



Virtual Zoom Meeting

## Tuesday, April 13, 2021 @ 7:00 PM

### I. CALL TO ORDER

- President Dale Rumberger (Dale R) called meeting to order at 7:02 PM.

### II. ADMINISTRATIVE MATTERS & OFFICERS REPORTS

- **Approval of Meeting Minutes**
  - Dale Rumberger (Dale R) called for any corrections to the March minutes as posted on the website. There being none, the minutes were approved.

- **Treasurer's Report:**

Sun Trust Checking: \$991.40

TIAA CREF Money Market: \$6,733.30

Total funding: \$7,724.70

- **South Fairfax Chamber Report – Casey Whitmarsh**
  - **SFCC Member Highlight – Fit4Mom**  
([www.lortonspringfield.fit4mom.com](http://www.lortonspringfield.fit4mom.com))
    - Leading pre-natal and post-natal fitness workouts supporting moms in their fitness goals through every stage of motherhood



- Phone: 757-897-5724
- Email: [lortonspringfield@fit4mom.com](mailto:lortonspringfield@fit4mom.com)
- Text FIT4MOM to 72727 for more information
- Annual Roundtable SFCC Business Summit – April 29
  - 9a-9:45 Understanding the Nitty-Gritty of Starting a Business
  - 10:30a-11:15 The Art of Hiring
  - 2p-12:45 ABC’s of Digital Marketing
  - 1:30p-2:15 Beyond Service to Your Country
  - 3p-3:45 Are You Financially Literate?
  - 4:30p-5:15 Make Connections Work for Your Business/Nonprofit
  - 6p Happy Hour/Annual Update
- Events to Come – Check out Chamber calendar
  - Workhouse Community Markets every Saturday April-October 2021

### III. SUPERVISOR REPORTS

- **Springfield District Supervisor Pat Herrity**
  - Not present or represented.
- **Mount Vernon District Supervisor Dan Storck** – As shared by Christine Morin:
  - FY2022 Budget Public Hearings
    - Budget Public Hearings begin today, April 13 – April 15. Hearings on April 14 and 15 will start at 3 pm.
    - Budget Mark-Up- April 27
    - Budget Adoption May 4
    - Please testify by phone or video, or submit written testimony to [ClerktotheBOS@fairfaxcounty.gov](mailto:ClerktotheBOS@fairfaxcounty.gov)



- FY2022 Budget Highlights
  - Recommends a **1-cent Real Estate Tax rate decrease** from \$1.15 to \$1.14 per \$100 of assessed value.
  - Recommends **\$14.13 million increase to County schools.**
  - Does not recommend County employee pay increases.
  - Recommends an additional **\$20 million to an Economic Recovery Reserve.**
  - Considering **modest investments in Board priorities**, including Public Safety staffing, Diversion First, Opioid Use Prevention Efforts, Environmental Initiatives, Body Worn Camera Program and increasing Health Department positions.
  - Recommends **16 positions for the South County Police Station.**
  - Recommends support for the [Climate Adaptation and Resiliency Plan](#) (strategies that help the County, residents and community members prepare and respond to **direct climate threats.**)
- While a Real Estate Tax rate decrease is proposed, with rising real estate assessments this will mean a tax increase in some cases and a decrease in others, depending on your property value
  - **QUESTION:** Is there an equalization process for assessments every year? Is there a latest map that is published that shows where it is equalized?



- ANSWER: Yes, and Supervisor Storck actually presented them at the Town Hall meeting several weeks ago.
- QUESTION: Can you please have Nick Rinehart provide the SCF overlay on those maps?
- ANSWER: Sure, we will do that.
- COVID allows opportunities for virtual testimony, which saves Mount Vernon and South County residents a 1.5 hour commute to the Government Center and back.
- COVID Vaccination
  - All Fairfax County residents that fall under Phase 1b are now eligible to get vaccinated.
  - Fairfax Co. Health Dept is now vaccinating the first essential worker groups under Phase 1c
  - Commonwealth of Virginia is on track to have vaccine registration available to 16+ population in Fairfax County by April 19th.
  - The Health Department's response to my concerns that the County is not getting enough vaccine sites to Mount Vernon District, which is home to the zip codes hardest hit by the COVID pandemic, has been improving. Gerry Hyland Center and Springfield Government Center both available vaccination sites.
  - QUESTION: Dale Rumberger: Are any of the CVS or Giant or Safeway's providing vaccines?
    - ANSWER: Some are federal programs, some are state programs and then there are also community programs. They are getting to a point in distribution where they are not



all going through the health department when adding more sites.

- COMMENT: Dale Rumberger: When we add that 16+ grouping, it would be nice to have more local sites to do that because it will be quite a large population. Lorton INOVA did an outstanding job of testing sites, and SCF would like to proffer to have Supervisor Storck look into that being another vaccination site as well.

○ Alpine X/Fairfax peak

- Approved Interim Agreement Amendment at BOS Meeting March 23
- Minor amendment allows expanded scope of drilling to the landfill and implements more concrete liability measures and rules to follow.
- Continuing monthly discussions with the Alpine X team

○ Lorton Community Center & South County Police Station

- The Lorton Community Center and Library project is proceeding on schedule with no delays, setbacks or design changes. Completion is still on track for Spring 2022
  - Phase 1a is complete and the interim park is open and actively being used. Steel framing continues at the Community Center building, and construction has started on the new Library addition. The site access and management are coordinated with the Lorton Community Action Center (LCAC)



as they continue to provide services to the community.

- Have received request for lighting on the back of the trail from neighboring HOA and is working with Dominion on a solution for existing lighting that has not been in use.
  - Trail grade and paving is also being reviewed to help with drainage
- South County Police Station contract was awarded to Forrester Construction at the end of February 2021. Construction scheduled to commence soon, still working on groundbreaking event. Project anticipating completion in 2023.
    - Groundbreaking scheduled for May 22, 2021 at 10 am
    - Well-behaved pets are allowed to attend.
- Lorton Visioning
    - This 2+ year process is now an official Plan Amendment
    - On January 26th BOS approved consideration of a Comp Plan Amendment for the Lorton Area.
    - Focus is on the Lorton Road area east of Silverbrook Road including the Lorton Town Center, and the Route 1 corridor from Fort Belvoir to the Occoquan River.
    - A couple task force members have had to leave the group, so Storck's office, in coordination with the Lorton Visioning task force members, has been vetting recommendations for 3-5 new task force members.



- AAAA Co Funds Update
  - A few months ago, a presentation was given by DPWES on the funds received by Fairfax County as part of a settlement with AAAA Co Inc., who violated various aspects of the Chesapeake Bay Preservation Ordinance.
  - These funds would be allocated towards a water quality improvement project in South County. Supervisor Storck specifically requested that the South County Federation be engaged by Stormwater Planning (Charles Smith) in the choosing of a project.
  - The Laurel Hill Nike Site has been proposed as a potential location for a project. This would include:
    - Removal of concrete pad
    - Soil remediation and Tree planting
    - Project to be done in coordination with FCPA
  - The project would benefit water quality in Giles Run by removing impervious surface area and replacing it with tree and green cover.
  - Thanks to Wes Speer and Linwood Gorham for the idea and the support of this project, and to Charles Smith for his engagement with you all.
  - COMMENT: Linwood Gorham: The concept is actually to put the garden plots where we remove the concrete pad. This idea seems to be falling in place really well, and will have a positive effect on preserving the Nike site as well.
- Gunston Corner Pond Retrofit Project
  - Between Liberty and the Shopping Center



- Currently under construction is a retrofit of an existing wet pond at Gunston Corner.
- Contractor is pouring concrete. The work will also include rehabilitating an existing dam embankment, furnishing box culverts, and modifying the pond impoundment area.
- Will also include micro pools and wetland cells featuring high and low marshes
- Final restoration will include landscaping.
- Projected anticipated completion August 2021.
- QUESTION: Dale Rumberger: I believe this project came out of the redevelopment of Liberty because stormwater management would not be sufficient once the shopping center construction was completed. Was it re-piped to handle that overflow?
  - ANSWER: No. They are two separate projects. The Liberty Lorton project included improvements they required on site. This project I just mentioned was discussed way before Liberty was there. Christine will look into whether or not this Gunston Corner Pond area has any drainage from Liberty.
  - COMMENT: Larry Clark: Liberty has drainage containment underneath the parking lots in retail, and also has galvanized tanks underground for groundwater containment as well as you turn to go in and up the hill. Christine will also verify this.





- New Commander & Lt. Commander at West Springfield Station
  - Captain Greg Malarkey and Lt. Robert Hines
  - Supervisor Storck met with them virtually last week
    - Discussed cars racing on Hoes Rd. and doing loops on Laurel Crest around school
    - Asked for increased patrols in the area in the evening
    - Also connected them with Jonathan Kiell from SCF for continued communication
- QUESTION: I have heard rumors from several sources that the Shoppers is supposed to be an Amazon Fresh. I want to throw this out there that if it is, it would not be called a retail grocer. Instead, it would be a warehouse distribution center and they use flex drivers that leave a lot of trash. This community might be very sorry if an Amazon Fresh came into this Shoppers space if it is similar to other ones I'm familiar with.
  - ANSWER: The leasing company for the shopping center has signed an NDA, so we haven't been able to verify that. I have personally been to an Amazon Fresh, and they are both what I would consider to be grocery stores.
- **Mount Vernon District School Board – Karen Corbett – Sanders**
  - State Legislature Budget
    - State gave a 2-5% pay increase to teachers



- It requires 87% to be matched from the locality. Given the challenges we have in Fairfax County with funds, it will be tough to do.
- Neighboring jurisdictions Prince William and Loudon are giving a 5% increase, so we are competing with them and are doing everything we can to keep our teachers with us
- Summer School
  - Very robust Summer School program with opportunities at each of our school
  - 10-fold increase for summer school from last year
  - 25% students able to come into school for remediation and working on learning loss as a result of COVID
- Return to School
  - We will returning full-time 5 days a week in Fall
  - In the interim, they are beginning to bring students back this week, 4 days per week ,where space is available
  - We design buildings with an 18 inch. circumference around each child, which then determines total capacity of our building
  - When the CDC guidance for 6 ft. was issued, we could have about 25% of students in school at any given time.
  - When families made selections for virtual or in-person learning , about 50% of parents chose in-person
  - Because this is a difficult decision for many families – coming back to school looks very different in our schools. Some schools have as few as 20% returning, while others have 80%



- Graduation Plans
  - South County High School will be graduating from the Jiffy Lube Center June 10
  - Will be adhering to guidelines on limits for gatherings issued by the Governor
  - The County is also putting out plans for all high school graduation, prom and all-night grad
- For those students who are not taking advantage of remediation, summer opportunities are available with the Institute for the Arts as well as personal finance and technology summer school opportunities
  - All on our website
- Special Education Conference occurring virtually this weekend
- Virtual Career Exploration Fair
  - Partnering with Arlington County
  - Will be held online April 19-April 30
- Environmental Power Session April 23 for Earth Day (online)
- Real Food for Kids will be announcing winners on April 23
- COMMENT: Dale Rumberger: The monies from the State will be coming in two different ways. An initial amount now, and another allocation coming forward in June as the approve the budget amendment.
  - ANSWER: American Relief Act Funds are what you're referring to. We are expecting to get a substational amount of money from that, but they are very restrictive in how they can be spent. We have not received our final government from either the federal government or the State. And the Federal Government and



allocated directly to Fairfax County because of the size of the jurisdiction.

- **Springfield District School Board – Laura Jane Cohen**
  - Not present or represented. Will return in May.
- **Fairfax County Park Authority (FCPA) – Linwood Gorham**
  - Nationwide search for a new Director for the Park Authority
  - QUESTION: Dale Rumberger: Do you have an update on the bathroom design at Central Green?
    - ANSWER: No, I do not. But, I will have it for next meeting.
  - QUESTION: Dale Rumberger: There were also large one-ton stones placed around the parking area by the Barrett House. Do you know anything about that?
    - ANSWER: Perhaps trying to deter parking, but will confirm and let you know next time.

#### **IV. LEGISLATIVE UPDATES**

**GENERAL COMMENT:** Dale Rumberger: Meeting a week ago to do the initial budget overrides from the initial session. Now, with the Cares Act Passage, there will be another meeting in June to address the remaining reconciliation of the budget prior to July 1. We'll be hearing more from our legislators during that time frame.

#### **V. COMMITTEE REPORTS**



• **Overlook Park County Team Update (Previously ESI Landfill)**

- Presented by Kirsten Munz Program Manager, Fairfax County Land Development Services
- Larry Clark Intro
  - In the past week or so, we received an answer to ‘who is the individual or agency that can grant human access to the site?’
  - The answer is: the owner or operator is responsible. Good news: We now know that Waste Management will be the one to allow access to the site. Bad news: 12 consecutive quarters of acceptable methane monitoring is the criteria that will be used by Waste Management. Then, they will move into the passive monitoring period of the 10-year post-closure period. Unfortunately, there has not been a successful quarter on methane emissions in the last 3 years. So, now we’re faced with an undetermined time period until we might have 12 consecutive, acceptable quarters. A very disappointing and debilitating item of knowledge.
- Kirsten Munz, Presentation
- Slide deck “Lorton Landfill/Overlook Project” attached
- Presentation Highlights
  - This **private development** project is an unusual, complex project
  - Staff’s role is review of submittals of plans and regulations and offering comments and suggestions, **not to design the project**



- This project is located just to the east of the Fairfax County I-95 Landfill, which is the site of the proposed Fairfax Peak project
- QUESTION: Larry: If you look at that map, and see Earl Delauder Dr. If you're on the west side of that, up in the area is actually the ash landfill that is still open and being used. I'm trying to confirm that there is an organic landfill (where Fairfax Peak will go) and then there is an ash landfill that is in use. Is that correct?
- ANSWER: John Kellas: Larry is correct. The ash landfill is operating and the old MSW landfill is no longer in use.
- COMMENT: Larry: Many people are confused by the Fairfax Peak and Overlook Ridge locations, so anytime we can make that delineation that would be helpful.
- Scope: 250-acre site that once operated as a Construction and Demolition Debris Landfill. A passive park will be operated by the FCPA above the landfill, but will remain in ownership by Waste Management
- Approved Plans: Special Exception in 1981 granting approval for the landfill. Then, in 2007 an amendment was approved that increased the height of landfill and added public park amenities. Landfill plan was approved in 1984 and a site plan was approved in 2009. Since then, there have been various minor revisions to the site plan layout.
- Solid waste permit for the landfill has been issued by DEQ and the DEQ post-closure permit was



issued in April 1, 2021 which starts the minimum 10-year post-closure period

- **Current Status:** Ceased operation in 2018 and “cap” was constructed. There is currently a zoning interpretation still in review that was submitted in 2020 by Waste Management as the applicant. They are considering minor changes to improve safety and function of park. As it stands, in that zoning interpretation process, the county is awaiting an updated layout from Waste Management. Once it’s received, they’ll make a final determination about the zoning interpretation. The County looks forward to sharing that layout with SCF and the community and hearing feedback once it is received.
- **Next Steps:** Updating Geotech report, updating site plan revision and applying for any building permits needed. Once permits are obtained, they’ll start with construction
- **Anticipated Timeline:**
  - Site Plan Revision 2021-2022
  - Building Permits 2021-2022
  - Park Construction End of 2022-2023
  - Post-Closure Minimum 2031
    - Includes Post-Closure Active Monitoring Period – estimated 2021-2024 (this is when they’ll be attempting to document 12 consecutive quarters of acceptable methane levels)
    - Also includes Post-Closure Passive Monitoring Period – estimated 2024-



2031 (when WM requests transition to passive after those 12 consecutive quarters are met)

- Potential Park Opening – 2024 (after transition to passive monitoring has occurred)
- QUESTION: Larry: We've had the previous discussion of taking an inventory of all the amenities. If BJ is responsible for the site inspection, should he prepare the inventory so that he knows what to inspect?
- ANSWER: Kirsten: We're still so far from the inspection stage, that maybe his staff would do that when we get to that point
- COMMENT: Larry: I think we should do it now, when we have the ability to do it and so that we can review it when the plans are received
- ANSWER: BJ: Typically on a project, prior to release of the project, there is an as-built required. The engineers and land surveyor will compare the approved plans and approved revisions with that as-built to make sure that what was approved is actually being built and shows on the plan. At the present time, we are not even close to submission of an as-built, and not all the amenities approved are in place. It may be redundant for staff to inspect every item on the approved plan because they are not close to completion or submission of an as-built. Best approach is to wait until site plan is submitted and review. Then, when the as-built is completed it can be compared with the latest approved plans and any associated revisions.





- COMMENT: Larry: I disagree, this is moving along. They are going to submit a site plan revision and the County has to review it. In the meantime, the park authority is developing their concept of what they like to see in Overlook Park. It seems it is hard to decide what you're going to trade off, or what you're going to put in/remove, if you don't know what the starting point is. The starting point is the existing site plan with the amenities included, and any provisions of SEA-1 that apply.
- ANSWER: Kirsten: I think a lot of that comparison will happen when we get the updated plan from Waste Management. We'll compare it against the approved SEA-1. It is absolutely our intent that it maintains the spirit and the amenities that were originally approved be provided in some fashion (aside from BMX trails). We will do that comparison. It might just be in a different format than what you're describing. But we will absolutely be doing that comparison so that its consistent with what was approved
- COMMENT: Larry: We can move on, but I'm not really satisfied or confident in this process. I'm not hopeful at this point.
- QUESTION: Larry: How long has it has been that the readings of the emissions at the landfill have been unacceptable. The remedial actions that WM has taken, and if any additional actions can be taken to mitigate emissions.
- ANSWER: Richard Doucette: The facility being transferred over to WM was an improvement. It



took us until 10-12 years ago to get ESI to put in gas wells for monitoring. Since then, they've had methane gas readings continuously. Every time they have an exceedance, which is over 4% methane in the wells, they have to take action. They use vacuums and flares to suck the gas off, and then burn it off before it goes out. They continue to put more vacuums on the landfill and continue the header pipe. They have the full circuit running right now, but it is a work in progress. The last year and a half, they have been adding new pumps and vacuums. They will continue to actively remediate to pull the gas at the perimeter.

- Thus far, all of the readings have been above the 4% level (including the most recent April 8, that had a reading of 10% at one well).
- QUESTION: Larry: When the landfill was capped, an impervious membrane was put down and all the screened soils were put down. I think there was an additional depth of soil based on the landscaping that is required. The cap essentially forces the methane down to the perimeter, where all the monitoring is done. What about the interior? What are the methane levels in the interior? Is there any experience in measuring methane levels on the site itself rather than just around the perimeter? If the interior is within the parameters, could that be a way to bridge across the perimeter, but still allow access to the rest of the park based on the interior methane levels? (Workout area, picnic areas, and viewing areas



might then be available). The thought behind that is the 2024 timeline seems to be ambitious given the readings thus far. The other thought is to contact Virginia Beach to hear any lessons learned on how they opened Mt. Trashmore, which was an organic dump, to see what mitigation they took, or how they allowed access to that site despite methane monitoring requirements.

- ANSWER: Richard: They are doing remedial studies all the time on the landfill trying to work on the pressures in the vacuum to help speed up the process. The landfill will settle over time, and although the very top of the landfill has the geomembrane cover, the side slopes may adjust and there may be cracking. There could be some data on the King George landfill where they do surface emission scans to ensure their cover is efficient. There are other ways to look at the surface. The DEQ is only looking at the perimeter because that is what is in the regulations. Our goal is to make sure that landfill gas does not leave the landfill itself. The active remediation might allow them to adjust the levels. Just a reminder, when we say active remediation that is any type of pumping or vacuuming. Passive is when anything mechanical is turned off, and that is when they could start the passive monitoring stage where they would have to have 12 quarters without any exceedances.
- QUESTION: Larry: After they have 12 quarters within acceptable limits, then they move to passive monitoring is that correct?



- ANSWER: Richard: No. Once they have 12 quarters, the idea is to terminate post-closure care they have to show there is no gas there. They turn off all their active systems (passive monitoring), and then have to have 12 quarters with no active remediation going on to show that there is no gas naturally occurring.
- QUESTION: Larry: Okay, so we now have the chart up here. You're saying, in the passive monitoring stage, they have to have 12 consecutive quarters?
- ANSWER: Richard: The 12 consecutive quarters requires that there is no active remediation ongoing in the landfill. No mechanical, no vacuum, nothing going on to actively lower methane levels. It is merely tested, and that is what it is.
- QUESTION: Larry: Okay, then what is the culminating event that allows them to move from active to passive? I thought the 12 quarters was against the active, which is not the case now.
- ANSWER: Richard: At any time, when they have levels that are below 4% for at least 4 quarters, they can decide to turn everything off forever. Once they turn it off, if they have an exceedance, they have to turn the active systems back on. Then, the clock on the 4 quarters is restarted before you even get to the 12 quarters of acceptable methane levels in the passive monitoring stage



- QUESTION: Larry: Is the active and the passage sequential? Can that overlap with the passive, or is it sequential?
- ANSWER: Richard: We only require 12 consecutive quarters. It's up to them when they want to turn off their systems and start the monitoring. If next month they were to achieve acceptable levels and wanted to start the monitoring of the 12 consecutive quarters in the passive stage, they could do it. But, as soon as they have exceedances they have to turn the active systems back in.
- QUESTION: Larry: I'm still a little unclear on whether you're requiring 4 quarters or not. What am I missing here?
- ANSWER: We're not. It's just a rule of thumb, **not** a regulatory requirement
- QUESTION: Jonathan: Kirsten used an interesting phrase - the fact opening would occur when Waste Management would be "comfortable opening." I'm also hearing the county regulations, or maybe the State, requires the 12 quarters. Is the final approval a Waste Management decision based on when they're comfortable or is it driven by the 12 quarters?
- ANSWER: Kirsten: There are number of things that will have to happen. The permits they are required to pull for building have requirements within each of them. Once they are all completed satisfactorily, the county will issue a certificate of occupancy. That is the County's regulatory requirement. Because it is still owned by Waste



Management, they still need to provide approval for use of the site. They have indicated that this milestone from active to passive monitoring is a risk management rule of thumb for when they're comfortable allowing access to the park?

- QUESTION: Jonathan: Okay, so Waste Management doesn't have a say until they have approval from the County. Which happens, when?
- ANSWER: Kirsten: The County can finalize the permits for the parks regardless of where they're at with this post-closure monitoring. But those permits are really for the development of the amenities and construction items. When that's completed, and Waste Management as the owner agrees to allow access to the public because they deem it is safe, there will probably be some period the Park Authority is prepping the park for operating. So all of these things must come together before we open it to the public.
- COMMENT: Larry: So let me attempt to break this down:
  - Human access will be granted by Waste Management, who is the owner.
  - The County's only role is in ensuring the site plan is submitted, the zoning interpretation is done, the building permits are issued and the park has been constructed.
  - Ultimately, Waste Management is the one who says "open the gate and let people through." All the rest, is quite frankly, peripheral.



- Given the history of the monitoring, that will all be done likely before we get the acceptable levels where Waste Management is going to say “Okay, we’re going to allow access to the site”
- There is nothing that the County is going to still have lingering in terms of approval by the time we get the Waste Management’s determination that it is available for public use.
- ANSWER: Kirsten: Yes, it looks like that is the case.
- QUESTION: Jonathan: So if the park is constructed in the middle of 2023 (notionally), and Waste Management says “ya know, we are going to open the park now.” There is no one who is going to object to that – the county, the health department, or otherwise?
- ANSWER: Kirsten: Right. The County does not have a role in the landfill methane level monitoring and safety aspects of the park. We rely on DEQ and the owner to deem that it’s safe for them to allow access.
- QUESTION: Dale: Conversely, then, using that logic it could be third quarter 2023 and one of the wells is 4.1% and we restart 12 quarters of monitoring because that is what WM says they will do?
- ANSWER: Kirsten: Once the layout of the park is locked in, we’ll be revisiting the access agreement so this could be further detailed at that time with them.



- COMMENT: Larry: Are you going to commit to talking to King George, talking to Virginia Beach and Mt. Trashmore to see what you can negotiate with Waste Management later on in terms of opening the interior of the park, even if it is in stages?
- ANSWER: Kirsten: Yes. I can commit and will reach out to them.
- COMMENT: Jonathan: It just seems to me that the regulations of the monitoring are such that we're only doing it at the perimeter, leaving a lot of question about what is going on at the top – which may possess a lot less risk.
- ANSWER: Kirsten: The staff, largely, is similarly unfamiliar with this operation. We believe this is a risk management assessment that needs to be done from a safety perspective. So we'll have further discussions with staff and Waste Management.
- COMMENT: Jonathan: We certainly appreciate that you are understanding of where we're coming from. We want the park open; and we're working towards creative ways to work towards that. Our impression is that everyone does not share that same interest in getting the park open, as opposed to just following the rules- even if they're not logical.
- ANSWER: Kirsten: It's a good question. Staff has been very involved in the communications with WM, and trying to work out the ways the layout needs to shift. That has been the focus the last several months and we're pleased with where they're headed. This topic is important and we'll





have more opportunity to discuss it in the coming months. But thus far, they have indicated that as the owner (and in their experience with other sites) that is the stage in their assessment they will deem it will be safe to allow the public onto the site.

- COMMENT: Jonathan: A lot of regulations like that are established to make sure it's safe for residential use, or 24 per day stay time. The top of this park, would probably have someone there for a couple hours. I'm not sure whether the risk is inhalation, or it being an explosive gas?
- COMMENT: Larry: Richard, can you do some digging and get us a little more of an explanation of how the 4 parts per million is established, who it was established by, and what kind of risk it is {health or explosive}?
- ANSWER: Richard: I can tell you right now, it's an explosive risk. This is purely the lower explosive limit for methane gas. I'll send you some more materials on landfill gas explosions.
- QUESTION: Jonathan: So, we're going to allow construction workers to access the park where the risk has not been eliminated?
- COMMENT: Dale: Well they are still seeing 46,000 loads a day, remember.
- COMMENT: John Kellas: Just for a point of clarity, I think some of the confusion is we've kind of tied monitoring levels and the business decision that Waste Management has made. So, DEQ hasn't said that people can't be on top of the landfill, but this is coming from Waste



Management who has said, as a corporation, this is what we're comfortable with. We're trying to tie the two together to make them land on each other, and I'm not sure they will. It's a demarcation line that, at this point, Waste Management has decided to pick. The reality is that Waste Management is making a business decision that they're not ready to open it to the public. It's a crossing of two things, that aren't necessarily directly related.

- COMMENT: Larry: I got all of that, John, and would even venture to say I understood that. But, unfortunately, the chain around our necks is now tied to 12 quarters based on Waste Management's decision. So I'm just trying to see how we can erect a bridge over the emission zone down around the bottom perimeter to maybe get access. How we get the data to do that and then go back to Waste Management for negotiation is my goal now. Maybe it's setting a weather station up there to get data on the prevailing winds?
- COMMENT: John Kellas: Kirsten has said that they'll talk to Waste Management to see if they can negotiate. Right across from that site we use surface scans {at the I-95 Landfill}, so we run equipment over the surface of the landfill to test methane. Our facility is an active methane producer and an active gas landfill and we have folks out there all the time. So there are approaches we can take.
- COMMENT: Larry: So it would be possible to do at Overlook Park?



- ANSWER: John Kellas: Yes. The technology is out there.
- QUESTION: Dale Rumberger: The bond that was created for the closure, are the construction and building permits being paid for out of that bond?
- ANSWER: Kirsten: No. The bond is being held until construction of the park is complete. After it is complete and the permits are final, BJ was describing earlier that they will need to submit as-builts. After as-builts are submitted, the County will review and once we confirm everything has been built according to the plan, THEN we release the bond.
- COMMENTS: Kirsten: The park authority is not designing the park. It is offering input and suggestions, but it's not our responsibility to design it. When we receive a plan from them, we will make sure it's readily available to you to review.
- QUESTION: Larry: I thought I heard that the Park Authority is making a concept plan for the park? They were supposed to have that done in December. Now they're just making suggestions and then they'll evaluate it when the design comes in?
- ANSWER: Kirsten: We're trying to help Waste Management help themselves. Rather than telling them to just figure it out, the Park Authority has provided them with some concepts for consideration. Waste Management is considering those and is looking at the feasibility from an engineering standpoint and how it will affect their



DEQ permit. At some point, they will be coming back with an official design. We don't know exactly what that official design will be. We're just trying to work alongside them so that when they submit, we know it will be approvable.

- COMMENT: Dale Rumberger: Well, I mean, first we heard there was going to be a proposal from the Park Authority and there would also be an enumeration of all the pieces of SEA-1. Now I'm hearing that there is kind of an enumeration based on what Waste Management believes they can build. And that the layout/design can shift a little bit, which I understand, but it appears at times that we are taking the opening of this park very slowly in order to allow Parks to be involved to figure out what it is they want to do. It is very frustrating from the community perspective.
- COMMENT: Nick Firth: I know there is a lot in the trees, but Kirsten, this is really excellent. This is a lot of work and there are a lot of moving pieces, and I really feel like you have a very good handle on it. The presentation was excellent and the timeline is excellent and I really feel like you'll be on top of this with your team moving this forward. And I know you'll keep the community included.
- COMMENT: Kirsten: I appreciate that feedback. I want to assure you that the level of effort and commitment from the staff is probably more than any other project that we're working on. There is a substantial amount of effort and time with several high-level staff devoted to it. I don't want



you to feel this is an afterthought. I know it's frustrating how long it's taken, and that's understandable. Whatever I can do to assure you there is a lot of attention and effort being paid to this project by a lot of staff at the County. We do appreciate you bearing with us and your patience/input.

- QUESTION: Dale Rumberger: Richard anything that you have that you can share with us from your dealings with Mt. Trashmore, or any relevant information, please do share it with us.
- COMMENT: Richard Doucette: Yes, of course. I talk to Larry regularly and he has my direct line.

• **Transportation, Peter Weyland/Dale Rumberger, Co-Chairs**

- Next month's meeting on May 11 will focus on transportation issues that will be impacting the South County area
- We hope to have a fairly in-depth presentation on the impact the Long Bridge project will have on South County
- Old Colchester Rd
  - Parallels Rt. 1 from Occoquan River to Pohick Church
  - Valuable safety route and alternative for the greater Mason Neck community during periods of heavy traffic on Richmond highway
  - Also a heavily used commuter route – 2,500 vehicles per week day
  - Two bridges, one of which is now closed, are in need of replacement
  - Pohick Creek Bridge



- Has been closed for several weeks and is slated to have a temporary bridge constructed in the next 3 months
- The Proposed bridge is a truss bridge that can be put up in approximately 2-months and delivery is due any day. The County is going to be realigning the sharp right turn on Old Colchester to make it a bit more amenable to traffic.
- On Monday, April 5 State Delegate Kathy Tran, Senator Scott Surovell, Supervisor Storck, and VDOT hosted a Zoom meeting. The reps from VDOT outlined their plans to provide a temporary bridge. The allocated budget is just under \$13M. A new bridge will not be funded until 2025/2026.
- The steel beams holding up the roadway are severely rusted. These beams also have a tilt meter attached showing the collapsing beam. The bridge was previously inspected every other year and had a score of 4. The score recently dropped to score of 3 mandating closure with the collapsing beam.
- The original roadway was wood and it was paved over. Some people feel the paving over the wooden decked bridge has led to the rust and the collapse of the beam
- Giles Run Bridge
  - Occasionally closed due to flooding from heavy rains
  - Has been repaved over several times over the last decade



- At the suggestion of Senator Surovell, Mason Neck has written a letter to Storck’s office to request we submit an earmark for consideration of funding for the Giles Run Bridge replacement through President Biden’s proposed infrastructure package.
- 2021 Spring Transportation Plan: Public Meetings on May 3 at 6 pm.
  - Northern Virginia District May 3, 6 p.m. Dial: 707-518-3672 PIN: 447 283 101#
- QUESTION: The intersection widening on Silverbrook. Is it done? I checked the County transportation report and it showed the completion date has been extended to August and is listing it as only 30% done. Is there some part of the project we don’t know about?
- ANSWER: Christine: I know there is some remediation they need to do with grass/seeding. I will double check on that. There is another thing going on in the corner there – a street light will be installed for that dark corner area.
- COMMENT: Dale Rumberger: On South Run Road, there are 4 tentatively marked areas where four speed humps will be located. Looking forward to seeing whether it will work as a traffic calming or will cause traffic to speed around them.
- **Public Safety, Jonathan Kiell, Chair**
  - New Police Chief & Lt. West Springfield Police Station
    - Will be invited to a future meeting to enhance introductions.
  - There was a group committed to communication between the community and all the stakeholders involved with the



construction of the new police station. We'll be getting that group back together as we anticipate groundbreaking.

- QUESTION: Dale Rumberger: We'd like to know the calendar for the new animal control shelter and police station so we can support/direct resources/create volunteerism.
- ANSWER: Christine: There will be folks from the Friends of the Animal Shelter at the groundbreaking. That would be a good time to start introductions. It is the same group that is at West Ox, directed by Gina Lynch.

● **Environmental & Parks, Chair, Wes Speers**

- Not present
- GENERAL COMMENT: Dale Rumberger: I saw a portable, handicap accessible, bathroom at Laurel Green. The 4<sup>th</sup> pavilion is also up and is being equipped. When we receive an update, we'll send it out to the members.

● **Land Use, Nick Firth, Chair**

- New Residential Development: Southern Oaks
  - Work session held recently with SCF and developers
  - Looking forward to getting a briefing on their proposal once staff has reviewed
  - Resolution should be coming forth at the May meeting
- Shoppes at Lorton Valley
  - Popeyes will replace the Capital One facility
  - Questions regarding egress from the site and they are continuing to work on that with a traffic engineer
  - They would like to increase sign height to 17 ft. as well and they will be back in a couple weeks at the April Land Use Committee meeting.





- **Education – see school board member report**

## **VI. OLD BUSINESS**

- **Lawn Debris – Enforcement begins April 19, 2021**
  - Must be in a paper bag or in a dedicated container
  - No longer accepting plastic bags.

## **VII. NEW BUSINESS**

None.

**GENERAL COMMENT:** Dale Rumberger: The next meeting will be focused on transportation where we anticipate a lot of community input. If you go on the VDOT website, there is an active study for I-95 and the Rt. 123 interchange.

Dale Rumberger adjourned the meeting at 9:07 pm.

**NEXT MEETING:** May 11 (held virtually)

**FUTURE MEETING DATES in 2021:** June 8, July 13, August (no meeting), September 14, October 12, November 9, December 14

Recorded by Angelina Fuller