**Seminary Hill Association, Inc.**   
**Meeting of Board of Directors**   
**April 19, 2000**   
**Minutes of Meeting held April 19, 2000**   
**at the Parish Hall of Immanuel Church-On-The-Hill**   
**Alexandria, Virginia**

**Present:**

Bill Dickinson, President   
JoAnn Lepanto, Past President   
Don Fullerton, Secretary   
Lillian Patterson, Region 1   
Thomas Kerester, Region 2   
Richard Hobson, Region 3   
Bill O’Neil, Region 6   
Pat Liddy, Region 7   
Joseph Gerard, Region 8   
Greg Tsoucalas, Region 9

**Absent:**   
Jack Sullivan, Treasurer   
Joe Fisher, Past President   
Dan Kelly, Region 4   
Dick Hayes, Region 5   
Representative Episcopal High School   
Representative St. Stephens & Agnes School   
Representative Virginia Theological Seminary

**Meeting:** The meeting was called to order by Bill Dickinson, President, at approximately 8:00 p.m. at which time an Agenda was distributed.

**A.**   
1. Opening statements of welcome were made by President Bill Dickinson   
2. The next order of business was a presentation on future of the 2nd Presbyterian Church.   
    [  Presentation by Michael Mills, 2nd Presbyterian Church, which currently has   
       45 Members and is engaged in an ongoing self review and revitalization. ]  
  
2. Redevelopment- Building and Grounds Committee is developing a new master plan for the Church building and grounds.   
  
3. Show House- It is planned in conjunction with the Campangia Center’s decorator show house series for the Manse to be renovated over this summer and next spring and for it to be included in its upcoming show.   
  
4. Plans are to exhibit a new sign and cross on the building. The cross will be back lighted and similar to that displayed at the Oakton Baptist church on King Street, i.e. the letters will be approximately one foot high letter, cross back lit, with spot light illumination of the letters.   
  
5.  Master plan being developed. Cooperative living is being contemplated perhaps leasing of the Manse to visiting professors or theological student residents. No current plan to sell Manse. There are plans to explore addition of a steeple and alterations to the church structure to more visually suggest its church function and mission.

6.  Minute- Upon motion by Don Fullerton, Secretary, the minutes for the preceding Board of Directors’s meeting were approved and unanimously adopted.

**B. Treasurer’s Report** Bill Dickenson reported that Jack Sullivan, Treasurer, could not attend but that he had provided an update report with the request that Bill deliver same, to wit, there is on deposit the sum of $2514 in the checking account, the sum of $4,606.82 in the savings account and a pending invoice in the amount of $181.93 to reimburse Bill Dickinson for copying, mileage and parking. A discussion ensued and upon motion by Joe Gerard, seconded by Don Fullerton, it was moved that the Treasurer be directed to reimburse Bill Dickinson as aforesaid.

**C. Police Report** Sgt. James Bartlett was in attendance and made a report. Over recent months there have been no significant crime reports in the Seminary Hill area. A discussion ensued in which the members were advised of the tragic murder of a twelve year old boy earlier that afternoon. Discussion proceeded along the lines of reviewing the Crime Watch Program with Sgt. Bartlett to obtain some information on how many programs are now active in the neighborhoods within the Association area. Discussion on through truck traffic and the designation of roads as state routes ensued without consensus on what action, if any is needed in this area. Finally a discussion was had involving that lack of no parking enforcement in the Seminary Hill Shopping Center. It was noted that the Bradlee Shopping Center hires off duty police officers and enforces no parking to the benefit of center users. Sgt. Barlett suggested that if citizens observe and are bothered by no parking violations that they can telephone Police Communications at 838-4444 and report same and request enforcement.

**D. WEB Site** Joe Fisher was absent. Many comments were received that the WEB site is really quite fantastic.

**E. AREA Reports**

Region 1. Lillian Patterson reported that the parking problems have been addressed and appear not to be an issue at this time.

Region 2. Tom Kerester reported that the City is currently redoing streets in this region. Tom also shared his approach to increasing membership and a handout summary he developed.

Region 3. Dick Hobson reported that the developer of Equity Hill site started construction of their first house.

Region 9. Greg Tsoucalas recounted problems with the City’s planning department related to the Fifer Property and elevation issues. Apparently the developer decided to raise the elevation and the height of house. Upon inquiry it appeared that: 1. Sheldon Lynn and his department didn=t know about it. 2. The Department then appeared to adopt a position that "No One Complained about it" therefore (a) no harm no foul and/or (b) no reason for the City to do anything. Questions were poised- A. What is the position of planning department? Are they only to do or say something if someone brings it up? B. What is the Special Use Process supposed to address.? C. What=s the right process? D. Why would the City allow calculation of private road in open space and thereby make legal 5 houses on a subdivision plat rather than the four houses which would be the limit if the area occupied by the road was not calculated as "open space"- City streets don’t count as open space why count a private road? Other issues were noted including signage, transition of a private road to public roadways and the indifference of staff to all the foregoing.

4. STRATEGIC PLAN. Presentation of the draft strategic plan was made by Joe Gerard. Bill Dickenson provided an over-view and an exhortation for continued participation and refinement of the plan. The Stragic Plan is posted on the WEB site. All members are encouraged to read it and participate in its refinement and execution. The plan is to be finalized at the May meeting. Comments should be directed to Joe Gerard. Joe’s email address is  [Gerargt@hqga.army.mil](mailto:Gerargt@hqga.army.mil)

5. News Letter. A renewed request was made by Edith \_\_\_\_\_\_ for Seminary Hill to produce and distribute a news letter. The economics for the Del Ray news letter were reported to be approximately as follows: Del Ray Association- 304 members; periodic printed newsletters sent to members @ $1000 postage and $1750.00 printing cost. A request for volunteers to work on the News Letter was made and will be posted on the Association’s Web Site. Prominent featuring of the existence of Seminary Hill’s WEB site was viewed as a strong positive which should be incorporated in such a news letter along with local pieces of interest.

6. Library - A discussion was held concerning the Burke Library. Don Fullerton reported that the Coalition had serious reservations about continued participation in the Task Force , that it was concerned whether there would be any meaningful results other than pre-ordained staff driven programs. Bill Dickinson reported that major achievements had already been reached in terms that the discussion before centered on why there could be no local library and now the discussions where what type of library and how much to spend on its opening and operations.

A general discussion ensued in which a number of the audience and various board members expressed strong reservations concerning sharing the Burke Library facility with the Alexandria School Board and the basic distrust of staff and the process with major concern that a shared approach could be an invitation to disaster in an eventual take over of the facility by the School Board and/or serious subordination of library as the prime focus and use of the building as intended by the deed of grant and desired by the community.

A motion was made approving Seminary Hill Association continued participation in the task force with the directive that it attempt to negotiate the most favorable terms achievable supportive of full and meaningful library services at the Burke Library. The motion was made by Dick Hobson, seconded by Joe Gerard and passed over one objecting vote cast by JoAnn Lepanto who expressed serious reservations with entering into any shared usage of the facility and noted that the City Staff and School Board had long made private plans for the usage of this facility without regard to the desires of the 4,000+ signatures to the petition to reopen the Burke Library. JoAnn further expressed concern that access to books and traditional usage was the major issue that nearby low income residents missed due to the closing of the library and that a cyberlibrary concept did not seem responsive to these requirements albeit a positive and interesting concept not currently offered within the City wide library system.

7. Group HomesB Frank Putzu reported on discussions with various representatives of Community Services and the City Staff and presented a draft text amendment addressing group homes. A discussion ensued in which questions and concerns were raised as to the substitution of voluntary adherence to the Community Service Board Resolution 13 in place of the traditional special use permit process. Questions dealt with the draft language and concern that the language did not tie in Resolution 13, that Resolution 13 could seemingly be changed in the sole discretion of the Community Service Boards at any time, that if so there was no meaningful standard in this proposed ordinance as a practical matter; as well as questions as to enforceability of such an alternative as contrasted with the Special Use process including questions of standing to complaint and/or seek enforcement, the ability and nature of enforcement remedies available, etc.

Frank Putzu reported that meetings and drafting continued and that the foregoing concerns would be addressed in upcoming meetings and anticipated revisions. Frank indicated that he saw the broadened net of voluntary programs which would fall within a Resolution 13 approach as a strong positive, that the Resolution 13 would need to be fixed to some City Council endorsed version not a moving target and that there continued to be strong opposition to the special use permit process as somehow degrading to group home applicants.

Dick Hobson suggested language modification to the draft ordinance including explicit reference to a specific version by date of Policy 13, broadening of the determination of compliance with Policy 13 to include compliance at the time of application and continued compliance and explicit language dealing with reversion to the standard special use permit process if deemed not in compliance.

8. Private School/ Pre-School Report- Dick Hobson reported that he had placed several telephone calls to Sheldon Lynn following up the proposed text amendment prepared by Seminary Hill Association after Planning failed to produce one. Dick stated that Sheldon Lynn indicated that staff was leaning towards creation of a task force in this area and deferral of the text amendment until after the task force completed its assignment the scope of which was still under consideration. Dick reminded the Board that a trial was scheduled in this matter for September and that pre-trial work needed to be done to place that case in a ready posture.

The Board requested that Dick Hobson follow up with Sheldon Lynn and others to attempt to remind all that it was City Counsel which suggested the text amendment approach and months have transpired and City Staff has done nothing to advance such an approach.

9. Open Space- Tom Kerester and Bill Dickinson made reports on Open Space discussions and ongoing task force and other venues of interest in this area. It was noted that the Seminary Hill area is rich in open space and that a significant amount of this space is privately owned. The concept of open space easements, conservatories for open space and other devices need to be vetted and affirmative steps taken to attempt to preserve the quality of our community and the richness these open spaces add tempered with the rights of private ownership all of which strongly compel much more attention and activity in the open space arena.

10. Goodman Property. The proposed development plans for the Goodman Property were on display and available for review by members and the audience. Bill Dickinson indicated that he was attempting to arrange for a meeting room and time to permit a meeting of concerned members and the developer/owner team to review and discuss plans in detail. This information will be posted on the Association’s WEB site.

11. Other matters. Bill noted that on June 6th the Planning Commission will consider the Cluster Development Plan which includes treatment of a portion of a civil war artillery battery. The suggested name for this development is Battery Heights.

By-laws- Dick Hayes, Region 5, who has been spearheading the By-law revitilization project was absent. It was noted that one membership meeting would be required to modify the by laws to deal with the vacant vice president position and, if desired, to address the concept of a back-up representative for board members by region to address the concern of some members that if their particular board member is absent they feel that they are without a vote or voice.   
Good idea to have an alternative- just one vote. Review of Virginia Code 13.1 on the issue of alternative board members was suggested.

12. Adjournment. There being no other matters before the Board, on motion made by Bill Dickinson, seconded by Don Fullerton, and unanimously carried the meeting was adjourned.

**Prepared by Don Fullerton, Secretary.**

**Adopted by vote taken on the \_\_\_\_day of May 2000.**

**NOTE: WEB SITE USER. THESE ARE DRAFT MINUTES UNTIL FORMALLY ADOPTED BY THE BOARD. THESE MINUTES ARE BEING CIRCULATED TO MEMBERS FOR CORRECTION, SUPPLEMENTATION AND/OR MODIFICATION AT THIS TIME BUT POSTED TO FACILITATE FULL DISCLOSURE TO THE PUBLIC AND OR MEMBERS OF ONGOING PROCEEDINGS.**

13.1 Va Code Board alternatives