



**Tuesday, November 1, 2016 @ 7:30 PM**

1. President Dale Rumberger called the meeting to order at 7:34 PM.

2. Administrative Matters & Officers reports

- October Minutes - A **Motion** to approve the October 11 minutes was made, seconded, and approved unanimously by voice vote.
- Treasurer's Report was provided by Larry Clark –

“The current balance is:

- The TIAA-CREF Money Market balance is \$6, 479.97
- The Sun Trust bank account balance as of October 31, 2016 is: \$2,030.78
- TOTAL funding is: \$8,510.75

“I deposited \$70.00 today from my own Spring Hill Community Association and an individual membership from Jess Brindisi. In the mail today I received a check from Occoquan Overlook HOA which I will deposit shortly.”

“A welcome to all as new permanent members!”

- South Fairfax Chamber of Commerce (SFCC) - Tom Repczynski, Chairman of the SFCC, was unable to attend, but Dale R mentioned that the SFCC is hosting a Fall Membership Mixer, Nov 3, from 6:00 - 9:00 PM at the Casa Tequila Bar & Grill, 9020 Lorton Station Boulevard, Lorton, VA 22079. Someone added that this is a good opportunity to meet new businesses.

3. Supervisors' Reports

**-Supervisor Dan Storck** commented on the following items which were discussed / approved at BOS meetings:

- Gym Allocation Policy - “A new Gym Allocation Policy aims to make facilities more equitably accessible. The core change is that the assignment of times will be based on the number of teams. Also, we are trying to expand the amount of time available to teams. With the new Senior center near the library, we might even be able to expand availability for seniors.”



- Slope Stability - “The BOS has approved amendments to the Public Facilities Manual related to expansive soils and slope stability. Slope Stability is a huge issue, specifically in the Mount Vernon and Lee District, and I am aware that Lorton residents recently dealt with a slope failure on Silverbrook Road, near the Laurel Hill Community. This amendment to the Manual will help improve the process by making sure proper identification and testing of soils is accomplished, which in turn will help to prevent property damage to building foundations and footings constructed in expansive soil.” Following Supervisor Storck’s comments was a discussion of several locations with slope “issues”, and questions about when and how to refer to the County for geophysical analysis. Also, questions were posed regarding previously-approved projects already underway, and whether or not the new standards will apply.
- “The BOS recognized Karen Garza for her years of service as the Superintendent of Fairfax County Public Schools. She will be missed.”
- Chaney Enterprises – “On Oct 18, my colleagues and I on the Board, voted unanimously to approve Chaney Enterprises’ Special Exception (SE) application. The SCF, Chaney Enterprises, and our office agreed to two additional development conditions as part of the application:
  - Signage: “As you exit I-95, Chaney Enterprises will construct a “Welcome to Lorton” sign to beautify the area, which currently needs improvements.”
  - “This SE was granted for 17 years from the date of issuance of the Non-Residential User Permit (Non-RUP). Within the 15<sup>th</sup> year from the date of issuance, the Applicant shall notify the District Supervisor of its intention to amend and extend the SE or to relocate the use in the District. This SE may be renewed in accordance with the Zoning Ordinance.”
  - “This is a family-owned business and I think that we have the basis for a relationship that will serve us all very well. Chaney has set forth a great example of how we want to work with businesses and attract companies to the Mount Vernon District.”
- South County Job Fair – “My office is partnering with the SCF, SFCC and Supervisor Herry to host a job fair at South County High School on May 6, 2017. Our goal is to bring together the local businesses in our community and to connect them with FCPS students. If you are interested or have any questions, please feel free to let us know.”
- Liberty/Lindsey Hill – “During the past 3 weeks, our office has been working closely with the Community Housing Partners on the Liberty project to help them reach their



goal of leasing the first set of apartments by the end of January 2017. As of last week, all of the permits necessary for construction on the dormitory and commissary have been approved. We are now working to help get their revised site plan approved by sometime this week.”

- Lorton Station Encampment – “Many Lorton residents have contacted my office regarding the shopping carts on Lorton Road, near the entrance to Lorton Station Elementary School. Hopefully, you’ve noticed that these shopping carts were recently removed; however, the bigger issue remains with the homeless camps. My office is coordinating with the County Attorney’s Office, Police Department, Community Services Board, Office to Prevent and End Homelessness, and Facility Maintenance Department to remove the homeless encampment behind Lorton Station Elementary School, but also to make sure that they are being offered services. Please feel free to contact Tae Choi (Development & Land Use Aide) if you have any further questions or concerns regarding this matter.”
- Ad Hoc Police Commission – “Last week, the Public Safety Committee began the initial conversation about the Ad Hoc Police Commission. Over the next few months, my colleagues and I will be working towards defining/framing the Ad Hoc Police Commission. Currently, the Independent Police Auditor position is being publicly advertised on the County’s website. The job opening will close on Friday, November 11, 2016.”
- “Next actions to be approved in upcoming BOS meetings include making a decision on the Citizens Review Committee, for which still we are still working on some details. Probably, it will consist of about 9 individuals with different personal backgrounds and who reside in a variety of localities.”
- Tour de Mount Vernon – “Last but not least, I am hoping to have my Inaugural Tour de Mount Vernon this month. I hope that if any of you are avid bicyclists or know anyone who enjoys biking, please share the word that I will be hosting a bike ride – starting from Mount Vernon Memorial Parkway and hopefully ending at the Workhouse Arts Center.”
- Ballot issues on Nov 8 - “Please vote for the Meals Tax and all the other bonds as well,” urged Supervisor Storck. In response to a couple of SCF attendees who expressed concern that, even if the meals tax is passed, local or state politicians will find a way to pull the money away from schools and into the General Fund to be used for other purposes, Mr. Storck stated strongly, “I have a personal commitment to this tax, dedicating 70% for our schools. As long as I’m on the Board, I and the School Board will not let the BOS or others get away with trying to pull the money into the general fund!



**-Supervisor Herrity** – Not present this evening, but represented by a staff member, Kyle McDaniel, who commented:

- Meals Tax Position – “Supervisor Herrity opposes this tax for many reasons, especially the burden on restaurants. Restaurants have a very low profit margin, and this will make it much harder on these (mostly) local businesses that already do much to support our communities. Also, this is not a luxury tax. For instance, I’m on the go all the time and I frequently pick up 7-Eleven taco wraps for quick meals. These would be taxed. And the tax affects more than those going out to a restaurant. If you get takeout food, or a prepared salad at a grocery store . . . basically the tax would include all ready-to-eat prepared food and beverages in restaurants, lunchrooms, cafeterias, coffee shops, cafes, taverns, delis, push carts, hot dog stands and food trucks, as well as ready-to-eat foods — like deli items and salad/hot food bars — at grocery and convenience stores. Also, don’t forget that, for some in our communities, buying food out is not a luxury; it’s a necessity . . . a central part of their daily routines. Ultimately, the Meals Tax is a \$100 million increase, and we must question whether the money will be spent wisely”.
- One attendee asked Mr. McDaniel, “Who decides the list of meals tax exceptions?” Ans: There are exceptions (e.g. general groceries, meals in a nursing home schools, hospitals, employee-only cafeterias, and churches and nonprofits serving meals as fundraising activities) and there is a list.”
- Another question posed was, “Are we sure that this money will get to the teachers?” Mr. McDaniel made a vague response; and Karen Corbett Sanders, (Mount Vernon District representative on the Fairfax County School Board) rose to say, “We have a joint statement by the school board and the BOS with a commitment to spend the money for teachers. Do you know that a Fairfax County teacher makes \$250,000 less over the course of a teaching career than teachers in neighboring school jurisdictions? In the 2015-16 school year, we had more than 250 vacancies at the beginning of the school year, and 70 vacancies at end of the school year. We must be competitive! In the way the Fairfax County pension program is administered here, teachers must invest more money, but still end up below the pension benefit for other retired County employees.”

4. Legislative Update: None



## 5. Committee Reports

- **Transportation.** Dale Johnson (Dale J), Chair, reported on the following issues:
  - “The CSX overpass needs looking into. Sharon Bulova noted it at her last visit to the Federation and Supervisor Storck is also aware of the Federation’s concerns.”
  - “The Embark Highway meeting had no new impact for us.”
  - Update on Lorton Road widening (76% complete). Earl Flanagan presumes that in the Spring, they will be able to tell us what impacts are anticipated by the widening completion in December. A 2017 traffic study of 2 right-turn lanes from westbound Lorton Rd at Silverbrook Rd. will be added to the existing planned study about the third left turn lane for southbound Silverbrook onto eastbound Lorton Rd.
  - Hooes Rd at Newington Forest Ave (intersection improvements and sidewalk extension)
  - Silverbrook Rd at Southrun Rd (eastbound left turn lane). Several attendees feel that this is not a good idea as it is only a band aid to the more comprehensive need for widening Silverbrook from Hooes to Monacan Rd.
  - Funding the Right Transportation Projects - “FCDOT has submitted 7 prioritized projects for consideration and proposed resolution to the Commonwealth Transportation Board.”
- **Public Safety.** Jonathan Kiell, Chair - The Mt. Vernon District Community Resiliency Group training tabletop Exercise will be held on November 3 from 6 to 8:30PM. Information about the program is available at the Community Resiliency Group website: <http://www.volunteerfairfax.org/individuals/Resiliency-Pilot-2014-2015.php>
- **Land Use.** Nick Firth, Chair, commented on these issues –
  - Chaney Enterprise Update – “We do have some reservation about putting the SCF name along with the Chaney name on the sign at the southern corner of Gunston Cove Road and Lorton Road.”
  - Workhouse Road residential development update – “ We received a presentation from the Applicant; they now are down to 48 homes and plan to start construction in 2019. Ingress/Egress for these homes will be shared with traffic entering the Workhouse complex.



- Police Station/ Animal Shelter Update – A kickoff meeting will be held soon with the project architect. There are 5 potential sites :
  1. Between Silverbrook Rd and Laurel Crest Dr, near the Silverbrook Rd/ Southrun Rd intersection
  2. Along Furnace Rd between Hooes Rd and Lorton Rd.
  3. Across Furnace Rd from #2 and at the intersection with Hooes Rd.
  4. Along east side of Richmond Hwy, about ¼ mile south of the Gunston Plaza and the Pollution Control Plant
  5. Along the north side of Lorton Rd, about ¼ mile past the Silverbrook intersection.
- **Environmental & Parks.** Chair position open. Linwood Gorham provided a Park Authority update
  - Park Bond - – Linwood again asked everyone to please vote for the Parks and Park Facilities bond on the ballot. If approved, it will channel \$ 27 million to the Fairfax Park Authority to use for the redevelopment of Occoquan Regional Park.
  - The Cross County Trail to Spring Hill will stay there until March.
  - Lane markers for the next phase of the bike lanes are delayed.
- **Education.** *Christine Morin, Chair – needs a replacement.*

Karen Corbett Sanders, the Mount Vernon District representative on the Fairfax County School Board, was in attendance and updated several school-related issues.

- Executive Search for new School Superintendent– “Our goal to have a new Superintendent in place by end of the school year. Steve Lockhard is the acting Superintendent until then.”
- “The BOS has adopted a Comprehensive Plan amendment to allow more flexibility in the delivery of school services (e.g. adult education, ESL, etc). With increased urbanization, large parcels of land are not as readily available, so we may need to consider smaller schools or other solutions. And the new wording in the amendment allows more flexibility in working with the planning commission, BOS, and school board.”
- “If the meals tax is not approved, we are concerned about a \$75 million shortfall. In this case, we would likely receive a lesser amount from the state to refund the pension fund.”



- Veterans Day – “Our schools are in session on this day and all of them will have some activities that day to honor all veterans.”

6. Old Business - **Liberty Development update-** Jack B. Perkins, Vice President of Elm Street Development, provided the following update and asked Dale R to read it into the minutes.

#### ***Site Work***

Hard work by the William A. Hazel Company, combined with good weather and some luck means that site work is keeping up with the renovation of the historic buildings. Some major accomplishments include:

- All sanitary sewer complete
- 80% waterline complete
- 9/10 retaining walls complete, including the road connection that now links the East and West sides of the site near the Power House
- 75% storm sewer and storm water management facilities complete

A great deal of paving has been installed in the last few weeks around the Reformatory and in the townhouse areas. We expect all 107 townhouse and single-family house lots to be paved and ready for house construction by Van Metre Homes in early 2017. Van Metre is working on final architecture with the County ARB, and expects to be able to release floors plans and elevations in the not too distant future.

Work will begin next week in Silverbrook Road at the location of our entrance (just down the hill from White Spruce Way). The work will include: installing a break in the median with a turn lane and installing a deceleration lane in the southbound lanes at the new entrance. This work is expected to take 30 days.

#### ***Adaptive Reuse***

The Alexander Company continues to make great strides on the renovation and adaptive reuse of the historic buildings. Units are in the final stages of construction inside the Administration Building and old Gymnasium. Power will soon be supplied to those buildings, and Alexander expects to have the first units ready for occupancy in March 2017.

The Chapel is coming along nicely. Window restoration is complete. HVAC and electrical systems are being installed. The Montessori School group that had expressed so much interest in leasing the Chapel has elected not to move forward with the deal based on financing considerations. We are talking to two more church groups about the building.

Renovation of the Power House is in full swing. All of the old boiler equipment has been removed. Window restoration is underway. The roof will be replaced shortly. New utilities are being run to the building now. As renovation of the building nears completion in the Spring of 2017, and the townhouse lots adjacent to it are paved, we expect to be able to market the space with increased intensity.



### **Central Max**

Central Max is part of Phase II. We are in the process of filing the site plan for this part of the project with Fairfax County later this month. The goal is to have an approved site plan and close on the property with the County in December 2017. Marketing of this space continues by our brokerage team at Colliers. As of yet, an anchor grocery store has not been identified, but we are still very early in the process. Our team maintains close contact with the representatives of every major grocer in this market and some that are considering entering this market.

Please let me know if I can answer any questions that are raised at the meeting.”

### 7. New Business.

- Nominations for 2017 Officers – Dale R stated that all current SCF officers (Rumberger, Firth, Clark, and Bonnefil) are standing for election next month.
- Fairfax County Federation of Citizens Associations (FCFCA) 2017 Legislative Issues- Dale R brought this to the attention of attendees. The FCFCA is a longstanding voluntary, nonprofit, nonpartisan, nonsectarian organization. It is advising the General Assembly what FCFCA members would like them to accomplish in the 2017 session by submitting 13 proposed issues. These may be viewed at the Federation's website Legislative Committee page: (<http://www.fairfaxfederation.org/legislation1.htm>) Dale R pointed out that it is quite interesting to see that the second-most concerning issue pertained to the recently-in-effect law on development proffers, in which 47% of respondents agreed that the proffers law should be overturned while 29% had no opinion.
- Lorton Community Action Center’s upcoming activities include a Foodraiser on November 6 at the South County Middle School’s practice field from 1-2:30PM;

A **Motion** was made, seconded, and approved to adjourn. Dale R adjourned the meeting at 9:30 PM.

NEXT MEETING: Dec 13, 2016 at the Workhouse Arts Center Building. The start time of 7PM will allow for some holiday merriment.