

# ALBEMARLE COUNTY BOARD OF SUPERVISORS

## RIVANNA DISTRICT



**Kenneth C. Boyd**  
Republican



**Cynthia Neff**  
Democrat

## SCOTTSVILLE DISTRICT



**Christopher  
J. Dumler**  
Democrat



**James C. Norwood**  
Republican

## WHITE HALL DISTRICT



**Ann H. Mallek**  
Democrat

**VOTE ON TUESDAY NOVEMBER 8**



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This 2011 Albemarle Voter Guide has been co-produced by Charlottesville Tomorrow and The Daily Progress. It is intended to help residents make an informed vote on issues primarily related to growth and development in Charlottesville-Albemarle.

Charlottesville Tomorrow's website includes the complete audio and written transcripts of our interview with each candidate. The interviews were used in the compilation of the voter guide and each candidate was given an opportunity to review their verbatim responses before publishing.

Charlottesville Tomorrow does not endorse candidates or make contributions to political campaigns at any level. While The Daily Progress endorses candidates on its editorial page, its editorial staff have not been involved in the selection of questions or candidate responses in this voter guide.

**Charlottesville Tomorrow, a non-partisan 501(c)(3) organization, is a community news platform covering growth, development, and local politics. We connect you to vital information for making informed choices about our community's future.**

CHARLOTTESVILLE  
**TOMORROW**

*The Daily Progress*

2011

# BOARD OF SUPERVISORS

## CANDIDATE PROFILES

In some cases, the candidates' responses have been abbreviated in this Voter Guide. Their complete responses, as well as answers to additional questions, can be found on the Charlottesville Tomorrow website. Additional topics in our interviews included

- **Transportation planning and funding**
- **Cooperation between the city, county and the University of Virginia**
- **Rural area protection**
- **Options for the Rivanna Sewer Pump Station**

Throughout the guide, you'll notice QR codes. If you don't already have one, you can download a QR reader for free to your smartphone. When you scan these codes, your phone will take you to a webpage with more information on that candidate or issue. All of the information is also available via our website ([www.cvilletomorrow.org](http://www.cvilletomorrow.org)).

Charlottesville Tomorrow's website ([www.cvilletomorrow.org/elections](http://www.cvilletomorrow.org/elections)) features comprehensive coverage of the local elections including news, candidate forum transcripts, audio and video recordings of the candidate forums, and downloadable copies of this Voter Guide. Visit our website for an easy way to identify and contact your current elected officials at the local, state, and federal levels.

### RIVANNA DISTRICT



#### **Kenneth C. Boyd (R)**

*Incumbent*

Ken Boyd was brought to Albemarle County 30 years ago by Hovey Dabney to head the computer subsidiary at Jefferson National Bank. He rose to the level of Executive Vice President before leaving the bank in 1991 to start his financial planning business, which he operates to this day. As a long term resident Ken has been involved in this community as a volunteer, on charitable boards, PTO President of two different schools, and as an elected official. Since being elected to the School Board 12 years ago his influence in maintaining the quality of life in Albemarle has been significant.

**Education:** BBA and MBA Averett University. ChFC and CLU – The American College.

**Occupation:** Small business owner, Boyd Financial Services

**Previous political experience:** Albemarle County School Board 2000 – 2003; Albemarle County Board of Supervisors 2004 - present

**Age on Election Day:** 64

**Neighborhood or area of residence:** Key West neighborhood

**Family:** Wife - Brenda; children - Casey, Patrick, Kelley and Cory; daughter-in-law – Annette; son-in-law Darren; grandchildren – Josh and Carson.

**Interests:** Protecting the quality of life in Albemarle County, family, fishing and spending time on our boat in Urbanna.

**Ken Boyd's website & contact info:**

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#### **Cynthia Neff (D)**

*Challenger*

After a successful career as an executive at IBM, I moved to Albemarle County to retire, find a place to live out my life and give back. I've been fortunate to serve some great community organizations – the AIDS/HIV Services Group, the Legal Aid Justice Center, CASA, TrueChild, and ASAP - while supporting many others. I am Vice Chair of the Albemarle County Democratic Party and serve on the Places29 Advisory Council. I am honored to be running to represent friends and neighbors in the Rivanna District and pledge to listen and fight to keep this a special place to live.

**Education:** BS in Biology, University of California 1975

**Occupation:** Retired

**Previous political experience:** No elective office. Appointed to the California Industrial Welfare Commission by Governor Pete Wilson, 1996-1997.

**Age on Election Day:** 60

**Neighborhood or area of residence:** Proffit Rd neighborhood

**Family:** 2 crazy dogs

**Interests:** Books, cooking, Democratic Politics, newspapers, nature, dogs

**Cynthia Neff's website & contact info:**

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### Christopher J. Dumler (D)

Christopher Dumler is an attorney and a Captain in the US Army JAG Corps with his own solo practice in Scottsville, Virginia. After graduating from Georgia Tech with a degree in biomolecular engineering, he moved to Albemarle to attend UVA Law. Christopher is a volunteer firefighter and has been appointed by the Board of Supervisors to serve on the Region Ten Community Services Board and the Natural Heritage Committee, a stakeholder in the Biscuit Run planning process. He also serves on the Government Services Committee in the Town of Scottsville.

**Education:** BS, Chemical & Biomolecular Engineering, concentration in Biotechnology, Georgia Tech (2006); JD, University of Virginia (2009)

**Occupation:** Self-employed Attorney, U.S. Army Reservist

**Previous political experience:** Christopher has never held elected office before, but he has been appointed to several government boards and commissions including as an Officer and Director of the Region Ten Community Services Board (where he serves as the Chairman of the Finance Committee and the Fundraising Committee) and to the Board of the Albemarle County Natural Heritage Committee.

**Age on Election Day:** 26

**Neighborhood or area of residence:** Downtown Scottsville

**Family:** Unmarried

**Interests:** Braves baseball, Georgia Tech and UVA football, jazz, playing piano and fiddle, cooking, camping, fishing.

**Chris Dumler's website & contact info:**

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### James C. Norwood (R)

Joan, my wife of 43 years and I chose to settle in Scottsville some 15 years ago. While in Albemarle County we have owned and operated a restaurant, coffee shop and four shoe stores, employing hundreds of Virginians. I have served this area's community as President of the American Heart Association, President of the American Cancer Society in Charlottesville, event advisor for Building a Bridge, and member of the Executive Board of the Boy Scouts of America, Stonewall Jackson Council. I also worked to create jobs and opportunity in southern Albemarle County while serving as Economic Development Director for the Scottsville Chamber of Commerce.

**Education:** B.A. Economics University of New England-currently a Trustee of the Board of Directors. Certificate of Completion New York University Retail Management

**Occupation:** Retired and full time campaigner

**Previous political experience:** First time elected public office candidate

**Age on Election Day:** 67

**Neighborhood or area of residence:** Scottsville

**Family:** Wife Joan. Children Tracy/Mark....Karen/Jim...Jimmy/Katie...John/Alexis and Meghan... Grandchildren...Colin...Clair..Ethan..Lily...Maggie... Mary...Jimmy IV...Pets...Micky, Huck and Sam

**Interests:** Non partisan politics, fishing, boating and my three dogs

**Jim Norwood's website & contact info:**

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### Ann H. Mallek (D)

*Incumbent*

I am descended from a 13th c Irish lady pirate, my grandmother was a 1950's environmentalist, and my dad was a veterinarian. I wear many hats which use different skills and interests. I am a farmer, biologist by training, and teacher; all these roles provide me with experience to support my major goals as supervisor- representation and collaboration. I am a citizen activist, with sole allegiance to residents and to our county. I stand up for open, accessible processes and transparent decision making. I believe these are essential to build and maintain the public's confidence in local government.

**Education:** Albemarle High School, 1967; Connecticut College, B. A. in Biology, 1971. Certificate in Virginia Certified County Supervisor Leadership Program -VA Tech, VA Cooperative Extension and VACO- VA Assoc of Counties.

**Occupation:** Educator and coordinator for Central Virginia outreach program- Virginia Museum of Natural History

**Previous political experience:** Elected to represent the White Hall district in 2007.

**Age on Election Day:** 61

**Neighborhood or area of residence:** Earlysville

**Family:** Married to Leo Mallek. We have two grown daughters and three grandchildren.

**Interests:** Rural agriculture, local food, workforce training and services, conservation, libraries, life-long learning

**Ann Mallek's website & contact info:**

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# Please describe your past experience that qualifies you to be on the Albemarle Board of Supervisors?

## RIVANNA DISTRICT

### **Ken Boyd (R)**

*Incumbent*

I am a 30-year resident of Albemarle County and a husband, father, and grandfather. All four of my children were educated in Albemarle County Public Schools, and I have been active in this community for all of those 30-years as a neighborhood leader, a youth coach, an education advocate, parent council member, PTO president, and on community service boards.

I was elected in the Rivanna district as a representative on the school board and spent four years in that position. For the last eight years I've been a member of the board of supervisors. My formal education includes both a BBA and an MBA. I spent 23-years as a corporate executive in the banking business before starting my own small financial planning company 20-years ago.

These local, life, education, business and civic experiences are what position me to be the most qualified person to continue representing the Rivanna district.

### **Cynthia Neff (D)**

*Challenger*

...I started in business with a friend, but then I ultimately ended up at the IBM corporation....I picked it because it was an ethical company. I picked it because it was one of the first companies that had a woman vice-president, that was the first companies that that embraced hiring black employees before there were rules that you had to. They did domestic partner benefits before it was trendy to do so. They really did believe in respect for the individual in those kind of things....I had about 29 careers while I worked at IBM. I learned that there was really no limits. I could almost do and be who I wanted to be and it was – there was really it was a merit-based system, I was held accountable for results, and I was recognized for results. The last decade of my career with IBM I had responsibility for large, global organizations. ...

[I] moved down here, found a great place in Albemarle County, out in the Rivanna district and began to build a life. And I did that by, you know, contacting [Piedmont] CASA, and said, "You know, I would love to work with abused and neglected children. Can I make a difference there?" I got in touch with the AIDS organization and said, you know, "I lived in San Francisco during the plague, the hardest years of the plague...." I've chaired that board for the last couple years....

I got involved with... the local Democratic Party and, tried to work on different candidates races and get involved. I kind of made...a study of land use in the county....

So I started paying attention, I became involved with Places 29...a kind of land use that was not intuitive or obvious to somebody who was new, but that over time you really said "wow, this does make sense." I think I really bring this balance of...having lots of other experiences but then having this experience....

I say...we need more straight talk about what is really happening and what is not happening. We need a balanced perspective. We need somebody who can really seek out the opinions of, a variety of various voices. I think we need somebody to speak out for the voice of – for those who don't have one. I worry about things like the social safety net and, you know, how are all people in the community, including those who don't go to the Board of Supervisors meetings for entertainment. And so I think I bring all that. And I bring a passion for doing this....I want to make a difference and I think I can.

## SCOTTSVILLE DISTRICT

### **Chris Dumler (D)**

I believe that I'm the best candidate for the...Board of Supervisors because I think I have the right balance of vision, energy, enthusiasm and sense of service to serve the public well down in Scottsville....I'm originally from Stone Mountain, Georgia which is sort of the poster child for unchecked, unplanned-for sprawl, so I sort of understand what happens when a community doesn't plan for those sort of things, doesn't have the infrastructure in place and the crowded schools and the clogged roads and in the case of Gwinnett County, decaying commercial sector.

I'm the son of two educators. Both my parents are middle school math teachers and so I think I understand. I have a good sense of what works in education on the local level and what doesn't work.

After I graduated from Georgia Tech—I got a degree in engineering—I moved up here for law school and opened my own business down in Scottsville, so I think I understand what it takes to get a small business up and running, what the County has that can help with that, and what the County has that occasionally hinders with that sort of thing. I think I have the right balance as far as understanding the problems go, but at the same time, I think I bring a sense of fresh energy and enthusiasm to the issues that are facing the County.

...I think that the combination of that fresh sense of enthusiasm, if you will, and my background and in addition, I've served on a number of County boards. The Region 10 Board of Directors, where I'm the chairman of the finance committee. We have a \$33 million budget that I'm responsible for each year. I'm a member of the National Heritage Committee which is a stakeholder in the Biscuit Run Master Planning Process that recently wrapped up and so I think that experience combined with that fresh sense of enthusiasm makes

me a good fit for the job.

### **Jim Norwood (R)**

I bring a lifelong experience, a 43 year marriage to my wife Joanne, we have five children and seven grandchildren. I've been in the business world for 47 years and have owned and operated businesses in the Albemarle County over the last 13 years. Out of my 47 year business career, more than half of that has been in private business. I have hired many hundreds of Virginians over the course of that time, paid fair wages, and provided a good environment for all our employees. That, I think is critical to my – what I bring to the board is the fact that also I have acted as a director of economic development in Scottsville, I work for the Chamber of Commerce, my major project was to stimulate the economy in Scottsville, I worked with Lieutenant Governor Bolling and also with the economic development partnership here in Charlottesville to try to develop a reuse for the factory that was vacated. We lost 120 jobs when Hyosung closed, but since then, through private business expansion in Scottsville, more than half of those jobs have been replaced and I feel good about that. I think I helped stimulate that.

So, I also happen to be the parent of a handicapped child, spent all our lives – my wife and I – in raising John and kept our ear very close to public education. Joanne's a retired teacher – or I'm sorry, she's not retired, she's just a teacher who doesn't work right now. She spent most of her life mainstreaming John, so we have kept very close to the education – public education process. And also, I'm pleased that I'm currently a trustee of the University of New England, a 6,000 student private education college in the state of Maine and I'm chairman of the Student Affairs Committee. So I feel like I have a good background to share relevant to education as well.

## WHITE HALL DISTRICT

### **Ann Mallek (D)**

*Incumbent*

As a native of Albemarle and a 1967 graduate of Albemarle High School, I have a perspective of our collective history and how we ended up here. This is an important asset when dealing with issues which have recurred many times over the last 50 years. Luckily my parents encouraged me and my siblings to see other parts of the country.

I achieved a degree in biology at Connecticut College and worked in the university research lab in Boston. Residing in Boston taught me about some successful ways that urban areas handle population density, parks and green spaces, traffic and transit. Despite our smaller Albemarle population, we have many opportunities to plan ahead, to save financial and natural resources as we grow. There is no need to reinvent the wheel....

Other supervisors criticize my town hall meetings as unnecessary, but I know meetings are essential to the voters' sense of engagement and confidence, and the many

contributions of ideas from our citizens. I had been in the audience for 17 years in Board of Supervisors meetings before I decided to run for office. The Daily Progress four years ago described me as a citizen-activist and I take that

as a great kudo because I am loyal to the citizens and to the community. I don't feel like I'm anchored to any particular special interest group. I've been particularly focused on the environment and land use and transportation for more than

20 years.

## What is the top priority in your personal strategic plan for action by the board of supervisors if you are elected?

### RIVANNA DISTRICT

#### **Ken Boyd (R)**

*Incumbent*

I've been on the board of supervisors since the early stages of a formal strategic planning process and I continue to support this effort as a high priority.

The plan is built around the values of integrity, innovation, stewardship, and learning. There are five specific goals which are measured outcomes in the two-budget cycle plan. They are future capital needs, communication between general government and the school system, our economic vitality action plan, future library structuring, and solid waste disposal. Now I was part of crafting this strategic plan and it was a unanimous vote to support it, so I am supporting it.

This year in our strategic plan work session, I proposed that we challenge staff with coming up with suggestions about how we might encourage a return to a culture of individual responsibility and self-reliance. That's what my priority item would be at this point.

#### **Cynthia Neff (D)**

*Challenger*

If I was elected in November, the first thing I'd like to do in January is have a public hearing on the bypass. I am disappointed. You know, we can debate – which we won't do – the merits of the bypass or the lack of merits of the bypass or whether we should have one or whether it won't ever work, but we should have an opportunity to see the VDOT study and the environmental assessment....

The second thing I think I would do is really is to focus on the Comprehensive Plan and make sure that that process is going to give us an accurate reflection of where we're at now....Maybe we'll decide we need to put more land into the growth area because we need more land to... Maybe we'll

decide – my own personal bias coming out here – maybe we'll decide that we should really focus on redevelopment and taking Shopper's World and Albemarle Square and saying, "Let's keep that core of our business district healthy and vital before we move out even further." So but I think we can't do that unless we have a really clear picture today of where we're at....

And then the last thing I'd really like – I have talked to so many teachers and so many parents. I would really to get with the school board I would really like to hear from these folks.... I know in the Rivanna district I would love to invite parents and teachers in to talk about again, what are we doing right, what aren't we? I mean I've heard so many stories about the new schedules and the extra classes that they're teaching and, you know, that just things aren't kind of running on really smooth wheels and I think teachers and parents need a voice....[B]efore we go too far down the road with the budgeting cycle I think it would be healthy for us all to kind of take an assessment....

### SCOTTSVILLE DISTRICT

#### **Chris Dumler (D)**

It all comes down to the Comprehensive Plan and the Comprehensive Plan is something we're required to review every five years, but it really is what we make of it and I think there are so many people here in Albemarle County who appreciate the importance of sitting down and having a conversation about where we want to be in five years, where we want to be in 10 years, where we want to be in 20 and 50 years....

The things I'm hearing about the most as I go out and knock on doors—infrastructure, infrastructure, infrastructure and we need to be planning for transportation infrastructure. If we want to grow, we need to decide where we want that growth to go and we need to plan for, like I said, the infrastructure, but beyond that, schools, firehouses, police stations, and these need to be part of the plan.

And I think that it's important, like I said, to have a conversation. If you open this up, it's borne out of public debate and it needs to be followed through with, and if you have a thousand people show up and 950 people want something, that's something that should go on the plan.

And sort of an overarching theme, I think it's about responsiveness, it's about implementing, developing and

then following through and executing that plan and not just doing spot rezoning willy-nilly when someone comes in with a lot of money or hires a expensive attorney to come in and make it. Sometimes, like I said, there're always exceptions to every rule but I think it's very important from a strategy point of view to have that document and that document is relied on by everyone, from business leaders who are looking to relocate to people who want to move to an area and want to know that their backyard is going to be— A development won't pop up in it overnight. If they live in the rural area, they want to know my backyard's going to be rural in 5, 10 years, 15, 20 years as I'm growing old, so I think it's very important that we focus on that.

#### **Jim Norwood (R)**

To address the need for jobs and economic stimulus in the county. I think even though the percentage numbers of unemployed do not reflect a problem for Albemarle County, the southern part of the county, as in Scottsville, the unemployment rate is a lot higher than it is in the northern part of the county. We are not growing, we're static and we need to find a way to expand the economic development, including jobs. And that would be a focus of my tenure on the board. And I think that it can be done with a strong focus on the needs of our citizens – what they need here – and also look at the education base to be sure we're providing jobs for people that have that education.

So I think economic stimulus right now is very important. The other – one of the other issues I think has to be addressed is how we find a way to stimulate the real estate business. Again, we're in a static situation of – real estate values are decreasing and real estate is a big driver for the economy. And right now we really need to find ways to help stimulate that.

### WHITE HALL DISTRICT

#### **Ann Mallek (D)**

*Incumbent*

On the strategic plan, planning ahead is critically important for local government. I applaud the work begun approximately eight years ago under the leadership of Tom Foley who is now our County Executive. The reason to plan is to analyze

the best time to make investments in capital projects based on need and the ability to pay. Using the five year planning horizon allows the county to anticipate costs and even out expenses over several years. When planning to build a facility, spreading the cost over these several years makes less impact on the annual budget than borrowing the total all at once.

As our county financial advisers have suggested, there is extra borrowing capacity within our budget and our current tax rate. We should take this opportunity to construct the Crozet library now, while we can take advantage of the remaining bid of reduced project costs and the extremely

low borrowing costs at half of the rate of several years ago. Before making this decision, we must be assured that our revenue values are within the anticipated range. The only good reason to postpone would be to prevent the county to entering debt it could not pay back.

As financial stability returns, I support restoring the appropriate portion of tourism money to the ACE program to resume purchasing conservation easements from willing landowners....As the economy begins to pick up speed, the county staff must grow to provide prompt and careful oversight of development projects – to maintain the valued high performance of projects here in Albemarle. Looking forward

to plan for these staff increases will be important in the next budget year....

Investments to comply with the Chesapeake Bay cleanup efforts will take larger chunks of staff time and money. Storm water regulations recently adopted will also require capital improvements to our systems. The results of these efforts will benefit local residents, however, and also the Chesapeake Bay, as improvements of our impaired waterways and reductions in erosion and sedimentation will increase the recreational and ecological health of our rivers and streams.

## Do you believe the Western Bypass project is consistent with the character of our community and the public's vision for transportation in Albemarle County?

### RIVANNA DISTRICT

#### **Ken Boyd (R)**

*Incumbent*



Well, despite the shortcomings of the proposed Western Bypass, it would be irresponsible for us as a board to turn down the amount of infrastructure investment in our community. We were not really given an option from the state to spend this money on any other road, so I think trying to compare it to whether it fits in the nature of our roads may not be something we can do.

We were able to include in the deal funding for one of our highest priority projects, which is widening of [U.S. Route] 29 from Polo Grounds to Hollymead Town Center, and I think that is certainly a coup for us, that we were able to get the money to do that as well.

Keeping with the character of the community? Yeah, I think this road can be built in such a way that it will keep in character with the community. You've got to remember it was the byproduct of years of study, while it might have been some time ago, and I think that this will be just the first leg

of what I hope will be a much longer bypass in the future.

#### **Cynthia Neff (D)**

*Challenger*

No. I just don't. I have been so disappointed over the bypass. And let me tell you why. So when I moved here, I heard about these bypasses. I thought, "What a great idea"... Of course the other thing is that I actually don't believe our traffic is as horrible here as sometimes we bemoan....I mean there are worse traffic nightmares than here, but we're special, so I think we've really got to work to keep it that way.

But it took me a long time of working with the Places 29 plan to realize the time for a bypass – that part of the Route 29 highway is over. It's gone. If they'd had built that 20 years ago, it would have been different. You know, ten years ago, three of twenty of us didn't live here....Forest Lakes didn't exist. Hollymead didn't exist. North Pointe wasn't even a sparkle in somebody's eye....

So because of that, I really bought into the Places 29 plan, which many citizens did....We've got to make this a multi-faceted [approach]... We've got to kind of widen 29, we've got to use parallel roads, we've got to make alternate...roads for people...[In] new developments there should be more than one entrance and exit from a place so that people don't all have to funnel out right on 29. And we bought into extending Berkmar Drive, we bought into...the Hillsdale Drive extension, the Best Buy ramp...all these kind of things that were going to have the same effect as doing the bypass. And I think as it turns out, that's a way more kind of Charlottesville...way of dealing with things anyway—is not a big road.

I am appalled that \$100 million of eminent domain has gone on or is as we speak is going on....I'm a Democrat and I'm not sure I could do eminent domain. It makes me very uncomfortable and I think to take \$100 million worth of

people's property away to build a road that isn't – doesn't meet the needs kind of character of our county and our community and has so many questionable elements and will not fix the traffic. I've seen different numbers, but in the Places 29 study, 90 percent of the traffic on 29 at that end is local....

### SCOTTSVILLE DISTRICT

#### **Chris Dumler (D)**

I think I'm going to have to say no to that and I'll offer a few caveats. The first caveat, character of our community. I don't think anybody in our community enjoys congestion on 29....It's a huge issue and when you have people who would rather drive to Zion Crossroads or to Waynesboro to go to the Wal-Mart or to the Lowe's, employment's hurting in Albemarle County, you're losing commercial tax base. If you lose commercial tax base, you either have to cut services or raise residential property rates, so all of these problems are interconnected....

And beyond that, I don't think there's anything inherently in opposition to the character of our community and the public vision to the idea of a bypass. There will always be some people who are against all growth and there will always be some people who are 100% for paving things over, but I think the community as a whole understands that there's a balance there and that if a solution is right for our community, it should merit public support and the money's there for it.

That being said, the Western Bypass...was a road that was envisioned 20, 25 years ago....In essence, it's a bad value. If we could...spend \$300 million on the Bypass to remove 12,000 cars, 10,000 a day from 29, whatever the estimate is, every study I've seen—VDOT's own studies—indicate that for less money than we would spend on the Bypass, we could take about twice as many cars off 29 if we were to

complete the parallel roads projects, if we were to complete Berkmar Extended, Hillsdale Drive, widen 29 at bottlenecks, update the 29/250 interchange and maybe incorporate grade-separated interchanges.

I know there are certain individuals who do not support that and that's fine, but as I understand it, there is a better plan out there and maybe the state didn't come to us and say here's the money for your better plan and I understand that, but that's where we have to partner with the state...I'm not opposed to a bypass, but a bypass needs to come after this, this and this and that bypass needs to be the right one for our community....

### **Jim Norwood (R)**

The Western Bypass, I think, is a needed project. I am not happy with the fact that we're using a 20 year old plan. I think that we could do better – much better – to avoid infringing on private property rights. And I'm not quite sure if that's reversible, if what's come before us right now is a take-it-or-leave-it, which I have a feeling it is. But do I believe it's in the character of the community? I would rather see the bypass rerouted from the airport right to 64 personally.

Do I think we need a bypass? Yes. I used to own a business on 29 and Rio Road and customers were very

concerned about the safety on the highway, battling with the trucks and heavy equipment, so I definitely believe we need a parallel road and I think the bypass, once we get bypassed, this angst on behalf of our citizens I think will provide our citizens a good opportunity to get around the congested area of 29. The other thing that I have to say is a part of my endorsement of the bypass is the University of Virginia, which will benefit tremendously. And again, as the University is our major economic stimulator in the area, I think that this will be a tremendous benefit to them and therefore will – it's a prudent decision.

### **WHITE HALL DISTRICT**

#### **Ann Mallek (D)**

*Incumbent*

I do not support construction of the currently designed Western Bypass for the reasons [noted in the question]. It is not helpful and it certainly does not fit in with the Comprehensive Plan. But if the road is going to be built, we must work to make sure it is the best road we can get. I've been a student of land use and transportation since 1978. My learning began as part of the national land use study with the League of Women Voters. I've followed the history of the bypass since

it was proposed many years ago. Many different governors, secretaries of transportation, and Commonwealth Transportation Board members have supported the road in concept until they study it in detail, when they change their mind.

We have had a long series of meetings this summer that have thrown the confidence of our citizens into disarray regarding the way local government has operated with this project. It certainly is not the community vision to have decisions made without input. It is not the community vision for a small number of people to ignore the clear wishes of a huge majority, both in the meetings and in writing who have addressed their concerns about the enormous environmental impact that this design will have on our community.

A huge number of citizens are continually concerned about this project, about the lack of transparency in the state-level decisions, the rapid change, rapid escalation of the cost, and the misrepresentation of that cost before the Commonwealth Transportation Board. I believe [this process has been] inconsistent in every way with our [interest in] our protection of the environment, our protection of our school facilities and our desire for open government. And we will see how it all turns out.

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## What role should local government play to stimulate economic vitality? Do you support Albemarle's economic vitality plan and are there areas you recommend for improvement?

### **RIVANNA DISTRICT**

#### **Ken Boyd (R)**

*Incumbent*

Well, I'll address the second question first. Of course I do support the economic vitality plan. It was an initiative that I put forward to begin with. I think the only thing that bothers me is that it's moving a little slowly. That's what I would like

to see, the process moving a little faster.

I've been a proponent of that in this community since coming on the board. As I mentioned, I initiated the discussions [regarding joining] the Chamber of Commerce and the Thomas Jefferson Partnership for Economic Development [which] was eventually approved by a majority vote.

I originally proposed the establishment and funding of an economic opportunity fund which was instrumental in keeping over 100 high-paying jobs at MicroAire in our local community under a contract, and people will have to understand it was a contract, which will return our investment in under five years.

The current Economic Vitality Action Plan was started with a motion by me [to get] jobs that are a high priority in our community. I have worked with the county's large and small employers to ensure their success by not overburdening them with excessive government regulation.

#### **Cynthia Neff (D)**

*Challenger*

Local government doesn't create jobs, but local government can certainly do things to make a place more desirable to live in. I lived and worked in the Silicon Valley during the boom. I saw very effectively how Sunnyvale and Palo Alto

and San Jose worked, to try to do things to make companies want to move to the Valley so that they would be part of this high tech revolution....

And so I think local government has to be engaged and have a development focus. We need an economic vitality focus within the county....

I think, in terms of the vitality plan that the county put together. I'm not sure that it has all of the right aspects of it. I don't – our vitality plan has to be really tied to UVA. It has to be really tied to the city....

[It's] being smart and it's focusing on the stuff that we do well and really trying to encourage and nurture certain industries. I think that there are industries coming today out of the University. They've just created their own kind of...economic development and transference of intellectual property. We should be sitting down with them on a monthly basis trying to figure out how do we continue to drive that forward and attract businesses here against this backdrop of [having] a place that companies want to come to. People aren't going to move here if we have gridlock. People aren't going to move here if we let our school quality deteriorate. And people aren't going to move here if it's not gorgeous. I mean that's our claim to fame. This is a gorgeous place to live with lots of smart people and Mr. Jefferson's university.

## SCOTTSVILLE DISTRICT

### Chris Dumler (D)

I think the approach that I would take as far as local government's role in economic vitality, it's ... a two-pronged approach. The first prong is identifying unleveraged opportunities like procurement dollars at UVA. [U]nleveraged opportunities as well as sectors where for whatever reason there's some kind of market problem, the supply is there or the demand is there, but the other side isn't stepping up and sometimes there's work that government can do to help, like I said, grease those skids and other times, government may be the problem. There may be an overly burdensome regulation or an over-broad regulation that is having unintended consequences.

I know, for instance, farmers market stands or something, it's been in the news a lot lately or vineyards. There're a lot of examples of rural businesses that as an urbanizing jurisdiction we pass County-wide ordinances and they may make sense in one area but they may not make sense in another and so I think it's the role of government to identify those unleveraged opportunities, identify those sectors where the market isn't quite perfect and then remove that barrier and sometimes that barrier is government needs to do a little more and sometimes it's government needs to do a little less and it's a case-by-case basis.

I do support the Economic Vitality Plan and I think any recommendations that I would make regarding the plan can sort of go back to what I said a second ago. Sometimes it's about ordinances, sometimes it's about removing regulations, but the other times, it's about stepping up where we need to step up. I don't like the fashion in which the Economic Vitality Plan was sort of done in backrooms and I think transparency is very important and I would encourage, again, any modifications made to that plan as it is being incorporated again into the Comprehensive Plan as we move forward to be part of a public conversation, part of a public debate and having everybody weigh in on that.

### Jim Norwood (R)

Yes, I think one of the issues that I am very strongly in favor of and of course economic vitality and economic development are basically where I come from and that's what I can bring to the board.

I see our county lacking the ability right now to reach out to attract businesses to our county. We don't have the infrastructure set up at this point in time. For example, we have a growing vineyard/winery business that's growing in our county which is becoming more and more important to our economic stimulus. We need to have someone as a part of the city and county - maybe a shared person - who will go out and reach out to attract more people to come to Albemarle County, to invest in vineyards. And also to help the ones that are here further if need be export their products, enhance their business.

We need an economic development person to look into IT expansion, work with the University, reach out for these small incubator businesses that can be brought to our county, which will stimulate jobs. So, you know, in other counties we have, for example to our north, they have in some cases three or four economic development officers that are assigned to different aspects of economic development. Here we have - we don't have enough at this point in time. We need to address that. That would be something that I would look to do.

[I]t's a work in progress so to speak and I think it needs to be addressed and updated as we move along.

## WHITE HALL DISTRICT

### Ann Mallek (D)

*Incumbent*

The role that local government should play is to find ways to emphasize Albemarle County's strengths. Because our strengths, our current quality of life, is what will attract future

business investment to our area and bring future residents.

Essential to our success with the economic vitality plan is the active participation of citizens. Facing a redirection of regulations in the proposed January, 2010 economic development plan, citizens and board debate changed the plan to one based on the Comprehensive Plan with existing zoning. The adopted economic vitality plan encourages our local entrepreneurial, agricultural and artisan businesses - rather than focusing on more big boxes - within the existing regulations and guidelines for natural resource protection. This is a way to continue our quality of life and what people have come to rely on as what we expect in Albemarle County. The emphasis on our long-held values of the Comprehensive Plan and the inclusion of rural area enterprises made the plan supportable by me and a wide range of other citizens....

We can no longer rely on the University for our economic development. We must encourage the community to support our startups and our longtime local businesses and keep our dollars local. Saving a few cents at a national chain sends all that revenue away to other places. We must also address the workforce mismatch between workers and available work. According to a study by the Thomas Jefferson Partnership for Economic Development, over 30,000 people exit the county for work daily, while another 30,000 enter. The county suffered hyper-inflation of housing prices during the mid-2000s, which has added to this mismatch. As the available housing stock achieves a more reasonable price, living locally may become more of a possibility for our teachers, police, firefighters and other employees who currently reside in neighboring counties.



# Should the board consider boundary adjustments for Albemarle County's designated growth areas to create new locations for business on land currently zoned as rural areas? Does it matter if the land is in the watershed of the South Fork Rivanna Reservoir?

## RIVANNA DISTRICT

### **Ken Boyd (R)**

*Incumbent*

Well, to the first question, since my joining the board the designated growth area has actually [been] reduced by legislative process and by our master planning efforts. Additionally, a large section of the growth area has been rendered unusable for growth when the state took over the Biscuit Run property as a park.

We are currently updating our comprehensive plan and studying land use needs, particularly as it relates to the economic vitality action plan and light industrial zoning. These changing opportunities and needs are why I believe that we need to have an open mind regarding the growth area boundaries and not treat the growth area as something that is absolutely sacrosanct.

I think it does matter [if the land is in the watershed of the South Fork Rivanna Reservoir]. We have already taken efforts to protect our watersheds with the setbacks, so we certainly would have to take a very close look at that.

### **Cynthia Neff (D)**

*Challenger*

I am not comfortable at this moment expanding the boundaries of the growth area. I think especially with the Comprehensive Plan review coming up, we have a unique opportunity at this kind of pivotal point, I think, in our community. I mean I really sense that we've had this convergence of a lot of growth. We've had a lot of development. You know, there's jobs that are tough to find. You know, there's not been the infrastructure improvements. You know, there's been some stuff happening at the Board of Supervisors level. There's a

frustration with government period, bottom line. And I think all of that is coming together and people are anxious.

And so when I look at the Comprehensive Plan, it's an opportunity for us to determine where we're at now. What have we done? You know, what do we have now? What have we created? What really does it look like from a transportation standpoint? What does it look like from a school standpoint? I know I've been standing outside a number of schools and I'm seeing more trailers than I've ever seen, you know, here in the county. And, you know, what does that mean...?

I'm not certain that we need to expand into rural areas. Everybody uses Biscuit Run. "Well Biscuit Run went away and so now we've, you know, got to make it up." I'm not so sure. I really think we have to see what we do and if we can't afford to support with infrastructure and all, that means schools.... I think we have an opportunity to take a pause. And I would suggest there's at least ten projects that, you know, people want to [include as expansions] and I think that's premature. I would not support that....

The South Fork of the Rivanna River is a critical part of our water infrastructure. I'm very nervous about, you know, the proposed bypass...going so close to our water infrastructure. But certainly I don't [support] expanding the growth area closer and closer to the critical elements....[P]rotecting our waterways is hard enough and important enough that we ought to all recognize that and kind of have them off limits in my opinion.

## SCOTTSVILLE DISTRICT

### **Chris Dumler (D)**

I think the Board should definitely consider it and I think it should be part of the Comprehensive Plan review that's coming up soon. We made a policy decision here in Albemarle County however many years ago that a certain portion of the County is going to be dedicated to growth, 5%, and the remainder of the County should be dedicated towards more rural appropriate activities and when it comes to new locations for business, I think there are lots of opportunities in the current growth area as it's defined for business.

Up 29 the number of vacant impervious surfaces that you have all the way 29, it's getting astounding and so I think one of the things we need to focus on is incentives to encourage redevelopment of existing commercial spaces as opposed to the current incentive system which overwhelmingly encourages paving over green fields which isn't good for— It may be good for the bottom line of the developer but those incentives can be adjusted such that it's easier to redevelop and that's one of the things I think we need, before we talk about expanding the growth area for business....

Beyond that, I think part of the answer to this question lies in creating and encouraging rural innovation. Now, what I mean by that is if we have zoning ordinances in Albemarle County or regulations in Albemarle County or even on the state level, then we can partner with state officials to fix [them]....

Obviously, there're always going to be counter examples, things like NGIC where we need to do a spot rezoning very quickly or we're going to lose a thousand jobs. Those are the exceptions to the rule rather than the rule, but as a general rule I think that we should look for alternatives before we consider expanding the growth area.

And to answer the second question, it definitely matters if the land is in the watershed of the Rivanna reservoir and I think that that's, again, a case-by-case basis. It always factors in. It's definitely important. It's about a conversation with folks.

### **Jim Norwood (R)**

As I understand it right now, there is a master plan relative to expansion. I would be very very careful to expand and rezone rural areas. There might be a need but I think that when that need arises, that a very careful attention would have to be paid to rezoning. I'm not for that at all but I am for growth and I think we have to think in terms of how we manage our rural area. And we want to maintain it, but we also have to entertain growth. So does it matter? Yeah, it does matter if it's in the watershed. I think that that would be a concern to me.

## WHITE HALL DISTRICT

### **Ann Mallek (D)**

*Incumbent*

The short answer to your question is no. And the short answer to the question, "Does it matter if land is in the South Fork Rivanna watershed?", the answer is yes it matters - tremendously - because that is the reason why we plan the way we have planned in the last 30 years.

I'm not in favor of expanding the growth area at this time. This Comprehensive Plan-level decision must be based on need for the community and the benefit to the entire community, and not limited to the potential profit of one applicant. The Comprehensive Plan changes adopted in 1980 created a growth area of 5% of the county's acres, reserving the remaining 95% as rural area devoted primarily to agriculture and forestry with incidental or accessory residential development and associated small businesses. The rural economy has grown with the success of our wineries and the local food movement, both contributing to the development of the county's niche in food production.

The growth area designation is a contract with our citizens, as are our master plans. The boundary is the predictor of future development and is relied upon by the citizens as they invest in new homes and businesses. Our growth area is so large already that leapfrog development has already occurred. Rather than growing concentrically from the inside, projects have hopped over open land and sprung up at the remote areas of the designated growth area, increasing traffic demands on the corridors between these urban density areas.

# Will you consider raising the real estate property tax rate in the next county budget to invest in capital funding priorities? Why or why not?

## RIVANNA DISTRICT

### **Ken Boyd (R)**

*Incumbent*

I will consider raising the property taxes if there is a dire need for us to do so but I think it has to be a dire need. We have to make sure that we are aware of what is going on with our citizens, as I mentioned in the economic vitality question. I will not raise taxes if I think it's going to be a burden on the people who are on fixed incomes or those people who are land rich and dollar poor. We have to keep our capital infrastructure in place for sure, but raising taxes is not on my horizon as a way to do that, I think reducing expenses is probably at the top of my list.

### **Cynthia Neff (D)**

*Challenger*

... I think it's a collective decision.... I mean this is part of why I keep harkening back to the Comprehensive Plan. We have to see what we've done but we also have to take into account these maybe it's more than 10,000 could be 11,000, 12,000 new homes. And where they end up it has a huge impact on our water, on sewer, on all those kind of...infrastructure things but it also has an impact on schools.

I was really disheartened a couple of months ago to read in the paper people were acting surprised that our schools were crowded. Well how can you be surprised our schools are more crowded than when they were built when we have more people here. You know, we have really increased the size of our population over the past 20 years....So why aren't we planning for that?

[W]e need to have open books in the county. We need to make it easy: the point of entry and access for people to understand that if we know that we're going to have 10,000 more kids going to school, then what is our plan? It's irresponsible to not have a plan. And if we have a plan, then how are we going to fund that plan. And again, I think we have to be open and honest and engage in a dialogue with our citizens. I think they're smarter than we give them credit for.

## SCOTTSVILLE DISTRICT

### **Chris Dumler (D)**

It's always something I'd consider I said it a few times so far in our discussion, the debate, the conversation is very important to me. And I think it's something we should've considered last time. Would I have voted for a property tax increase? Probably not. Would it have been a good opportunity for hundreds of people to come in and say they didn't support it or why they would have? It would have and that would've been a good debate to have, in my opinion.

I think the very first thing you always do before you consider raising property taxes is ensure we're getting value for the money we're currently spending. There are plenty of places right now in the budget where we can consider making cuts, where we can consider— Again, this goes back to County/City cooperation, merging departments. The School Board is one I won't touch with a 10-foot pole but there're some that sort of jump out as obvious candidates like Social Services, like Parks & Rec so you always look for ways to cut administrative overhead and to sort of cut things that you're not getting value for. That's the first place you look.

But beyond that, I would never have a problem with posting a higher rate for discussion. Like I said, it's not something I would always vote for but to take a no tax pledge or whatever the analog would be, I think it sort of abrogating your responsibility to actually have those conversations with folks because the conversation is the most important thing.

### **Jim Norwood (R)**

I can't say never, but the last thing we need to do right now is to raise our property tax. In my district, Scottsville District, the average age of property owners is 58. If you look at more than half of the property owners, many of – they're all on fixed incomes and really I think we're all suffering from this economic downturn. Redistribution right now is not something I would endorse. I think that we have to deal with what we have, we need to be very prudent on how we spend our revenues.

I think it's important for us to again stimulate local business, support local business, to generate more revenues to our county, but I would not raise taxes right now. And the capital funding priorities would be maintenance at this point in time. We do have options, however, in the county, there's an option to – there are monies that could be made available through refinancing and what have you and I think at some point in time we'll have to decide what we do there.

## WHITE HALL DISTRICT

### **Ann Mallek (D)**

*Incumbent*

I would [consider it]– I doubt that I will hear a tremendous sea change from my citizens at the winter town halls, but there will be more information that will come forward with our county finances and also with the state of the economy nationally and internationally. The national and international part has been the most alarming, because we can't control it at all, and yet it has tremendous consequences for us locally. So it has given us pause about making some of these investments that I feel are essential to our longtime success.

I hope that we can get the board to at the very least vote for an equalized tax rate. It is long overdue, and there have been some improvements in our local economy to suggest that we are level rather than continuing to descend into the pit of economic failure. So I would like to capitalize on that optimism that our local citizens have, and ask them, at the very least to have an equalized tax rate. We were close in discussions last spring and actually had gained one more vote to actually raise the rate by a penny to put whole into capital. But we weren't able to get that one extra vote to make it 4-2. I will continue to work on that issue.

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