



Meeting at South County High School, Media Room

Tuesday, Mar 8, 2016 @ 7:30 PM

**** MINUTES****

1. President Dale Rumberger (Dale R) called the meeting to order at 7:35 PM.
2. Administrative matters & Officers reports
 - After correcting one typo, a **Motion** to approve the January 12 minutes was made, seconded, and approved by voice vote.
 - Dale R recognized “an honored guest”, T J Repczynski, who is attending this evening to meet requirements for a Boy Scout badge.

3. Supervisor Report

- Springfield District Supervisor, Pat Herry, was invited but was unable to attend.

- Mount Vernon District Supervisor, Dan Storck, took the floor and began by saying that he is really excited about representing us, adding that “I am at the deep end of the pool, but learning” as he is working on the budget and line-of-business reviews. As he emphasized at our January meeting, Supervisor Storck re-iterated his strong commitment to a 24-hour response standard; basically “responding to your phone or email communications within a day, and letters within 2 days, even if it is only to inform that their communication has been received and naming the responsible staff aide.”

Next, the Supervisor mentioned four “core tenets”:

- **Communication:** The hiring of a communications director is imminent.
- **Connectivity:** Not only with his office but also each of us connecting with each other, as well as with other involved groups. The Supervisor stated proudly that “the people of the Mount Vernon district are the most involved of any district in the County” and praised the SCF as a fine example of civic involvement.
- **Economic Development:** To be done through implementation of the Comprehensive Plan, expansion of Metro service to Ft Belvoir and further south, promoting tourism, and bringing in new businesses and persuading them that we need a mutual exchange on land use.



- Leverage seniors & veterans in our community: We need to leverage involvement of these valuable members of our community, who have such a wealth of knowledge and life experiences.

Supervisor Storck then discussed a few current actions including:

- Extended hours on Thursday until 7:30 pm
- “Second Saturday of each month, I’ll be at the Lorton Library from 9:00AM to Noon, and from 12:30PM to 3:30PM at my office.”
- To improve Staff communication – “Christine Morin is handling all South County issues; Brett Kenney is my chief of staff and Donna Slaymaker will continue to be the office manager and my scheduler. We are getting ready to hire a communications aide who will help me launch a comprehensive communications strategy to include print & social media to help us stay connected and provide more opportunities for collaboration.”

Supervisor Storck then highlighted several issues:

- County budget process. “The County Executive, Ed Long, has released his Advertised FY 2017 Budget to the Board of Supervisors (BOS). The Budget recommends that the BOS advertise a \$0.04 increase in the real estate tax rate. Mr. Long recommends increases in funding to address our declining numbers of police, teachers and other services staff to our increasing population. I share that concern and commitment for Mount Vernon, as well as our over reliance on real estate taxes, and will be urging the Board to better diversify our revenue. Despite this proposed \$0.04 real estate tax increase, we would still face a total \$55 - 60 million short fall in budgets for our schools and County services. Please, let us know what you want – or don’t want! The BOS will hold three days of public hearings on the budget from April 5-7.”
- Lines of Business (LOB) review: “Over the past several weeks, I have been attending a comprehensive review of the County’s nearly 400 Lines of Business (LOBs) as a part of the multi-year planning initiative. We have had many presentations from: Public Information Office, Insurance, Police, Human Resource, Sheriff’s Office, etc (¾ of County Services at this point), and are trying to compare how we do business compared to other counties, and trying to find ways to get more money from the State.”
- Meadowood Stables is under repair: “Great news! The Bureau of Land Management (BLM) has approved renovation of the Stable. I am pleased to report that a project that the Federation and so many other community members worked on is in process! The BLM Meadowood Stables are under repair! As you know, the BLM committed considerable resources to this project and they have been working with the barn management and riders to accommodate the new changes. We have asked BLM for a briefing on the repairs and will report back next month.”



- Snowzilla report: “VDOT did pretty well in terms of its preparation and snow removal actions. At the ‘snow summit’ last week, we discussed with VDOT a few things that could have been done better, such as the problem of snow plows covering up newly cleared driveways.”
- Proffer Bill is controversial: Governor Terry McAuliffe has signed a “Proffer” bill that limits what localities can accept in proffer agreements, curtailing many of the creative agreements that a county can reach with developers to keep up with the county’s growth. There was a lot of discussion by those at the SCF meeting. Supervisor Storck said that our state delegates don’t foresee much impact in our area, but that he doesn’t necessarily buy that viewpoint. Earl Flanagan, the Mount Vernon District Planning Commissioner, tried to provide some practical examples, and opined that the concrete batching plant will not be affected; but the residential development on Sanger St could be very much affected. He added, “ If you overstep, the developer can come back and the county could be on the hook. We must be very clear about what we can ask for.” Dale R says we are perhaps a month away from the final answer, and we may hear more at next month’s meeting, which will be dedicated to hearing from our State legislators.
- Giles Run: “I am working on closing the issue”, stated Supervisor Storck.
- ESI: The Supervisor said he has had some meetings to get an idea of the best way to move this along regarding the legal aspects of ensuring that the park is built, etc.

4. Legislative Updates – No report

5. Committee Reports

- Transportation, Dale R reporting for Dale Johnson, Chair –
 - Pothole reporting procedure - One can find how to report potholes on the SCF website
 - Embark Richmond Highway – information will be placed on the SCF website re what we need to do to attract businesses, etc
- Public Safety, Jonathan Kiell, Chair –
 - Nick Firth provided an update on the new Police Station and Animal Shelter – Nick and his committee (Dale Rumberger, Max Bonnefil and Nick Firth) met with representatives from the Fairfax County Building Design Branch. The good news is we are involved from the very beginning, but there are still a lot of unknowns and many factors that will influence the location & design of the facility . Some of the main points learned are:
 1. They intend to have one building that houses both the Police Station and the Animal Shelter.
 2. The Police Station will be approximately 35,000 square feet.
 3. The Animal Shelter will be approximately 26,000 square feet.
 4. They need a minimum 8 acre site.



5. It will be staffed with 160-180 people total.
 6. The animal shelter is not slated to have a crematorium; and we have expressed our strong opposition to any possible change in that plan.
 7. It will take 4-6 months to complete the bond funding process.
 8. The design work will then begin late summer/fall.
 9. Construction would begin around the end of 2018.
 10. Construction would be completed the end of 2020.
 11. The facility would be fully operational early 2021.
 12. They are waiting to get input from Police as to their coverage area. As the Police Station needs to be in the coverage area this will affect the location decision. Nick and his committee emphasized that Lorton, in its entirety, must be included in the coverage area.
 13. There was some concern regarding noise from animal shelter and we agreed it would be a good idea to visit the shelter on West Ox Road to get a better understanding.
- Dale R asked for volunteers to help Nick, and Jonathan Kiell stepped forward. Thanks, Jonathan!
 - Regarding the new Fire Station, Nick says it will be 23,000 sq ft., and will be sited behind an existing Fire Station.
- Land Use (LUC), Martin Rizer, Chair provided the following:
 - Update on Artis Senior living on Ox Road“Discussions are going well, except for an issue with the service road to the New Hope Church parking lot. VDOT wants the road to continue on to the Sunoco gas station and end there. This will exacerbate already congested traffic issues.” A **Motion** was presented and carried by unanimous voice vote, opposing the construction of any service drive that would extend beyond the access point for the proposed memory care facility at 8911 Ox Road.
 - Proposed hotel site on Loisdale Road across from Embassy Suites – Martin’s LUC discussed the potential application to rezone the vacant 6.88 acre parcel of land located at the northeast corner of the intersection of Loisdale and Newington Road to allow for a 100 bed hotel. The site in question was used in the floor area ratio (FAR) calculation for the two abutting office buildings. The applicant is going to confirm this with county staff and report back to us if this is not the case.
 - Update on Gunston Cove Road Concrete Batching Plant application - The Planning Commission vote was not known at the time of this meeting . We will continue to work with the applicant.” Earl Flanagan added that, “The applicant has proposed 2 conditions for which Staff has neither opposed or supported. The applicant has proposed using 10% of their profits in support of a “grant” to improve some aspect of the community. Thereafter, grants would be open to any



community organization that may apply. The 2nd proposal is that every truck will travel with a travel “ticket”. They may not use Lorton Road for deliveries except for one very small stretch.”

- Environmental & Parks, Gloria Bannister, Chair - no input
- Education, Christine Morin, Chair , turned the floor to Karen Corbett Sanders, the Mount Vernon District representative on the Fairfax County School Board. Her points included:
 - School Board Member Corbett Sanders and Supervisor Storck are committed to funding the schools. Although the Board of Supervisor’s adopted tax rate is less than proposed by Supervisor Storck, they are working hard to obtain additional funds for the schools beyond the 3 proposed by the County Executive. Karen is optimistic that the additional 1 cent included in the tax rate will be allocated to schools. This would include another \$23 million for schools. Additionally, the BoS and the School Board has been working closely with the Northern Virginia Delegation to obtain more funds from Richmond. Priorities in the budgeting process are teacher retention and classroom sizes.
 - As a result of the amount of snow that Northern Virginia has experienced over the past several years, Fairfax County qualifies for a waiver to begin school in advance of Labor Day beginning this August. Rather than interrupt plans that have been made by our student’s families and staff, the School Board chose not to take advantage of the waiver for the 2016-2017 school year and forestall a decision for future years until citizens were able to be engaged in the discussion. A draft schedule for Fall 2017 is being developed and we will be presenting it to the community this spring.
 - The issue of school boundaries has been raised at a number of schools. Currently, there are no plans for boundary changes. However, with the renovation of multiple schools in the Northern part of the district and the construction of two new ones included in the Capital Improvement Plan there will likely be some changes. There are no changes planned in South County at this time.

6. Old Business - Resolution on Bylaw change for dues collection

After being posted since January on the Federation website for review, this Resolution was formally read today by Larry Clark. A **Motion** to approve the Bylaw change for dues collection was made, seconded, and approved by voice vote.

7. New Business -

- Lorton Community Action Center Gala (LCAC) : will be held on April 9th at Harbor View. Tickets are \$175, and all funds provide direct assistance to local residents.



- Progress at Liberty Crest: A presentation on this project development was provided by Jack B. Perkins, Vice President, Elm Street Development. He said, “We have been hard at work since mid- December, starting the renovation process, and hope soon to add taxable property to our County.” Some interesting points were:
 - The name “Liberty Crest” development will become just “Liberty”. The second phase may start by Dec 2017.
 - Right now focus is on the old reformatory. Already, more than 50% of abatement has been completed.
 - Sewer connection has been completed.
 - Demolition of a few buildings will occur soon.
 - The old power plant soon will be converted into a brewery, small vat facility, or other commercial use.
 - Work is underway on the Comprehensive Signage Plan, to include outreach meetings, and the Architectural Review Board. The state requirement to keep most of the old prison wall creates some problems.
 - Delivery of the first Apartment units for occupancy– Fall 2016.
 - First of 107 building lots (for townhouses and single family units by) available Fall 2016.
 - Site Plan Process for Phase II is targeted by Fall 2016 – Fall 2017.
 - Delivery of the last Apartment Units in Fall 2017.
 - Completion of the Construction of 107 Town Homes and Single Homes is Market Dependent.
 - Start Phase II Construction by late 2017.

Mr. Perkins also summarized the recent Community Survey regarding the kinds of businesses and services in which local communities are interested. 1082 people submitted input, 33% of whom were Crosspointe residents. Mr. Perkins stated that this surpassed their most optimistic projections. Some interesting output of the survey included:

- 333 Cross Pointe residents submitted 33.2% of the total responses
- 59% were married with children
- Regarding the question on use of restaurants, there was a strong preference for “casual sit-down restaurant, upscale with family vibe”; the second most desired was “modern Fast Casual”
- Regarding “What type of events do you want to see at Liberty?”, 26% want concerts, followed by 22% want Music, followed by 19% who want Movies

Mr. Perkins shared the vision for Liberty as: “At Liberty, innovative planning meets historical character in the heart of Lorton, where the iconic Lorton Reformatory has been transformed into a creative community hub . . .”

His final comments included:

P.O. Box 442, Lorton, Virginia 22199



- “We have engaged retail leasing brokers to lease the retail center in (the former prison’s) Central Max, the Power House, and the Chapel.
- Currently marketing directly to 11 grocers.
- Currently in discussions with 3 potential chapel users.
- The Liberty Website is up and running at www.thelibertylife.com
- Single family homes will be 3- 4,000 sq ft and priced starting around \$800,000.

A **Motion** was made by Dale to adjourn the meeting. This was seconded and approved unanimously. Dale adjourned the meeting at 9:45 PM

NEXT MEETING: April 12th, 2016 at Workhouse Arts Center. Future Meetings: April 12th, May 10th, June 14th, July 12th, September 13th, October 11th, November 8th, December 13th.