure the budget is responsive to citizen needs.
- After careful deliberation, the proposed budget, as modified for additions and deletions, is enacted by City Council as the adopted budget.
- The budget can only be amended by the City Council after proper notice and a public hearing.
- The Adopted Operating Budget takes effect on July 1, the beginning of the fiscal year.
- City Council adopts the real estate tax rate, all other rates and levies, and the budget appropriation resolution.

The Capital Improvement Program (CIP) follows a similar process whereby departments submit estimates, which are evaluated for priority and funding. The initial proposed CIP is issued in November and presented to the City Council and the Planning Commission in a joint work session for discussion. The Planning Commission holds a public hearing on the CIP and issues a memorandum to the City Council with recommendations. The City Council holds a series of work sessions and public hearings on the CIP and defers action until adoption of the operating and capital budgets in April/May. The City Manager refines the initial proposed CIP based on an evaluation of operating funding requests and available resources. A capital budget (the first year of the CIP) is included in the operating budget—together they become the adopted budget. The CIP document contains all detailed project and budgetary information for the full five year period.

BUDGET REVIEW SCHEDULE

The following dates were scheduled for City Council review and approval of the budget, but are subject to change:

FY 2019 Budget Calendar*

Date	Action Item
November 7, 2017	Discussion of the FY 2017 Financial Results, FY 2018 Budget Update, Projections for FY 2019, and suggested FY 2019 Budget Guidelines.
November 28, 2017	FY 2019 Budget Guidelines – Public Hearing and Adoption
December 5, 2017	FY 2019 CIP Joint Work Session w/Planning Commission; Major Department CIP Presentations
February 27, 2018	FY 2019 Proposed Budget Presentation
March 6, 2018	FY 2019 Budget Staff Presentations to Council and Community Outreach
March 13, 2018	FY 2019 Budget Public Hearing; Consideration of Real Estate Tax Rate to be Advertised**
March 27, 2018	FY 2019 Public Hearing and City Council Budget Discussion Work Session
April 3, 2018	FY 2019 City Council Budget Discussion Work Session
April 10, 2018	FY 2019 Introduction of C&I and Wastewater Rates
April 24, 2018	FY 2019 RE Tax Rate Public Hearing and City Council Budget Discussion Work Session
May 2, 2018	FY 2019 Special Council Meeting - Public Hearings: Budget, Rates & Levies, C&I, Wastewater; Budget Adoption (Please Note: WEDNESDAY replacing Tuesday’s regular Work Session)

* All meetings listed are scheduled to begin at 7 pm on the designated date. Please check the City of Fairfax Community Calendar found on the City’s website for updates as the meeting date approaches.

** Required 30 days advance notice prior to public hearing on real estate tax rate if assessments increased greater than 1%.

ORGANIZATION OF THE BUDGET

The City’s financial operations are budgeted and accounted for in a number of funds. Fiduciary funds, used to account for assets held by the City in a trustee capacity (i.e. City retirement funds), are not included. A fund is a separate accounting unit. All of the following funds are adopted (through appropriation resolutions) and can be found in proposed and adopted budget books as part of the City’s annual budget review:

General Fund — This fund is the principal operating fund of the City, used to account for all expenditures and revenues not required to be accounted for in other funds. Generally, the majority of the spending incurred in performing the normal functions of the City, such as public works, public safety, administration, etc., is captured in the General Fund. The major revenue sources that fund these functions are general property taxes, other local taxes, licenses & fees, fines & forfeitures, charges for services, use of money & property, and State & Federal aid.

General Fund (continued) – General government services and expenditures are organized into the following functions: Legislative, Judicial Administration, Electoral Board, General and Financial, Public Safety, Public Works, Social Services, Cultural and Recreation, Community Development and Planning, School Board/Education, and Non-departmental (primarily fringe benefits, debt service, expenditure details, etc). Within each General Fund function are departments that account for a specific set of governmental activities. For example, within the Public Safety function are the Fire and Police departments. Every department accounts for its activities in various accounts. While budgetary control is exercised at the department level, accounts are utilized to allow for more detailed management.

Capital Fund — Each year, the City adopts a five-year Capital Improvement Program (CIP) that serves as a blueprint for the long-term physical improvements to City infrastructure. The Capital Fund is funded through transfers from the General, Stormwater, Transportation Tax, Cable, Downtown, and Wastewater funds; the Northern Virginia Transportation Authority (NVTA); Federal and State aid; bond issues; private donations; and other outside sources. The current year CIP is included as part of the annual budget.

Stormwater Fund — This fund was established to account for major stormwater projects. 2.75¢ on the real estate tax rate is proposed for project funding. This is a separate Capital Fund.

Cable Grant Fund — This fund receives its revenue from cable television fees, which can only be used for cable television equipment. This is a separate Capital Fund.

Old Town Service District Fund – This fund was established to fund services and capital projects in the Old Town District. The City levies an additional 6.0¢ per \$100 of assessed value on all properties in this district. The tax levy for this fund will sunset June 30, 2020.

Utility Fund — Wastewater services are accounted for in the Utility Fund, which is an enterprise fund. Enterprise funds are those funds in which the cost of providing goods or services is funded primarily through user charges.

Transit Fund — The Transit Fund accounts for the operations of the City’s transit system. The City’s transit system owns and operates the CUE bus system and funds the City’s share of Washington Metropolitan Transportation Authority (WMATA) costs. The Transit Fund receives funding through the NVTA and the Northern Virginia Transportation Commission (NVTC).

Transportation Tax Fund – This fund levies a proposed 11.5¢ per \$100 of assessed value on all commercial and industrial properties. This fund also accounts for “30%” monies received from the NVTA pursuant to HB2331. The revenue collected is used exclusively for qualified and approved transportation projects and transit costs.

BUDGETARY BASIS

The budgets of the General and Capital funds (including Stormwater, Old Town Service District, Cable Grant, and Transportation Tax) utilize the modified accrual basis of accounting under which revenues are recorded when measurable and available to fund operations during the year. Expenditures, except for interest, are recorded when the liability is incurred. Interest is recorded when due. Budgets of the Wastewater and Transit funds utilize the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when the liability is incurred. The accounting method used for City budgeting does not materially differ from that used for financial reporting (all funds), with the notable exceptions of depreciation and amortization, and debt service reporting in the enterprise funds, which are excluded for budgeting purposes, are included in the City’s Comprehensive Annual Financial Report (CAFR).



Council Goals*

1. *Economic Development:*

Capture opportunities for economic development and advance the economic health of the City through active marketing and balanced business recruitment, retention, expansion, incubation and placement to progress a business environment that supports the quality of life to which our residential and business communities have become accustomed.

2. *Governance:*

Maintain a high-performing, transparent, efficient, and effective governing system through open, multimodal communication with our residential and business communities; active participation from our diverse citizenry; and a professional, capable City administration collectively creating a model of successful municipal governance to sustain the City as a vibrant, thriving community.

3. *Neighborhoods:*

Build strong, safe, secure, and sustainable neighborhoods and improve quality of life through active community participation, improved physical and virtual connectivity, provision of a diverse mix of housing options, a culture of shared investment and accountability, and robust City services.

4. *Transportation:*

Provide for the safe, efficient, and effective movement of pedestrians, cyclists, motorists, mass transit and commercial vehicles within and across the City and region through an improved multimodal transportation system and by promoting a culture that embraces alternatives modes of transportation that supports a sustainable and healthy community.

5. *Redevelopment:*

Preserve our sense of place, support our changing demographics, prioritize housing affordability, and enable commercial and retail success to grow the local economy through appropriate, targeted, sustainable, and transportation-oriented redevelopment.

***These goals were adopted by the City Council on July 12, 2016.**

Strategic Priorities & Goals

1 Economic Development

Capture opportunities for economic development and advance the economic health of the City.

Culture & Rec
Enhance the cultural and leisure time activities for the Fairfax community.



Community Development
Develop and support coordinated land use and development strategies and policies consistent with the City's Comprehensive Plan.



General and Financial Admin
Provide the citizens the City with a strong, diverse economy that provides a wide range of goods and services for the community and an economy that provides a high rate of taxable revenue to the City.



2 Governance

Maintain a high-performing, efficient and effective government system.

Legislative
Set goals and formulate policy for providing a variety of needed or required municipal services to City residents.



Judicial Administration
Ensure fair, effective Court services for City residents.



Electoral Board
Promote our representative form of government by ensuring the integrity of the voter registration process and conducting free and fair elections.



General and Financial Admin
Ensure that resources funded by the City Council are well managed and available to provide municipal services to City residents.



Strategic Priorities & Goals


3 Neighborhoods

Build strong, safe neighborhoods and improve residential quality of life.

<p>Public Safety Increase sense of safety and protection of life and property.</p> 	<p>Schools Provide the best possible educational opportunities for the citizens of Fairfax.</p> 
<p>Public Works Provide City residents with refuse collection, stormwater and street Maintenance.</p> 	<p>Social Services Provide real estate tax relief to qualified elderly or disabled residents.</p> 
<p>Parks </p> <p>Culture & Rec Enhance the quality of life by planning, administering and operating leisure-time activities for City residents.</p>	<p>Community Development Improve and preserve the aesthetics throughout The City.</p> 
	<p>General and Financial Admin Foster better communication between the City and neighborhoods.</p> 

4 Transportation

Provide for the safe, efficient and effective movement of all traffic through the City.

<p>Public Works Improve pedestrian infrastructure, bicycle and automobile transportation.</p> 	<p>Community Development Improve and facilitate safe bicycle, pedestrian and vehicle mobility throughout the City.</p> 
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5 Development and Redevelopment

Enable appropriate and targeted mixed use development and redevelopment within the City.

<p>Parks </p> <p>Culture & Rec Enhance the cultural and leisure time activities for the Fairfax community.</p>	<p>General and Financial Admin Assist in finalizing and implementing current redevelopment and transportation projects</p> 
<p>Public Works Maintain City infrastructure to aid in attracting new economic activity to the City.</p> 	<p>Social Services Assure access of human services programs to all City residents.</p> 
	<p>Community Development Facilitate well-conceived development and redevelopment projects and land use that enhance the quality of life for City residents.</p> 

Council Strategic Goals Linked by Function

The five strategic goals generated by the City Council provide the framework to align our top strategic priorities through City Departments in creating goals and objectives that support the City Council's vision and achieve operational and sustainable accountability.

The relationship between departments and related council strategic goals are identified in the chart below:

<i>Strategic Priority</i>					
<i>Function*</i>	#1 <i>Economic Development</i>	#2 <i>Governance</i>	#3 <i>Neighborhoods</i>	#4 <i>Transportation</i>	#5 <i>Redevelopment</i>
Legislative		*			
Judicial Administration		*			
Electoral Board		*			
General and Financial Administration	*	*	*		*
Public Safety			*		
Public Works			*	*	*
Social Services			*		*
Culture and Recreation	*		*		*
Community Development and Planning	*		*	*	*
School Board/Education			*		

* - See "General Fund Overview" (following) for department detail and page references.

General Fund Overview

The General Fund is the principal operating fund of the City. The majority of the spending in this fund is incurred in performing the normal, recurring functions of the City. The major revenue sources that fund these functions are general property taxes, other local taxes, licenses & fees, fines & forfeitures, charges for services, use of money & property, and State & Federal aid. Within each operational function listed below are the departments responsible for carrying out specific activities for that function. The cost of each department's activities is tracked by account categories, such as salaries, fringe, purchased services, internal services, other charges, supplies and materials, and capital outlay.

The functions and associated departments of the City's General Fund are:

- **Legislative (page D-2)**
 - Mayor and City Council; City Clerk
- **Judicial Administration (page D-9)**
 - General District Court; Joint Court Service; Juvenile and Domestic Court; Court Service and Custody
- **Electoral Board (page D-19)**
- **General & Financial Administration (page D-25)**
 - City Manager; City Attorney; Public Audit of Accounts; Personnel; Communications; Marketing; Cable TV; Economic Development; Risk Management; Information Technology; Printing and Office Supplies; Fleet Maintenance; Finance and Accounting; Real Estate Assessment; Treasurer; Commissioner of the Revenue
- **Public Safety**
 - Police (page D-77)
 - Fire (page D-89)
- **Public Works (page D-101)**
 - Asphalt Maintenance; Concrete Maintenance; Snow and Ice Control; Storm Drainage; Signs, Signals, and Lighting; Refuse Collection; Facilities Maintenance; Streets and Rights of Way; Administration and Engineering
- **Social Services (page D-129)**
 - Health Department; Commission for Women; Community Services Board; Senior Citizen Tax Relief; Human Services Coordinator; Social Services
- **Culture and Recreation (page D-141)**
 - Parks and Recreation Administration; Special Events; Facilities Maintenance; Park and Ball Field Maintenance; Library; Historic Resources
- **Community Development & Planning (page D-165)**
 - Planning and Design Review; Current Planning
- **School Board/Education (page D-175)**
 - School Board; Contracted Instruction Costs; Capital Outlay; Debt Service; Capital Leases
- **Non-departmental (page D-183)**
 - General Debt Service; Employee Fringe Benefits; Salary Vacancy; Reserve for Contingency; Contributions to Regional Agencies; Fund Transfers; Capital Leases

Wastewater

Fiscal and Operating Policies

ESTABLISHMENT OF RATES

1. Wastewater rates and fees shall be established by City Council in a transparent manner consistent with all similar City activities. To that end, customers and residents (the rate payers) shall be given notice of all meetings of the City Council when such discussions and rate settings occur. In the establishment of annual Wastewater rates, the City shall adequately disclose future growth plans and their expected impact on future rates.
2. The City shall annually prepare and include in the adopted budget a three-year future estimated rate schedule.
3. All ratepayers shall be charged uniform rates within their rate class. The determination of rates for the enterprise funds shall conform to standard municipal utility practices.
4. Rates for the enterprise funds, including the timing of rate adjustments, shall be designed to recover fixed and variable costs in such a manner as to ensure cost recovery and rate stability.
5. Rates of the enterprise funds shall be established to 1) ensure efficient and effective operation of the utilities, 2) fully recover actual operating and maintenance expenses incurred during the fiscal year, 3) repay annual debt payments for capital expenses of the enterprise fund, and 4) ensure surplus revenues are reserved to facilitate rate stability for ratepayers.

APPLICATION OF THE MANAGEMENT FEE

1. The Wastewater utility shall reimburse services received from other City departments, including but not limited to, personnel, administrative expenses, equipment and facilities. These services shall be prorated to reflect actual costs and designated as the “management fee”. The Wastewater enterprise fund shall reimburse the City for materials and services purchased during the fiscal year when consumed.
2. The procedures used to allocate each fund’s share of the management fee shall be reviewed by the City’s auditor not less frequently than every five years. The results of such a review shall be included as part of the documentation for subsequent rate proceedings. Unless otherwise justified by the auditor’s review, the total amount included in the Wastewater enterprise fund for payment to the City, or other entities, for management fee expenses may each be increased at a rate no greater than the growth rate of the City’s total budget.

RECOVERY OF CAPITAL INVESTMENT

1. Utility physical plant investments in excess of normal and customary repair and replacement will be capitalized and amortized for rate setting over their useful lives, either through depreciation/amortization or sinking fund amortization of borrowings. Normal and customary repair and replacement will be expensed when incurred during the fiscal year. Depreciation and amortization shall conform to standard municipal utility practices.

UNDESIGNATED FUNDS

1. Surplus revenues, also known as Undesignated Funds, will be used in lieu of customer revenues, if possible, when those surplus funds reach a level equal to 100% of the prior year's fund expenses, unless such funds are to be held for pay-as-you-go capital expenses.
2. Surplus revenues shall be invested through the City and the interest earned shall be credited to the Wastewater Fund. Surplus revenues shall not be transferred from the Wastewater account to be used for non-utility purposes.



Noman M. Cole Wastewater Treatment Plant

Council Adopted Financial Policies

To establish and document a policy framework for fiscal decision-making and to strengthen the financial management of the City, in April 2000, the City Council initially enacted a comprehensive set of Financial Policies, as detailed below. The goal of these policies is to ensure that financial resources are well managed and available to meet the present and future needs of the citizens of the City of Fairfax. Revisions to the financial policies were incorporated per recommendations by the Budget Committee and approved by the City Council in November of 2008. Further revisions were developed by the Financial Policy Committee and City Management in concert with the City's Financial Advisor and approved by City Council on March 13, 2018.

Budgeting Policies:

1. The City's annual operating budget, capital budget and Capital Improvement Program (CIP) shall be coordinated with, and shall be in concert with, the City's Comprehensive Plan.
2. The City shall adhere to the following guidelines in preparing, implementing and executing the annual budget:
 - a. Mayor and City Council shall develop general budget guidelines and provide them to the City Manager by November 15.
 - b. The Capital Improvement Program shall be considered by the City Council prior to its consideration of the annual budget.
 - c. Where appropriate, revenues related to expenditures shall be reflected in the budget documents.
 - d. The Mayor and City Council shall meet with selected boards and commissions in work sessions as part of the budget deliberations to review budget items concerning areas of interest to the boards and commissions.
 - e. The Mayor and City Council shall conduct a quarterly review of the execution of the budget.
3. Budgeted current revenues must be greater than budgeted current expenditures.
 - a. Significant one-time revenues shall be used only for one-time expenditures.
 - b. Revenues must be increased or expenditures decreased, in the same fiscal year, if deficits appear.

4. The target for the General Fund transfer to the Capital Fund shall be at least 5 percent of General Fund expenditures to help insure adequate reinvestment in capital plant and equipment. This transfer percentage incorporates the City's use of annual debt service payments toward capital projects.
5. The City shall annually update a multi-year financial forecast that takes into account projected operating revenues and expenditures as well projected capital needs. The multi-year financial forecast will also track projected compliance with the City's financial policy guidelines.
6. The City shall set utility rates that will ensure a self-supporting Wastewater Fund that does not rely on recurring financial support from the City's General Fund.

Reserve Policies:

1. The General Fund Unassigned Fund Balance should be grown to a minimum of 12% of total General Fund revenues (as defined below) by the end of fiscal year 2020. The Unassigned Fund Balance will be measured for policy compliance at the end of each fiscal year. The City anticipates dedicating already earmarked transportation fund reserves, potential school tuition surpluses, and/or other annual surpluses to the Unassigned Fund Balance until the 12% target is met. If these previously listed sources of potential funding are insufficient to meet the target the City will pro-actively adjust its budget to meet the 12% target by the end of FY 2020.
2. Once the Unassigned Fund Balance policy is met, the City shall establish a Budget Stabilization Fund ("BSF") within the assigned portion of the General Fund Balance. At the close of each audited fiscal year, the BSF shall receive a minimum of 25% of any prior year operating surplus as calculated as part of the prior fiscal year audit. Balances in the BSF will be allowed to accumulate until they reach an amount equal to 3% of General Fund Revenues. Balances in the BSF are available for:
 - a. reserves against shortfalls in the City's portion of WMATA funding;
 - b. unforeseen school tuition contract increases;
 - c. a declared fiscal emergency;
 - d. a financial opportunity(s) to enhance the well-being of the City; or,
 - e. other such global purpose as to protect the long-term fiscal security of the City.

If the BSF reaches the maximum 3% level, the portion of any surplus normally allocated to the BSF will be allowed to fall to Unassigned Fund Balance, which may be appropriated by City Council for any one-time expenditure.

3. If the Unassigned General Fund Balance falls below its minimum threshold of 12% of total general fund revenues a reserve replenishment plan will be enacted that restores the Fund Balance Reserve to its minimum level within the subsequent three fiscal years.
4. Revenues used in the fund balance calculation shall include total General Fund Revenues as reported in the CAFR with the following adjustments:
 - a. Exclude Old Town Special Tax District Revenues reported in the General Fund;
 - b. Exclude Stormwater Tax Revenues reported in the General Fund;
 - c. Exclude Commercial and Industrial Tax Revenues reported in the General Fund;
 - d. Include revenues reported in the School Operating Fund other than the local transfer from the General Fund.

Debt Policies:

1. Debt Service Targets
 - e. Annual debt service expenditures shall be less than 9 percent of annual expenditures.
 - f. Outstanding Debt shall be less than 3 percent of assessed valuation.
2. The term of any bond issue shall not exceed the useful life of the capital project/facility or equipment for which the borrowing is intended.

Revenue/Cash Management Policies:

1. The City shall develop an aggressive economic development effort in order to lessen the impact of any future real estate rate increases.
2. The City shall maintain a diversified revenue base in order to shelter City finances from short-term fluctuations in any single revenue.
3. Annual City revenues shall be projected by an objective and thorough analytical process.
4. Investment of City funds shall emphasize the preservation of principal with safety, liquidity and yield being the primary factors considered.

Accounting/Auditing and Financial Reporting Policies:

1. The City shall take necessary action to ensure receipt of the Government Finance Officers Association annual accreditation for the budget and for the comprehensive annual financial report (audit).
2. An independent audit shall be performed annually and a management letter shall be received by City Council. City administration shall prepare a response to the management letter on a timely basis to resolve any issues contained in the letter.

Council Adopted Budget Guidelines

FY 2019 Budget Guidelines were approved by the City Council in November of 2017.

Revenue:

- Projected revenues must equal or exceed proposed expenditures. Significant one-time revenues shall be used only for one-time expenditures.
- The City will pursue federal, state and private grants but will strictly limit financial support of these programs to avoid commitments which continue beyond funding availability.
- Sufficient user charges and fees shall be budgeted to support the full cost (operating, direct, indirect and capital) of operations. Market rates and charges imposed by other public and private organizations for similar services should be considered when establishing tax rates, fees and charges.

Operating:

- Maintain City services at existing levels and to the extent possible minimize reliance on tax increases to balance the City's Proposed Budget.
- Review and assess all City government programs and operations to achieve the most efficient and effective delivery of community services possible using benchmarking, workflow evaluation, organizational design and technological enhancements.
- The annual budget process shall weigh all competing requests for City resources within expected fiscal constraints. New initiatives shall be financed by reallocating existing City resources to programs and services with the highest priorities or through new revenue sources.
- When a General Fund surplus is generated, in whole or part, as a result of savings realized in the school tuition budget the City will consider allocating a portion of those funds to the school tuition reserve to absorb unforeseen deficits in future school tuition budgets.
- The City will consider maintaining a transportation reserve (\$1,500,000 fund balance) to cover the City's share of unsubsidized WMATA expenditures. The reserve balance target is suggested to be equal to two times the projected annual deficit (up to \$750,000 annually).

Employee Staffing/Compensation/Administration:

- Consider a fair and affordable market adjustment and performance based increase for employees to retain parity with other local governments.
- The City’s budget shall fund the Annual Required Contribution (ARC) to the City’s Supplemental Retirement Plan, as required by the City Council adopted financial policies.

Capital Improvement Program (CIP):

- Maintain the General Fund CIP transfer to provide the minimum funding required for repairs and maintenance to adequately protect the City’s investment in infrastructure. The sources of funding will largely be determined based on the useful life of the project. However, the City will use the pay as you go funding method whenever practical.

Fund Balance:

- Maintain an Unencumbered General Fund balance in conformance with the City Council adopted financial policies.

Financial:

- Follow the rating agencies and financial advisor directives, in order to maintain the highest credit rating.
- Adhere to the City Council’s adopted financial policies.

The Cyclist
Part of a public arts initiative
Larry Morris, Sculptor



Community Profile

City Government

Date of Incorporation	1799
Date of City Charter	1961
Form of Government	Council—Manager
City Employees (adopted FY 2019)	405.93

Physiographic

Land Area - Square Miles	6.34
Acres of Public Parks & Open Space	188
Paved – Lane Miles	169
Sidewalks	87

Utilities

Telephone	Verizon
Electric	Dominion Virginia Power
Gas	Washington Gas
Water	Fairfax Water
Wastewater	City of Fairfax
Cable	COX Cable / Verizon

Economic Indicators:

Largest Private Employers (June 2016)

The Wackenhut Corporation
Ted Britt Ford Sales
Inova Health System
Zeta Associates
Multivision, Inc
Fairfax Volkswagen, Honda
Farrish of Fairfax, Inc.

Largest Public Employers (June 2016)

City of Fairfax
Dominion Virginia Power
U.S. Postal Service
Department of Rehabilitation Services
U.S. Department of the Treasury

Taxes:

Real Estate Tax Rate

FY 2018: \$1.060 per \$100 assessed value
 FY 2019: \$1.060 per \$100 assessed value (adopted)

Personal Property Tax Rate

FY 2018: \$4.13 per \$100 assessed value
 FY 2019: \$4.13 per \$100 assessed value (adopted)

City Finances – Bond Ratings

Moody's Investors Service, Inc	Aaa
Standard & Poor's	AAA

Population

2016 UVA Weldon Cooper Ctr. Estimate	23,257
2016 U.S. Census Estimate	24,164
2010 U.S. Census	22,565
2000 U.S. Census	21,498
1990 U.S. Census	19,622

Households

2012-16 American Community Survey Estimate	8,476
2010 U.S. Census	8,347
2000 U.S. Census	8,035
1990 U.S. Census	7,362

Average Household Size

2012-16 American Community Survey	2.72 persons
2010 U.S. Census	2.64 persons
2000 U.S. Census	2.61 persons

Age (2016 Census Estimate)

(1-19)	24.6%
(20-34)	20.1%
(35-64)	38.8%
(65 +)	16.5%

Race and Ethnicity (2016 Census Estimate)

White	57.2%
Asian	17.3%
Hispanic	17.1%
Black	5.3%
Other/Mixed	3.1%

Note: White, Asian and Black categories include non-Hispanics only.

Source: U.S. Census Bureau

Unemployment

	CY 2016	CY 2017
City of Fairfax	3.0%	2.9%
Virginia	4.0%	3.8%
United States	4.9%	4.4%

Vacancy Rates

	FY 2016	FY 2017
Office Space	14.1 %	11.9 %
Retail Space	3.4 %	4.8 %

City of Fairfax Employment by Industry

The largest major industry sector was Retail Trade with 19% of the employment followed by Health Care and Social Assistance with 18%, Professional, Scientific and Technical Services with 15.5%, and Accommodation and Food Services with 11.6 %. The following is a listing of major industries and the number employed in those sectors for 2017 in the City of Fairfax.

Industry Group	Employees
Retail Trade	3,680
Health Care and Social Assistance	3,493
Professional, Scientific & Technical Services	2,999
Accommodation and Food Services	2,246
Administrative and Waste Services	1,567
Other Services (Except Public Administration)	1,024
Finance and Insurance	815
Construction	640
Arts, Entertainment and Recreation	608
Public Administration	519
Education Services	503
Information	325
Transportation and Warehousing	282
Real Estate, Rental and Leasing	220
Management of Companies and Enterprises	110
Manufacturing	108
Wholesale Trade	69

*Source: Virginia Employment Commission,
Quarterly Census of Employment and Wages, Second Quarter 2017*

Economic Condition and Outlook

An independent jurisdiction of 6.34 square miles, just 15 miles west of Washington D.C., the City of Fairfax lies at the center of Northern Virginia. Bounded by Interstate 66 to the north and less than five miles west of the Capital Beltway, the City is at the crossroads of the area's major north/south and east/west highways. Two major airports, Washington Dulles International Airport and Ronald Reagan National Airport, are within 30 minutes of the City. The City-run CUE bus system provides direct access to Metrorail (rapid transit) at the Vienna/Fairfax/GMU station, less than three miles from the center of the City.



Local Economy

Economic growth remains stable in the City. Private sector employment within the City actually decreased year over year. As of June 2017, there were 19,453 jobs within the City of Fairfax (as reported by the Bureau of Labor Statistics), representing a decrease of 0.5% from the previous year. Encouragingly, the City's 2017 unemployment rate of 2.9% was well below state (3.8%) and national (4.4%) averages.

Continued downsizing by federal contractors, coupled with a flattening of demand for office space has had a discernable impact on the City and regional office markets. Additionally, many of the City's office buildings and complexes are aging and in need of property owner investment. These factors taken together result in an increase of the regional commercial vacancy rate over the last year, reaching 16.0% for FY 2018. The City's commercial office vacancy rate declined slightly; while positive, this is likely the result of more affordable office space that is in greater demand in the region's current office market. Fortunately the retail market continues to bolster the City's economy although there has been a 1.4% increase in the retail vacancy rate to 4.8%. Slight upticks in that number are likely the result of vacancies caused by commercial redevelopment at many of the City's larger shopping centers, coupled with the fact that brokers are again listing more properties that had previously been removed from the calculation as inactive.

Three key revenue sources are bellwethers for the local economy - general property taxes, local sales and use tax, and Business Professional and Occupational License (BPOL) taxes. General property tax revenues increased \$2.8 million or 3.5% in F/Y 17 over F/Y 16, resulting from both an increase in assessed values (2.1%) and a higher real estate tax rate for the second half of the fiscal year. BPOL and local sales and use tax revenues remained flat.

Economic Development Program

The Economic Development Office (EDO) in partnership with the Economic Development Authority (EDA) focuses on developing a strong economic base across the City. The EDO promotes the City's office and retail spaces to business prospects and vacant commercial properties to developers, assists businesses in their location decisions and processing through the City's administrative procedures, and acts as a facilitator for existing businesses in understanding and working through issues with City ordinances and policies.

Within the last year the City's EDO, in partnership with the EDA, has recruited five new businesses relying on a tax incentive zone program with a focus on attracting technology based businesses within the City. This new technology zone provides relief and assistance for qualified businesses with BPOL taxes after entering into a performance agreement (commitment to expand within, relocate to, or create jobs within the City.) A similar ordinance targeting cultural arts and entertainment businesses is anticipated to be introduced in 2018. The EDO, in partnership with the Department of Community Development and Planning, will also be launching a PACE property investment incentive program for commercial properties wishing to reduce their carbon footprint. This program should provide an additional incentive and help make existing commercial/retail spaces more attractive to tenants in keeping with the City's business attraction efforts.

The EDO and EDA have also partnered on a number of initiatives seeking to leverage the City's strong civic programs and cultural arts activities. 2017 marked the first full year of Rock the Block After Dark, which encourages City residents and visitors to patronize downtown businesses following a series of concerts held at the City's new downtown park.

The City EDO and EDA also recently launched a facade improvement program. Facade improvement programs traditionally improve the quality of clustered building facades with the goal of increasing customer traffic within a commercial corridor. The historic downtown was selected for the initial phase of the facade improvement program because of the age of the buildings and anticipated focus on leasing and redevelopment. Initiatives like the facade improvement program and Rock the Block After Dark reaffirm the City's commitment to creatively addressing challenges faced by all City businesses, and the EDO continues to develop and expand new programs for the benefit of all City residents and businesses.

Major Projects

Commercial:

Fairfax Circle Plaza Shopping Center Redevelopment: Final plans to redevelop approximately 108,000 square feet of commercial space (the oldest dating back to 1964) were approved in 2014. The mixed-use development will include 392 apartments (known as Scout on the Circle, described below) and 88,000 square feet of retail space, including a 54,000 square foot grocery store. Ground breaking occurred in February 2018.

Northfax: The \$43.4 million Northfax transportation and stormwater improvement project is nearly complete, creating new and significant opportunities for public and private investment on Fairfax Boulevard.

Residential:

Eleven Oaks: This project is completed and consists of 12 single family detached homes.

Main Street Residences: This project includes 40 luxury town homes with a majority sold as of the date of this letter.

Canfield Village: This project includes approximately 16,000 square feet of commercial (office and first floor retail) space and 14 town homes. The majority of the commercial space has now been leased and all of the homes sold.

Mount Vineyard: This project includes 132 dwelling units (94 condominiums and 38 townhouses) that replaced an aged garden style apartment complex. Completion is expected in 2018.

The Enclave: An 80-unit condominium project broke ground in 2016. The project adds high quality condominiums to a property with existing office and educational uses. Completion is expected in 2018.

Novus Fairfax Gateway: This approved project will add over 403 rental apartments and 29,000 square feet of commercial space to the Kamp Washington area. The project will construct new streets to connect to a roadway system supporting redevelopment of other parcels in the area.

Scout on the Circle: This project, as part of the Fairfax Circle Plaza Shopping Center Redevelopment, replaces an existing shopping center at Fairfax Circle with 392 rental apartments and 88,000 square feet of retail space. Groundbreaking occurred in February 2018.

Mayfair: This project includes 25 townhouse-style condominiums above a shared, secured parking structure. The project is currently under construction.

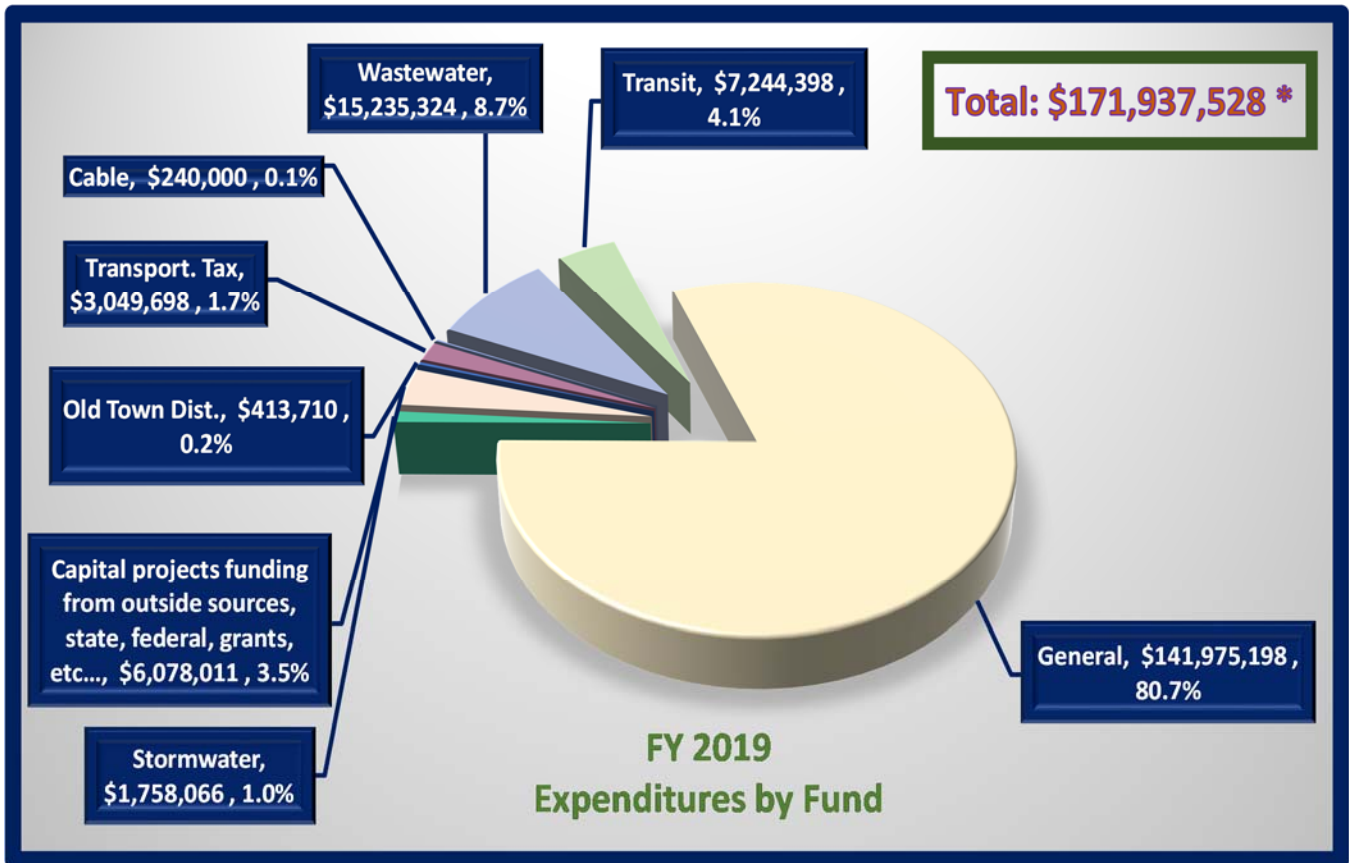
Paul VI Site: The Diocese of Arlington announced that Paul VI High School will be relocating to Loudoun County, creating significant development opportunity in the center of the City. The Diocese is currently working with a developer to create a plan. Paul VI High School is expected to remain operational until at least 2019.

Recognition

- ✚ The City's bond ratings continue to be Aaa (Moody's) and AAA (Standard & Poor's), placing the City in the top tier of municipal bond issuers.
- ✚ Insurance Services Office (ISO) upgraded the City Fire Department's Public Protection Classification to Class 01 from the City's previous rating of Class 03. This classification ranks cities and towns on how well they are protecting residents from fire and other natural hazards, and plays an important role in the underwriting process at insurance companies. Class 01 is the highest ranking achievable and has only been awarded to 241 other localities in the country (top .5% of total localities rated).
- ✚ Wallethub ranked the City of Fairfax # 9 among the 2017 "Best Places to Raise a Family in Virginia".
- ✚ 24/7 Wall St. ranked the City of Fairfax as # 8 in the "Top 10 Best Places to Live" in the nation for 2017.
- ✚ Commission for Accreditation of Parks and Recreation Agencies - The Parks and Recreation Department received accreditation for a five year period. The Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredits park and recreation agencies for excellence in operation and service. This is a national program with only 141 agencies across the United States having been approved. This rigorous process was a year-long culmination of effort from the entire department.
- ✚ The City of Fairfax Parks & Recreation Department wins the National Gold Medal Award, 2011. The National Recreation and Park Association Gold Medal Award honors communities throughout the United States that demonstrate excellence in long-range planning, resource management, and agency recognition. Each agency is judged on its ability to address the needs of those it serves through the collective energies of citizens, staff, and elected officials.
- ✚ Forbes called the City "a great place for entrepreneurs" and stated the City's sole-proprietors-per-capita ranks in the top 1% nationwide.
- ✚ The Atlantic magazine, a brand of Atlantic Media, which is dedicated to equipping opinion leaders with breakthrough ideas and original insights," recently identified the City as one of the nation's top jurisdictions for its high concentration of "creative class" workers.
- ✚ U.S. News & World Report ranked the City of Fairfax 6th among 3,000 cities as the healthiest in the country.
- ✚ A LendEDU study ranked the City of Fairfax #59 as one of the best places in the country to start a small business.

Overview – All Funds

Expenditures for all funds total **\$175,994,405** less General Fund transfers (\$4,056,877), result in net total expenditures of **\$171,937,528**. This is a decrease of 0.6% from the FY 2018 Budget. Further details follow in the accompanying sections of the budget book.



*Note: Percentages may not total due to rounding; sums may differ immaterially due to rounding
 Total expenditures by fund (\$175,994,405) reduced by \$4,056,877 to eliminate double accounting of City-wide expenditures.

Cash Management / Fund Balance

Financial policies recommended by the City’s financial advisors, the City’s auditors, and adopted by the City Council, require an unassigned fund balance equal to a minimum of approximately 12 percent of General Fund revenues. More than being key to maintaining the City’s bond rating, an adequate fund balance allows the City to cope with revenue shortfalls, to pay for unbudgeted expenditures or unanticipated needs, to pay for other one-time large expenditures, and provide for adequate cash flows to absorb fluctuating expenditures and revenues during the fiscal year. The adopted FY 2019 Budget results in an 11.7% General Fund balance at the end of the year.

The following chart provides a history of the City’s General Fund Balance:

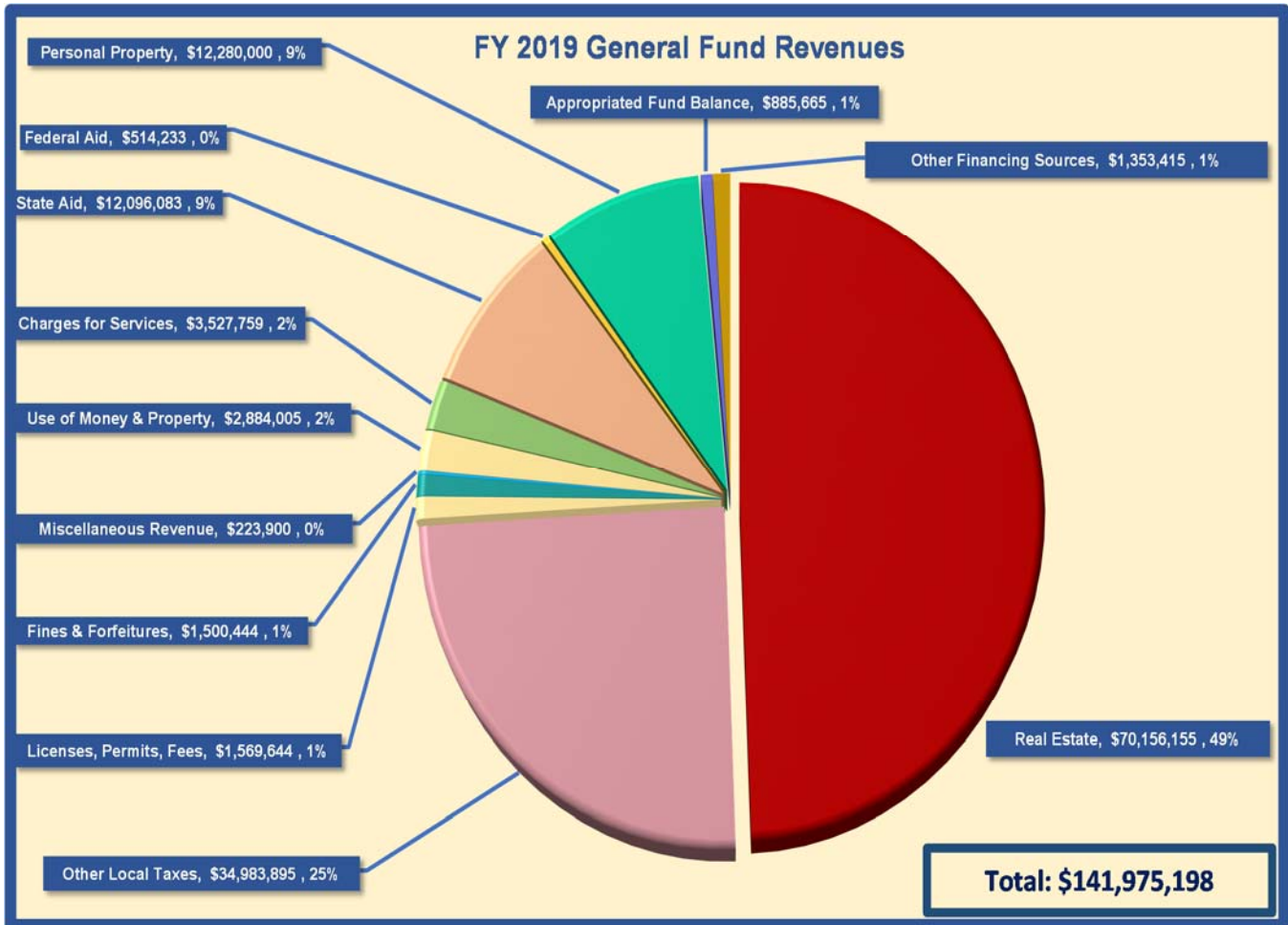
General Fund - Fund Balance		
Fiscal Year	Amount	% of Revenue
2019*	\$ 16,037,090	11.7%
2018*	16,922,755	12.6%
2017	16,931,390	12.8%
2016	15,244,854	11.8%
2015	13,429,441	10.7%
2014	15,130,848	12.3%
2013	16,288,209	13.6%
2012	13,205,665	11.8%
2011	15,171,679	14.0%
2010	15,569,907	14.3%

* Estimate

General Fund Revenues

Overview – General Fund

General fund revenues equate to \$141,975,198 for FY 2019, which represents an increase of 1.4% (\$1,928,527) over FY 2018. The following chart provides a summary overview of revenues by category for FY 2019.



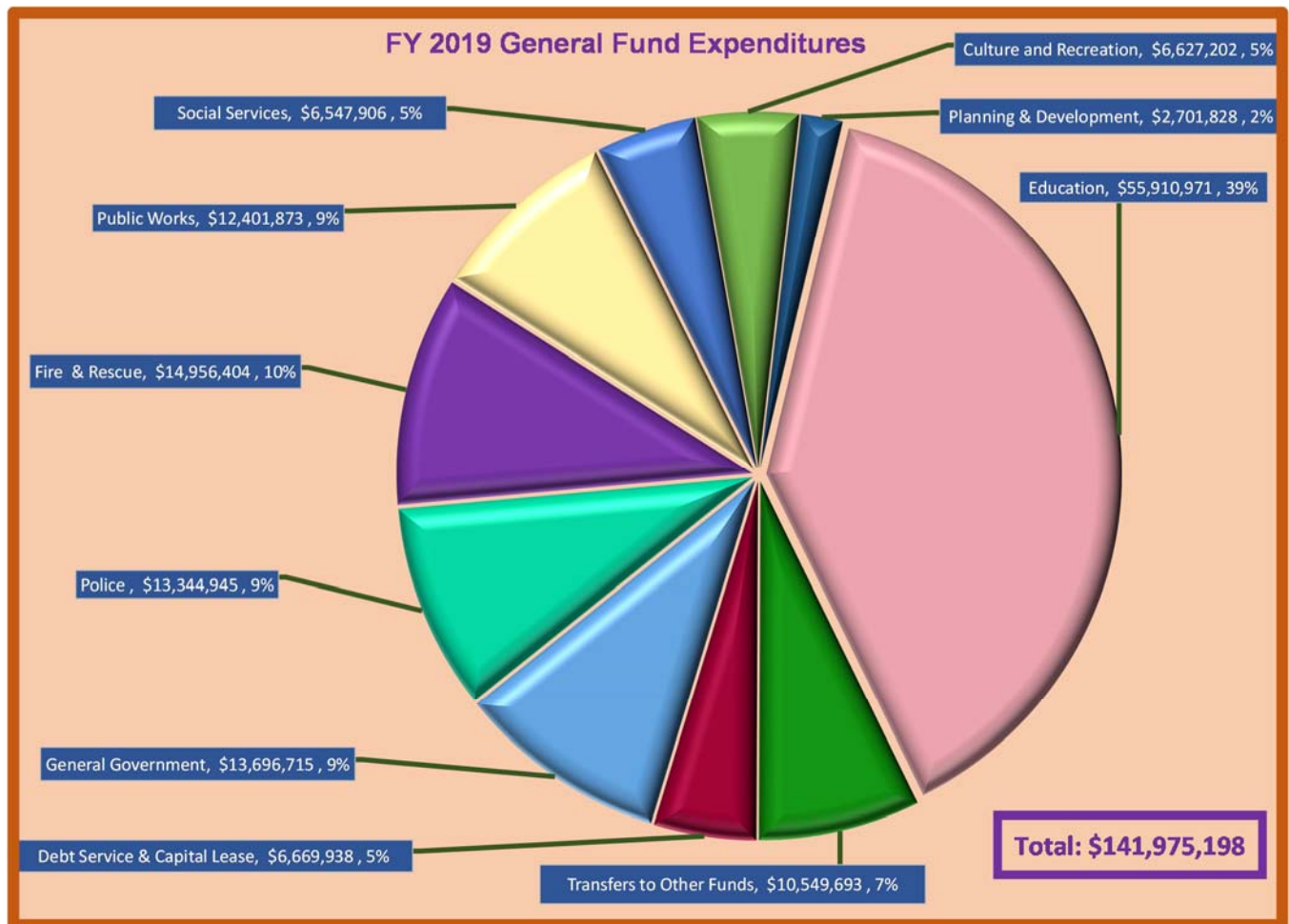
Note: Percentages may not total due to rounding; sums may differ immaterially due to rounding

The Use of Appropriated Fund Balance in the amount of \$885,665 is from the FY 2018 estimated Unassigned General Fund balance. The estimated ending Unassigned General Fund balance in FY 2019 is equal to 11.7 percent (\$16.0 million) of General Fund revenues.

General Fund Expenditures

Overview- General Fund

The City’s adopted General Fund expenditures are budgeted at \$141,975,198 for FY 2019. The largest spending category remains Education, followed by the Fire Department, General Government, Police Department, and Public Works. The “Transfers to Other Funds” category notes the General Fund transfers to the Capital Budget, Old Town Fund, Stormwater Fund, and Transportation Tax Fund.



Note: Percentages may not total due to rounding; sums may differ immaterially due to rounding

General Fund Revenue and Expenditure Changes - FY 2018 to FY 2019

The following chart highlights the major changes in expenses from last year's budget:

FY 2019 General Fund Expenditure Changes	
Increase / (Decrease) in Expenditures	\$ Change
Changes in Personnel Costs:	
Merit (3.5%, eligible employees only)	434,606
Fringe	1,183,680
FTE Additions	121,960
School Tuition Contract	691,907
Fund Transfers (Storm .25¢, C&I 1.0¢)	322,696
County Contracts - Non Education	220,050
All Other Changes	155,828
Contract Services	(505,036)
CIP Transfer	(697,164)
Total Increase / (Decrease) in Expenditures	1,928,527

The following chart highlights the major changes in revenues from last year's budget:

FY 2019 General Fund Revenue Changes	
Increase / (Decrease) in Revenues	\$ Change
Real Estate Taxes (no rate change and increased assessments)	1,885,184
Bank Franchise Tax	400,500
Interest on Investments	350,000
Personal Property Taxes	312,652
Stormwater Tax (.25¢ increase)	175,551
All Other Changes	160,308
C&I Taxes (1.0¢ increase)	144,371
Meals Tax	(100,000)
Tobacco Tax	(107,512)
Classroom Rentals	(150,000)
Recycling Rebate	(155,000)
Communication Taxes	(177,900)
Sales Tax	(189,000)
FEMA Reimbursements	(254,020)
State Sales Tax	(366,607)
Total Increase / (Decrease) in Revenues	1,928,527

Education

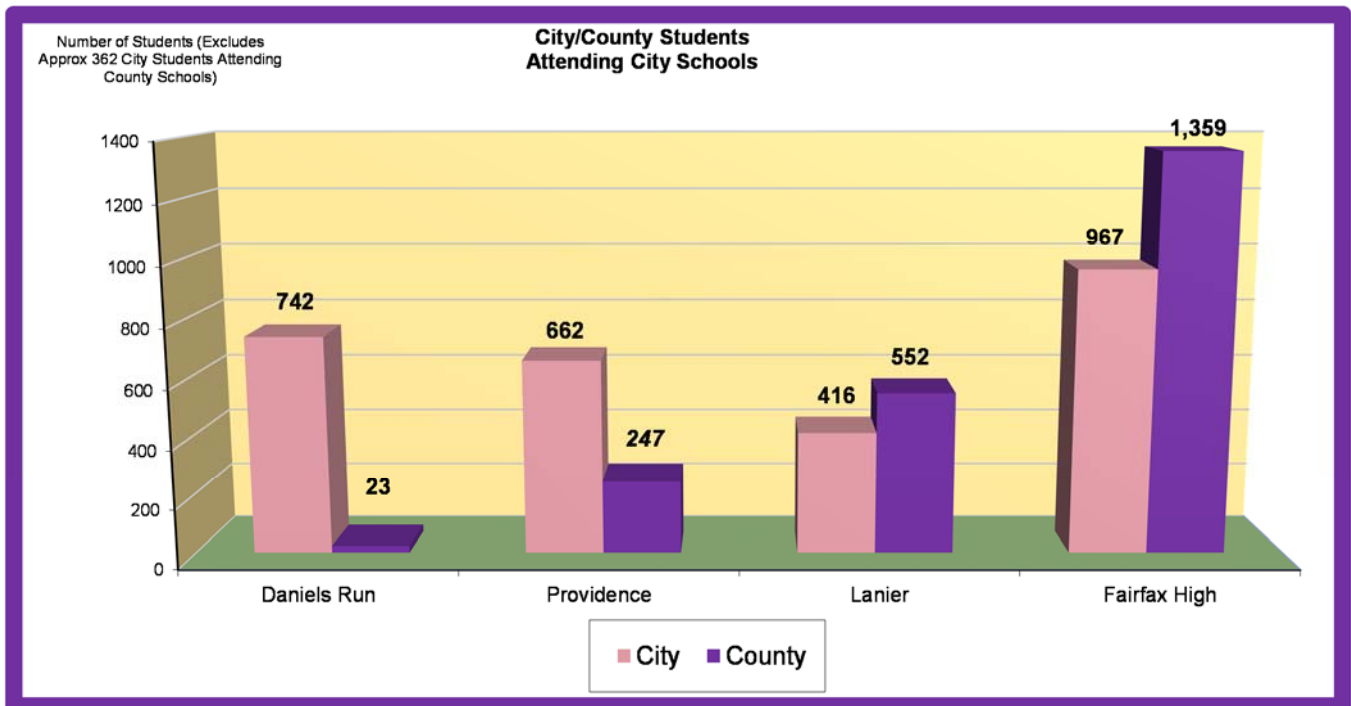
The total budget for the schools is \$55.9 million, an increase of 0.6% (\$0.3 million). Administrative costs account for \$1.0 million, and combined debt/lease payments equate to \$5.6 million. The largest portion of this budget is the school tuition contract with Fairfax County Public Schools, budgeted at \$49.2 million, an increase of 1.4% (\$0.7 million) over the FY 2018 budget. The following chart highlights the historical costs associated with the school tuition contract.

Fiscal Year	Final Tuition Bill (excludes Classroom Rental Fee)	ADM
2019*	\$49,287,277	3,080
2018**	47,425,699	3,050
2017	46,048,509	3,081
2016	45,300,452	3,125
2015	45,389,893	3,160
2014	44,029,716	3,078
2013	43,361,720	3,039
2012	40,392,677	3,046
2011	37,927,714	2,976
2010	37,380,696	2,905

* These figures are reconciled to actual amounts after the close of the respective fiscal year and may be adjusted

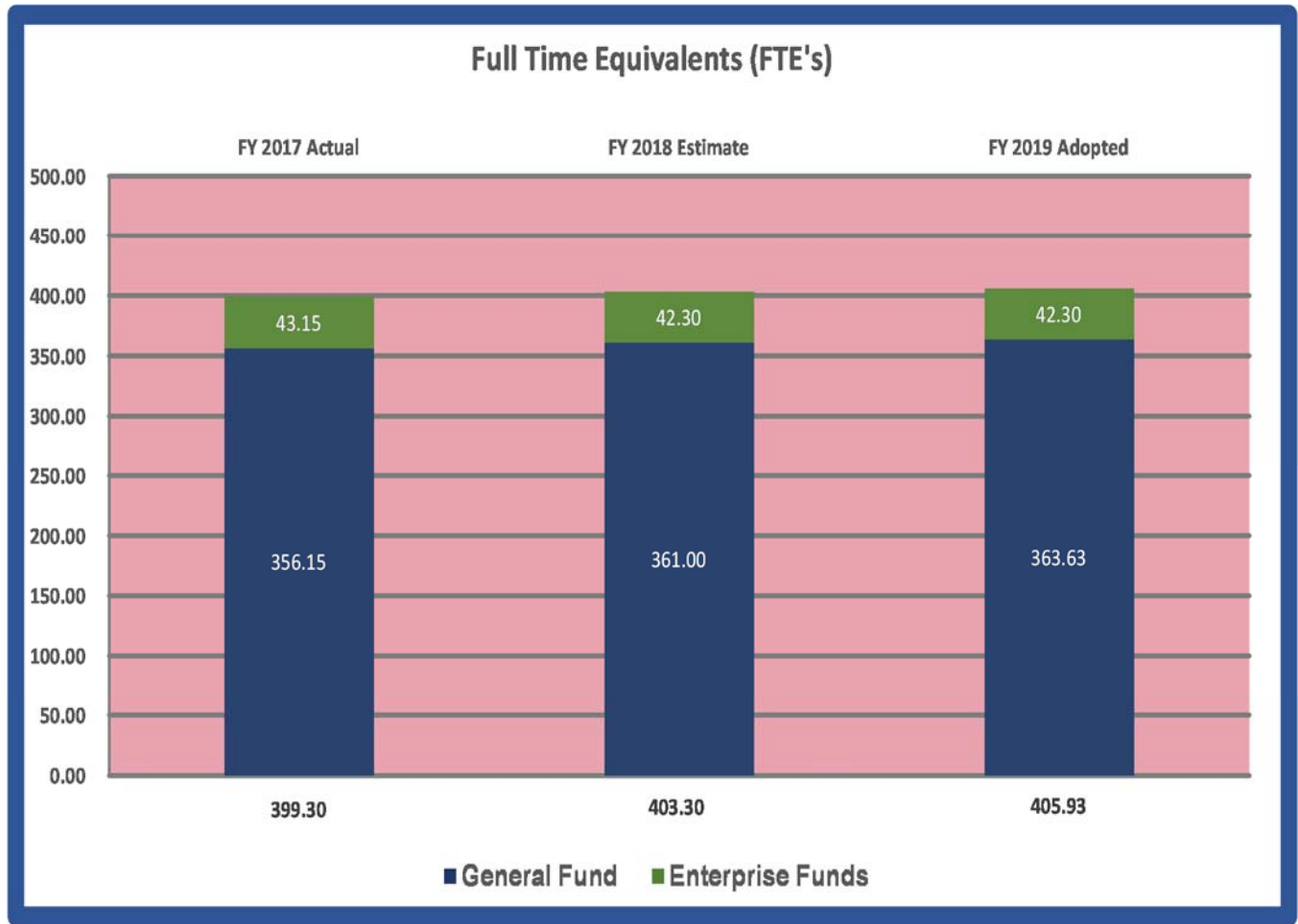
**Per FY 2018 Estimate

City students comprise a majority of the total population at both Daniels Run and Providence Elementary Schools at 98.2% and 73.0%, respectively. Lanier Middle School and Fairfax High School statistics note that City students represent 42.0% of their schools' populations.



Employees, Salaries and Fringe Benefits

The FY 2019 budget provides for a 3.5% merit (step) increase for eligible employees. No market adjustment (COLA) has been budgeted for FY 2019. Employee benefits remain unchanged; however FY 2019 retirement costs are projected to increase due to increases in the Virginia Retirement System, health insurance and in the City’s contribution to its supplemental retirement plan (\$891k).



For FY 2019, the City Council approved the following changes to staffing (excludes FY 18 mid-year additions, 1.25 FTE’s):

<u>Department</u>	<u>Position</u>	<u>Full Time Equivalents (FTE’S)</u>
Economic Development	Business Development Asso.	Add Full-time 1.0 FTE
Community Development and Planning	Sustainability Coordinator	Convert from .5 to 1.0 FTE
Human Services	Human Services Coordinator	Convert from .625 to 1.0 FTE
Fleet Maintenance	Administrative Assistant P/T	Add Part–time .75 FTE

Contract Services

Expenses for county and regional service contracts make up 41.7 percent of the City’s General Fund expenditures. The City contracts with Fairfax County for many services, the largest of which is the City’s School Tuition Contract.

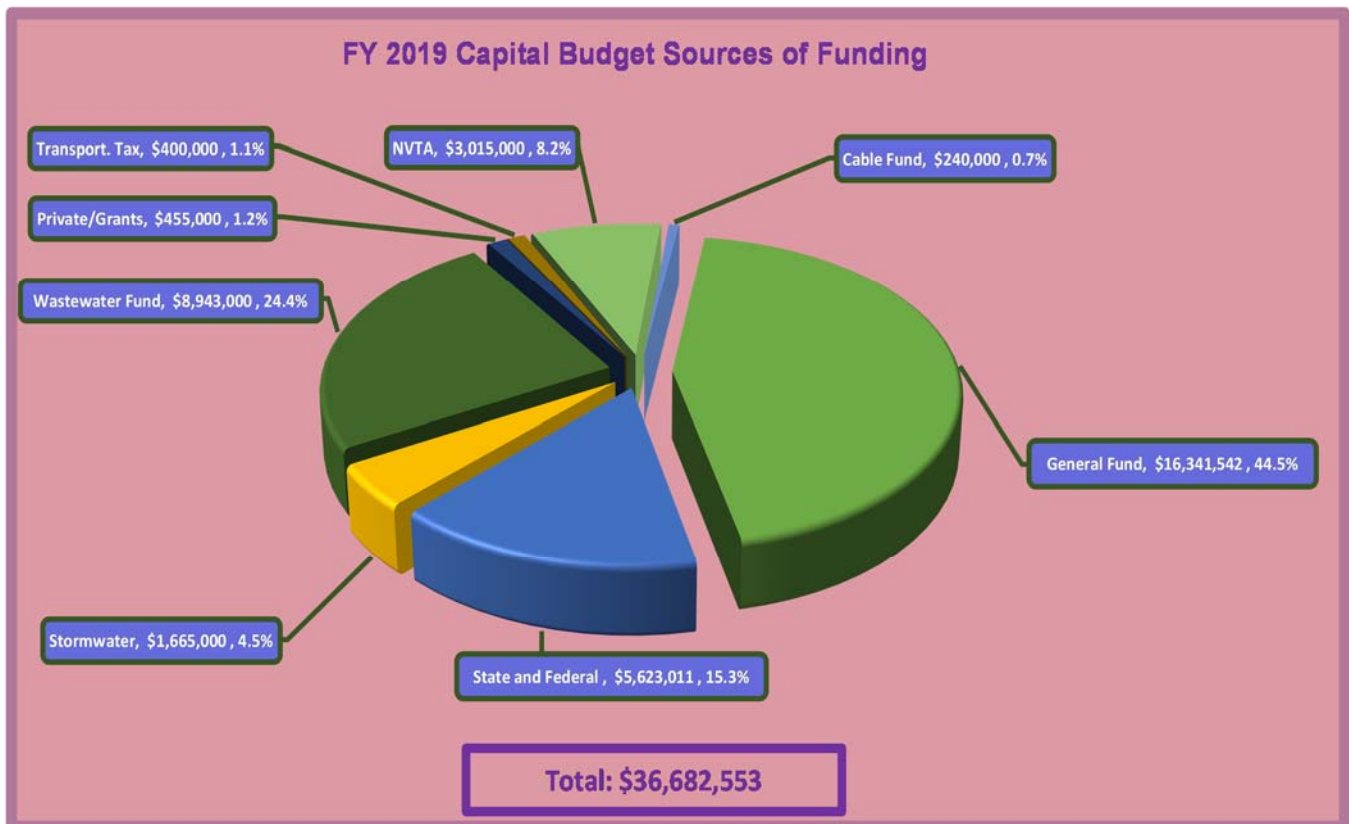
City-County and Regional Service Contracts				
	FY 2018 Budget	FY 2019 Adopted	Variance to Budget \$	Variance to Budget %
City-County Contracts:				
School Tuition Contract	\$48,595,370	\$49,287,277	\$ 691,907	1.42%
Library Services	826,926	833,996	7,070	0.85%
Joint Court Service	306,667	306,667	-	0.00%
Juvenile and Domestic Court	517,632	517,632	-	0.00%
Commonwealth Attorney	119,707	119,707	-	0.00%
Jail and Custody Service	1,910,869	1,910,869	-	0.00%
Fire & Rescue – Operations	194,000	164,000	(30,000)	-15.46%
Refuse Disposal	372,000	372,000	-	0.00%
Extension - County Agent	47,680	48,809	1,129	2.37%
Social Services	1,824,449	2,044,504	220,055	12.06%
Health Department	1,306,883	1,229,565	(77,318)	-5.92%
Community Services Board	1,755,153	1,854,268	99,115	5.65%
Subtotal City-County Contracts	57,777,336	58,689,293	911,958	1.58%
Regional Agencies:				
Council of Governments	26,190	26,170	(20)	-0.08%
Health Systems Agency	2,350	2,350	-	0.00%
Area Agency on Aging	44,477	44,477	-	0.00%
Legal Services of NoVa	25,545	25,545	-	0.00%
NoVa Community College	1,784	1,771	(13)	-0.73%
NoVa Regional Commission	19,141	19,176	35	0.18%
NoVa Regional Park Authority	45,385	45,670	285	0.63%
Volunteer Center	8,692	8,563	(129)	-1.48%
Subtotal Regional Agencies	173,564	173,722	158	0.09%
Total Contract Services	\$ 57,950,900	\$ 58,863,015	\$ 912,115	1.57%

Capital Fund

The adopted Capital Improvement Program for FY 2019 totals **\$36,682,553**. The chart below summarizes the City’s adopted capital improvement plan and compares to the adopted FY 2018 program.

Category	FY 2018 Adopted	FY 2019 Adopted	Change	
			\$	%
Schools	\$ 302,000	\$ 210,500	\$ (91,500)	-30.30%
General Government	4,019,021	11,671,953	7,652,932	190.42%
Recreation / Community Appearance	603,961	1,379,349	775,388	128.38%
Environment	9,454,500	10,608,000	1,153,500	12.20%
Transportation	15,533,870	12,812,751	(2,721,119)	-17.52%
Total Capital Improvement Program	\$ 29,913,352	\$ 36,682,553	\$ 6,769,201	22.63%

In addition to the General Fund, support for the Capital Fund comes from the Wastewater Fund, Federal and State funds (including NVTA 70% funds available under HB 2331), the Cable Fund, privately donated funds, the Stormwater Fund, and the Transportation Tax Fund (includes NVTA 30% funds available under HB2331 and the Commercial and Industrial Tax). The following chart illustrates the sources of funding for the adopted Capital Budget in FY 2019; detailed information can be found in Section G of this budget.



Wastewater Fund

	FY 2017 Actual*	FY 2018 Budget	FY 2018 Estimate	FY 2019 Adopted
Revenues	\$ 8,545,522	\$ 14,942,299	\$ 15,548,379	\$ 17,256,192
Expenditures	\$ 6,038,637	\$ 13,706,910	\$ 13,726,467	\$ 15,235,324
Rate Increase	10%	10%	10%	10%

* Actuals, as reflected in the City’s CAFR, are exclusive of financing activity.

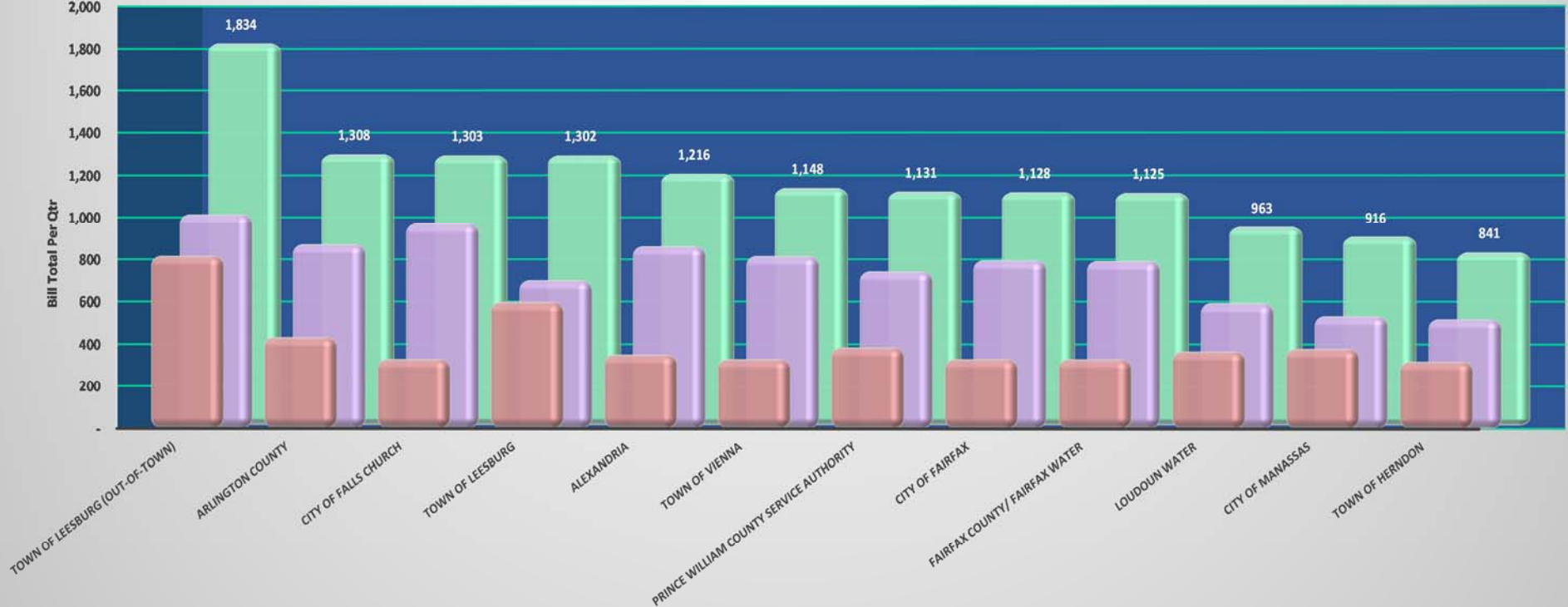
For FY 2019, a rate increase of 10.0 % has been adopted for the Wastewater Fund in order to keep pace with future operating, capital, and debt service costs as well as building the Wastewater Fund balance to industry recommended levels. In FY 2010, the City was officially notified of planned cost increases related to the City’s cost sharing agreement with Fairfax County for the treatment of the City’s wastewater at the County’s Noman M. Cole Water Pollution Control Plant. This plant is subject to continuing stringent environmental standards to protect the Chesapeake Bay and therefore, numerous process upgrades to reduce nitrogen and phosphorus are mandated. Additionally, there are general capital upgrade costs, unrelated to treatment techniques that must be addressed at this facility. The City’s portion of these upgrades is projected to be approximately \$40.6 million by 2023. The City has successfully financed the first two phases of these costs and has established a payment schedule acceptable to both jurisdictions. Future rate increases to enable repayment of the debt for the Wastewater treatment plant upgrades and modifications will be significant. Establishment of a future rate increase schedule was prepared to match the financial forecast and ensure rate stabilization.

Apart from the financial requirements of the Wastewater treatment facility, in FY 2009 the City undertook an analysis of the Wastewater collection system. Numerous infrastructure recommendations were made by the City’s consulting engineers and financial advisors which resulted in the preparation of a multiyear Capital Improvement Plan. FY 2019 will require \$2,094,000 for continued wastewater conveyance maintenance to include GIS modeling, system evaluation, pipe relining, manhole rehabilitation and various other capital projects detailed in section G.

The three-year forecast for Wastewater fee increases continues at 10.0% per year. These increases are primarily driven by needed infrastructure improvements, particularly at the Noman M. Cole Water Pollution Control Plant.

The chart on the following page is a comparison of the average quarterly residential cost for wastewater treatment by local jurisdiction.

FY19 Adopted Annual TOTAL RESIDENTIAL WATER & WASTEWATER BILLS (Based on 96 tgal of water consumed per year)



	Town of Leesburg (Out-of-Town)	Arlington County	City of Falls Church	Town of Leesburg	Alexandria	Town of Vienna	Prince William County Service Authority	City of Fairfax	Fairfax County/ Fairfax Water	Loudoun Water	City of Manassas	Town of Herndon
Water	818	435	331	600	352	331	387	331	331	368	381	320
Wastewater	1,016	873	972	702	863	817	744	797	794	595	535	520
Combined	1,834	1,308	1,303	1,302	1,216	1,148	1,131	1,128	1,125	963	916	841

Transit Fund

	FY 2017 Actual	FY 2018 Budget	FY 2018 Estimate	FY 2019 Adopted
Revenues:				
Local	\$ 475,567	\$ 551,500	\$ 479,200	\$ 479,200
GMU Contribution	750,000	750,000	750,000	750,000
NVTC	828,000	728,000	228,000	628,000
DRPT	-	3,402,500	3,402,500	3,402,500
Transfer from Transportation Tax Fund	1,945,920	1,681,987	1,681,987	1,984,698
Total Revenues	\$ 3,999,487	\$ 7,113,987	\$ 6,541,687	\$ 7,244,398
Expenditures:				
Operating Expenditures	\$ 3,834,310	\$ 3,711,487	\$ 3,766,528	\$ 3,841,898
DRPT transfer to NVTC Fund	-	3,402,500	3,402,500	3,402,500
Total Expenditures	\$ 3,834,310	\$ 7,113,987	\$ 7,169,028	\$ 7,244,398

The City/University/Energysaver (CUE) bus system provides an alternative transportation mode for City and area residents and George Mason University (GMU) students and faculty throughout the City and to and from GMU and Metro. The City has operated the CUE system since 1985 and provides 12 buses on a fixed route system traveling 441,430 vehicle miles during 30,215 hours of operation each year.

The adopted basic fare (cash or Smarttrip) is \$1.75, which matches the Washington Metropolitan Area Transit Authority (WMATA) rate. GMU currently contributes \$750,000 annually to help offset the cost of student and faculty ridership. The chart above summarizes CUE’s financial results and projections. As directed by the Department of Rail and Public Transportation (DRPT) in FY 2014, Transit Fund revenues and expenditures reflect the pass through of funds from DRPT to the WMATA on the City’s behalf. CUE has not required a General Fund subsidy since FY 2012 because supplemental funding was made available from the Transportation Tax Fund.

Acknowledgements

The budget is the product of an intensive effort by staff in all City departments. Appreciation is expressed to David Hodgkins, Assistant City Manager / Director of Finance and Kerry Kidd, Budget Manager who have principal responsibility for the preparation of this document. Additional thanks go to Angela Pardiny, Joanna Ormesher and each of the Department Directors, the City School Superintendent and staff, the Constitutional Officers and every employee who participated in finalizing materials for City Council’s deliberation.



Old Town Square Fountains

Budget Information Request

Copies of the FY 2019 Adopted Budget and FY 2019-2023 Capital Improvement Program (CIP) are available as follows:

Office of Finance
City Hall
10455 Armstrong Street, Room 312
Fairfax, VA 22030
Phone: 703-385-7870
E-mail: romelyn.guzman@fairfaxva.gov

City website: <http://www.fairfaxva.gov/government/finance/budget>

2016 – 2018 Elected Officials

Mayor

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david.meyer@fairfaxva.gov

City Council

Michael J. DeMarco
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Jeffrey C. Greenfield
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Jennifer E. Passey**
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Eleanor D. Schmidt
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Jon R. Stehle, Jr.
jon.stehle@fairfaxva.gov

2018 – 2020 Elected Officials

Mayor

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City Council

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Jon R. Stehle, Jr.
jon.stehle@fairfaxva.gov

Sang H. Yi
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*R. Scott Silverthorne resigned as Mayor on August 11, 2016. He was replaced by former Councilmember Steven C. Stombres, who served as Interim Mayor until David L. Meyer was elected Mayor on February 7, 2017 in a special election.

**Daniel F. Drummond was appointed Interim Councilmember by the City Council to fill a vacant City Council seat created by the election of David Meyer as Mayor in February 2017. Jennifer E. Passey was elected Councilmember in a special election held on September 12, 2017, replacing Councilmember Drummond.

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