

# Flood Prevention Bond Referendum Oversight Board Meeting Minutes

December 11, 2025, 2:00 pm- 3:30 pm

Economic Development, Boardroom B  
4525 Main Street, Suite 700  
Virginia Beach, VA 23462

## **Board Members Present**

Scott Miller, Emily Steinhilber, Allison Hammer, Jeffrey Waller, PE, Jimmy Mccune, Ryan Radspinner, PE, Usha Eleswarapu

## **Student Members Present**

Pahan Jayarathna, John L'Heureux

## **City Council Present**

Joashua Schulman

## **City Staff Present**

Diamond Royster – Assistant City Attorney

Mike Tippin, PE – Public Works, Stormwater Engineering Center Administrator

D'Juan Tucker – Public Works, Engineering Administrative Assistant

Jennifer Lundgren – Media and Communications Coordinator

## **Jacobs Engineering Group**

Shelly Frie, PE – Local Project Manager



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The December 11, 2025, Public Hearing Meeting for the Virginia Beach Flood Prevention Bond Referendum Oversight Board was called to order by board chair Jeff Waller at 2:00 PM. D’Juan Tucker then took roll call.

**Minutes of November 13, 2025**

Upon motion by Jimmy McCune, seconded by Ryan Radspinner, November 13, 2025, Minutes were approved.

**Vote:** 4-0

**Members voting Aye:**

Ryan Radspinner, Jeff Waller, Allison Hammer, Jimmy McCune

**Members Absent for Vote:**

Scott Miller, Emily Steinhilber

**Members Abstain:**

Usha Eleswarapu



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## Status Report

- Update was provided on the Pleasure House Point Project.
- Communications had a blog post that included First Colonial Road, Oceana Blvd drainage improvements as well as five ways and places the FPP projects are working.
- Presentation was given to city council on the Guaranteed Maximum Price (GMP) for the Windsor Woods, Princess Anne and the Lakes design build bundle.
- There was a blog post on VB311 and how it works.
- Some construction projects will be moving to the complete phase including Windsor Woods tide Gate, South Plaza Trail and Presidential Blvd, and Seatack Drainage improvements.

## Pleasure house Point – Mike Tippin

- Mike Tippin presented on the Pleasure House Point project, outlining historical context, development history, goals, objectives and current status.
- City of Virginia Beach acquired Pleasure House Point in 2012 with support from the Trust for Public Land and Chesapeake Bay Foundation.
- Site was placed under a permanent conservation easement, with a carved-out area designated for a future tidal wetland mitigation bank.
- Development paused in 2018 due to availability of other mitigation credits in the watershed.
- Bank provides approximately 8 acres of tidal wetland credits.
- Design incorporates sea level rise adaptation, allowing wetland migration upslope.
- Sea Level rise criteria was required by the U.S. Army Corps of Engineers.
- Pre-construction volunteer effort included over 62 volunteers who were able to salvage 700 trees and 100+ wetland plant groupings.
- 100,000+ wetland plants and 400 trees were planted.
- Extensive waterfowl exclusion fencing was installed.
- 10-year monitoring and maintenance period followed by perpetual protection.
- City responsibilities include Annual reporting to state and federal agencies, repair after storm events or catastrophic damage, long-term land use restrictions(no development permitted).
- Parks & Recreation will manage the site as a natural area.
- Several challenges faced during construction, including high tides and environmental considerations regarding wildlife, particularly the Diamondback Terrapins.
- There was discussion on public perception regarding tree removal and its impact on flooding.
- The importance of effective communication and transparency in addressing community concerns was reiterated.
- Project represents the final implementation of a long-standing conservation and restoration plan, not a sudden decision.
- No alternative vacant shoreline sites of similar scale exist in the watershed.
- Wetland mitigation bank ensures: Compliance with federal law (no net loss of wetlands), ability to complete critical public flood protection projects.
- Long-term easements and regulatory requirements reinforce permanent non-development.



Board Chair Jeff Waller adjourned the meeting at 3:23 PM.



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