

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.



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



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