

**Virginia Run Community Association
Special Meeting with Columbia Pipeline Group (CPG)
June 14, 2017**

Attendees:

Board Members/Staff:

Jay Johnston, President
Ted Troscianecki, Vice President
Joe Migliozi, Trustee
Jan Fenton, Senior Community Manager

Senator Marston's Office:

Brent McKenzie

Access Point:

Mike Carlin

Columbia Pipeline Group:

Rodney Kimble, Senior Project Manager
Ana-Sofia Mariotto, Project Manager
Jennifer Cannon, Environmental Project Manager
Nicolas Anitsakis, Land Acquisition Project Manager
Todd Mayfield, Land Acquisition Consultant
Chase Lance?
Kenny McNease?
Omeeda Rahim, Senior Engineering Project Manager?

Homeowners:

Steven & Karen Lackey
Bill & Beverly Krakat
Matt Shaker
James Gorlinsky
Larry & Tess Gately
Jim Hart
Audrey & Dave Hunt
Todd Auld
Mike & Ursula Stearns
Curtis A. Smith, Jr.
Carol O'Neal
Josh Roundtree

Open Meeting: Jay Johnston opened the meeting with the Pledge of Allegiance and a moment of silence for the Alexandria and San Francisco shootings.

Board of Trustee Comments: Jay Johnston thanked everyone for coming and yielded the floor to Ted Troscianecki. Ted Troscianecki reported Virginia Run has been in discussions with CPG for over eighteen (18) months regarding the WB Xpress Project, which is a twelve (12) inch pipeline running NW from West Virginia to connect to the existing TRANSCO pipeline which

runs NW to SE to Cove Point, Maryland. This pipeline will be within the Dominion Energy easement and will require additional easements from Virginia Run for common area only. No individual homeowner lot easements will be needed. The pipeline will be installed using the Horizontal Directional Drilling (HDD) for approximately 3,700 feet at a depth of 120 feet. Ted Trosciancki explained we have to grant the easements as this is a Federal Energy Regulatory Commission (FERC) approved project. If we do not agree to the easements, they will be taken by eminent domain.

Columbia Gas Group: Each of the Columbia Gas attendees introduced themselves. Below are responses to questions from the homeowners present.

- They explained the HDD method was chosen after discussions with Virginia Run and our request that existing trees not be disturbed. CPG will get back to us on the percentage of success using this method;
- There will be no blasting;
- The drill will go in at a 12 degree angle until they reach 120 feet. They expect no ground vibration to affect homes or the existing TRANSCO pipelines. CPG will obtain official decibel levels that are allowed at the drilling site, which will determine the level of abatement needed;
- Work hours will be 7 am to 7 pm Monday through Friday. They performed a noise mitigation study and measures will be taken to reduce the noise from the equipment. It was brought to their attention that TRANSCO personnel often arrived to the site well before 7 am and the loud noise from diesel truck engines and personnel disturbed owners. It was also reported to CPG that the constant coming and going of the construction vehicles made it difficult for owners to exit Wetherburn Drive and left large amounts of dirt and debris on the roadway. A cleaning station was mentioned;
- Construction vehicles will not use any of the walking trails in Virginia Run;
- The project is due to begin in January 2018 and be completed by June 2018;
- The sludge produced will be hauled off in trucks and recycled;
- They do not anticipate any increase in RADON levels to the homes;
- Screening and drainage issues left by TRANSCO was discussed. Virginia Run will look into alternatives;
- The Board had requested on several occasions a professional package with a letter on CPG letterhead and signed by a CPG principal to include all attachments. CPG stated it had been sent and Management reported it has not been received. CPG will investigate;
- At the end of the evening, the Mr. Nicolas Anitsakis, Land Acquisition Project Manager, in a one-on-one discussion with the Board President indicated has authority to sign on behalf of CPG and that his signature was sufficient. However, he also explained the escalation procedures for signatures above his 'pay grade'. He asked if we would want the finder and a flash drive containing the information. He indicated he could have the binders to us by Friday and the flash drives by Wednesday – separate or altogether. Mr. Johnston asked for the binder today and the flash drives on Wednesday;
- CPG stated there is nothing “on the books” to increase the pipeline above twelve (12) inches;
- Maintenance will be performed once a year and the PIG launcher used every seven (7) years. The pipeline will be unattended but will automatically shut-off and send an alarm if maintenance is needed. This line will also be vented from the Dominion Energy station on Old Post Office Road. Notification will be made to Fire and Police as well as the HOA;

- A 24 hour hotline will be established during construction;
- Porta Johns will be at both ends of the staging sites – drilling in at Hunt Chase, out at Wetherburn Drive by the church;
- It was noted that this gas is from fracking;
- It was stated that the decision to install the pipeline is not appealable;
- It was discussed to have a separate meeting with the owners directly affected to include a site visit.

CPG stated they want to be good neighbors for this project. Any additional questions, concerns or comments should be sent to Management to be forwarded to CPG.

Adjournment: The meeting ended at 9:15 p.m.

Respectfully Submitted:

Janis Fenton, PCAM®
Senior Community Manager

Date

Attest by: _____