

**Fairlington Citizens Association
Executive Board Meeting Minutes
Fairlington Community Center
3308 S Stafford St
November 9, 2016, as approved**

Board Members Present

President Guy Land
Vice President Jonathan Ansley
Treasurer Ed Hilz
Secretary Lindsay Willmann
Director Chris Weathers
Director Hugh Baumgardner

Board Members Absent

Director Evan Harvey
Director Kent Duffy

Call to Order

The Executive Board meeting was called to order at 7:48 p.m. President Land presided and noted the presence of a quorum.

Approval of Agenda

There was unanimous consent to approve the agenda distributed by President Land by email and hard copy.

Approval of Minutes

There was unanimous consent to approve the minutes of the meeting of October 13, distributed by email November 5.

Officer Reports

President

President Land flagged two items. First, Fairlington Glen notified him that they are looking at chemical contamination of the water supply in that part of the neighborhood. They believe it's from a dry cleaner that existed across the road long ago. They are sampling the water to determine the degree of contamination and what can be done about it. President Land will try to attend the meeting tomorrow night as an observer. Second, the listening session with APS on Abingdon construction is this Monday at 7:00 in North Fairlington.

Vice President

The slate of candidates is basically the current board with one vacancy. Vice President Ansley has been emailing back and forth with one woman, who may or may not be interested in running. Secretary Willmann is also in communication with a couple of individuals to determine their interest. Director Weathers has reached out to the Moms club to see if anyone there is interested. Treasurer Hilz has also spoken with a resident, but hasn't heard anything back.

Treasurer

Financial documents were sent out last week via email. Our CD balance is \$33,964 and we will be renewing that for another year. Checking account balance is \$24,518, and cash balance is \$58,482. Our working balance is \$49,085. Profit and Loss were a bit lower than previous months. Our production profit/loss was \$2,872, and our net profit/loss was \$586. President Land said he will double check the number of ads that were actually added to the bulletin versus projected ads. A new category was established for the tote bags on the General Ledger.

Secretary

Things with the Santa Ride are moving swiftly. Coordination with North and South Fairlington is complete and the Firefighters are committed. APD is unavailable but is interesting in working together next year. Next steps include ordering Santa suit accessories and finalizing details with Captain Shamblin.

Unfinished Business

Home Improvement Showcase

On our recommendation during the discussion last month, Director Weathers put in a reservation for the FCC auditorium on February 4th and 11th, classroom 103 is also available. He also spoke with Abingdon, and their calendar is clear though construction may hinder planning our event there. President Land and Director Weathers agreed that could be touchy given complications from construction. Director Weathers is considering doing a series of presentation from contractors given the level of attendance the sessions had last year. 3-4 hours on those Saturdays would allow us to get through several seminars in the auditorium. Meet and greet with contractors (for Q & A post-presentation) may be a possible use for classroom 103. Given hesitancy to divide participation between days, Director Weathers proposed the idea of running a longer showcase (about 10-4) on one day. He will check into February 25th availability as Board members were more comfortable with the timeline. After some discussion, the Board agreed wording that includes “first come, first serve” to remind people that seating is limited. Treasurer Hilz asked about the fees required. Director Weathers will start thinking about how much would be ideal for a satisfactory profit. The date for the Showcase was changed to March 4 via an electronic amendment to due to limited availability of the FCC.

Website Redesign

Christine is going to send a refined version of the updated website electronically for feedback and approval. The goal is to handle the remainder of the decision-making electronically, but we can convene if necessary.

New Business

SurveyMonkey Subscription Renewal

If we want to renew SurveyMonkey, it's \$204 for a year subscription. Vice President Ansley brought up the idea of sharing access to the account with the Farmers Market and 5K coordinators so they can also utilize the resource. Director Duffy motions to renew the account, Secretary Willmann seconded and the motion passed unanimously.

Entrance Sign Lights

Treasurer Hilz met with Kolb electric company today and they are sending him their final proposal. It will be around \$600-800 to replace the lights. It will be about \$600-700 to do the metal halide light as compared to \$800 for LED. We do not have to pick up the electric bill as the HOA will cover that. Nearby

housing in relation to the signs may impact the decision to which type to install (due to the possibility of light pollution). Vice President Ansley asked about life of LED vs. metal halide, and brought up that it sounds like it may be a cheaper option in the long run. President Land asked about where our involvement originated, and Treasurer Hilz explained that they were built through neighborhood conservation funds and then the 50th anniversary (FCA) activities provided funds that the Board chose to dedicate to sign lighting. Treasurer Hilz will share the proposal electronically. President Land and Director Duffy suggested not continuing FCA involvement and allowing individual HOAs to handle future lighting costs. Vice President Ansley motioned to approve the proposal if the cost is \$1000 or less on condition that the relevant condo association has no objection to chosen lighting, Treasurer Hilz seconded and Director Duffy amended the lighting be LED. The motion passed 4-1, with President Land opposing and Director Duffy abstaining.

County Ordinance on Short-term Rentals

President Land asked the Board whether or not we want to take a stand on this issue or not. If so, what is our message? The County rules would not obstruct HOA by-laws (which currently prevent it), but where the bylaws are silent County rules apply. If a unit in a multi-unit building is being rented out in the short term, it is subject to state building codes as apply to hotels and in Fairlington, units would doubtlessly fail to meet said codes. The County has received complaints from residents in neighborhoods where rentals are common and from renters who had issues with the unit they stayed in. The regulation will only be enforced through complaints, there will be no roving inspectors. The County also has an opportunity to make money through charging a tax in rentals. Director Duffy thinks it is an issue that needs to be addressed, but has not given it adequate thought to take a position. President Land will send an email to condo associations to see if rentals are permitted under by-laws and if so, if they have an opinion on the issue.

Fairlington Park Renovation

President Land posed the question of whether or not the Board wants to make a contribution to enhance the park or not. Aaron from the County seems to have more flexibility in his budget than originally anticipated. For example, he has found space and money to do another standard swing. One of the things he mentioned as a need is additional landscaping. Treasurer Hilz would like more accurate information to get a better idea of what the needs are. Director Duffy would consider a tangible contribution as it fits within our mission, but is not sure what that is.

Adjourn

President Land motioned to adjourn, which was seconded by Director Duffy and passed unanimously.

Respectfully submitted,
Lindsay Willmann, Secretary

Brian Morrison, VDOT King Street Bridge Renovations
November 9, 2016
Fairlington Community Center 3308 S Stafford St

President Land opened the meeting by introducing members of the Board and the guest speaker, Mr. Brian Morrison, the NOVA District Project Manager from Virginia Department of Transportation.

Mr. Morrison explained he was presenting this evening to solicit feedback from community members in Fairlington. He gave a little background on the King Street bridge, built in 1970, and some of the major factors that led VDOT to consider replacement. He used pictures of extensive rusting and corrosion to illustrate the items in need of repair.

Bridge work includes replacing existing bridge railings, deck expansion joints, milling the bridge deck and install Current Cathodic Protection System, cleaning and painting steel beams, repairing pier components, and install minor pedestrian and biking improvements. They will also widen the bridge slightly.

He gave an overview of the stages of repair and construction and explained that in Stage V of the construction process, westbound lanes on the bridge will have to be closed for 5 consecutive weekends. It would close late Friday and be open again early Monday. Another 5 weekends will be required to do the same work on the eastbound side. Substructure repair work (i.e. pier repairs) will take 2-4 months total, including 4 nighttime closures for demobilization. None of this will be done during rush hour.

Pedestrian and bike improvements will be an increase in sidewalk width from 4 feet to 8 feet. Existing trees will be replaced with new trees. ADA compliant curb ramps and signals will be installed at Menokin where the sidewalk connects with that of King Street. A new pedestrian crossing of westbound King Street at the 30th St S intersection will be provided, and sidewalks along westbound King Street between 30th St S and Park Center Drive will be widened. Roadway lighting systems and curb ramps will be updated.

Projected costs include \$1.4 million for engineering, and \$10.4 million for construction (which is currently unfunded). Designs are being finalized this fall through next summer. Project will be advertised for construction in fall of 2017, with construction taking place in 2018-2019. It will take 20-24 months to complete the project.

Mr. Morrison then opened the floor for questions.

Q&A

Q: When will construction take place?

A: Most likely during the day, but the contractor will determine that. There will not be closures during rush hour.

Q: Does the timing of construction on Beauregard and King St. coincide with this project?

A: There is no projected date yet, but we will coordinate with the city to make sure we plan accordingly.

Q: Did you consider cutting through the median to allow eastbound and westbound lanes to use other lanes during bridge closures?

A: Because of the nature of work being done, that would not work for this project.

Q: Is there an opportunity to work on two sections of the bridge at once?

A: You could do the work underneath at the same time as work is done on top. We can't assume the contract will be written that way, but it is a possibility.

Q: Where will the funding come from?

A: Since the bridge is structurally deficient, we're eligible for funding through VDOT's State of Good Repair. It will be a combination of state and federal funds.

Q: Are you at the state of looking at final traffic changes related to the project?

A: We are in the process of finalizing the design, but our traffic study shows there will not be significant impact.

Q: How will the detour route interface with the construction of the King Street and Beauregard intersection?

A: I will take a look at that to ensure it's properly coordinated.

Q: What is a press current?

A: There are two types of corrosion systems, one being a passive system and one being an active electrical system. This is an electrical system. We'll put titanium mesh around the concrete which will have an electric current in it. It will help prevent corrosion to ensure the new bridge lasts 60-70 years. We're also eliminating joint in the piers to prevent leakage and further protect against corrosion.

Q: Is this a City or State project?

A: It's classified as a maintenance project so we don't technically have to have City permission, but we do coordinate with them.

Q: How long will construction be exactly? Will people traveling beneath the bridge also be impacted?

A: Top side construction will take 8-9 months, but the ICCP system will be only during weekend closures. Under the bridge will also be impacted during off-peak hours. Single lane closures on 395 will occur during these times.

Q: It seems King Street has as much traffic on weekends as the weekdays. Would it make sense to consider to close the bridge continuously over two weeks as opposed to weekends?

A: We could consider that, but we did not fully study that. We can take a look at that option.

Appendix II to 11/09/16 FCA Executive Board Meeting Minutes

Notes

Fairlington Citizens' Association Presentation by Aji Robinson, APS Abingdon School Construction

November 9, 2016

Fairlington Community Center 3001 S Abingdon St

President Land opened the listening session by introducing Aji Robinson, head of construction for Arlington Public Schools. Aji joins the Fairlington community this evening to give an update on Abingdon Elementary construction.

Aji began his presentation with a summary of construction as it currently stands:

- Relocatables are in place and in use
- Temporary parking is in place and signage installed
- Shared parking lot striped and signs installed, school staff given parking passes
- Construction vehicle parking is in use at Fairlington Presbyterian Church
- Pre-construction foundation monitoring is complete, reports have been distributed to HOAs for distribution to residents
- New electrical service, trade center access and new bus loop in service
- The community liaison is now Renee Adams (radams@heery.com / 202-510-6213)

On May 27, 2016 Notice to Proceed was given for the project as a whole.

A general timeline for this year was presented. Winter 2016 will bring a new kitchen and cafeteria, and classroom and office space renovation. In spring 2017, the new gymnasium will be completed, and classroom and office space renovations will be complete. By fall 2017, relocatable and temporary parking will be removed, site work will be completed and the new track and field will be completed. Final work will continue beyond the start of the school year.

APS construction, the contractor, the school and emergency services have collaborated to ensure all safety measures (i.e. fire and lockdown drills) are running smoothly. Arlington County has been granted an easement to allow them to maintain a fire hydrant on the grounds.

Stormwater management strategies are ongoing throughout construction. Planters have been included in the stormwater management system to act as collectors and filters. Aji shared images of pipe installation and other site work to illustrate some of the elements of construction happening now.

Oil containment systems have been installed where the new kitchen will be to ensure water is not contaminated with cooking oils or other kitchen waste.

Because the project bid came in under budget, glass block windows are being replaced with new window systems to provide more natural light. The old gymnasium is in the process of being converted into the new cafeteria.

The superintendent took measures to organize the site so the bulk of the workers are now able to park there. Additional parking is available at Fairlington Presbyterian. In general, workers should not be parking in the neighborhood (they have not received complaints of this, but want residents to remain vigilant).

Aji shared a diagram of the final product, including new field and play areas, drop off and parking configuration, and building floor plans. Computer mock-ups of what the building will look like helped residents visualize what Abingdon Elementary will look like in late 2017 early 2018.

APS has taken great care to involve students and staff in the project. Abingdon has an architectural program so APS is working with the class to involve them in the project and use it as a learning experience. All students and teachers have created tiles that will cover one of the walls in the new cafeteria.

Aji mentioned that a tree came down on a residents car in the neighborhood. APS is handling the situation, but this was one of the trees that was originally slated for removal. Given resident concerns, it was left in place. APS may be taking another look at the trees on the property and whether or not they need to be removed to prevent future incidents.

He concluded by encouraging residents to stay away from the site if at all possible. After school hours, the contractor takes over the site which may present conditions that are not ideal for running and biking.

Q&A

Q: How many people will be utilizing the site and how much traffic it will generate?

A: Aji will get back to residents when he has more information. That being said, the capacity of the school has been increased to a max of 725 students. The use of the facility will increase because of the new gymnasium (to be used by the school and community).

Q: When do you anticipate doing the intermediate foundation inspections?

A: Probably sometime during January and February. When we start putting in the third story, that will bring in the heavier equipment that people are concerned about.

Q: Can we get a sign to remind drivers to come to a complete stop (residential area)?

A: Aji will touch base with the right people to see if we can make that happen.

Q: Anything unanticipated with the budget and/or timeline that will force readjustments?

A: Not anything that's given us cause for concern. One phase was deferred, but it hasn't changed the overall timeline of the project. Given the number of subcontractors (50 or more), there are some shifting of portions of the project but nothing major has occurred yet. The projected finalization date is still September of 2017, worst case we may go into December because of restrictions on the project. We are on budget so far, though we've increased our contingency just in case (from 8% to 12%).

Q: What is happening with the parking lot? What should we as residents and an HOA be doing?

A: There have been complaints that teachers have shown up and not found space. He believes it's a temporary situation given the new on-site parking lot. To ensure we don't have an increase in negative behavior, Aji will provide guidance on this issue when he comes back in January.

Q: How will snow removal be managed?

A: They've had two meetings already on this subject, but Aji is unsure of details at this point. We probably will end up with a couple of mountains and lose a couple of spaces to deal with it.

Q: Into December, you'll have the new cafeteria up and running as will some of the classrooms. Will the relocatables be leaving?

A: The relocatable will be staying until the end of the project to be used as swing space. As one group moves back in, another group will be forced to vacate for subsequent work.

Q: Are there other issues (besides not honoring parking restrictions in the Fairlington Villages lot), that some publicity in the community could alleviate?

A: Overall, there haven't been any major issues. Aji would just request that residents continue to monitor the parking situation to ensure people are complying with the rules.