



# Stormwater Utility and Flood Mitigation Advisory Committee

March 19, 2025 | 7:00 p.m. | Hybrid (Virtual and In-Person) Meeting

## Minutes

Advisory Group Members Present:

A	John Chapman	P	Howard “Skip” Maginniss
P	Dino Drudi	A	Brian Sands
P	John Hill (Chair)	P	Janette Shew
P	Cheryl Leonard	P	Christine Thuot
A	Chris Ferrara	P	Katherine Waynick (Vice-Chair)

Staff Present:

P	Brian Rahal, T&ES Civil Engineer IV	P	Jesse Maines, T&ES Division Chief, Stormwater Management
P	Dan Medina, DPI Stormwater Program Manager	P	Jonathan Whiteleather, DPI Technical Project Manager
P	Emma Wheeler, T&ES Communications Office	P	Lisa Jaatinen, T&ES Civil Engineer IV
V	Erin Bevis-Carver, Sanitary Infrastructure Division Chief	V	Mitch Dillon, DPI Associate Technical Project Manager
V	Felicia Montoney, T&ES Management Analyst I	V	Camille Liebnitzky, T&ES Environmental Engineer IV, Stormwater Management
P	Alex Haptemariam, DPI Senior Technical Project Manager		

P = Present      A = Absent      V = Virtual (on call)

Other Members Present:

P	Yvonne Callahan
---	-----------------

### 1. Welcome remarks

### 2. Review of Minutes

Drudi submitted comments to Hill, who shared them with Whiteleather.

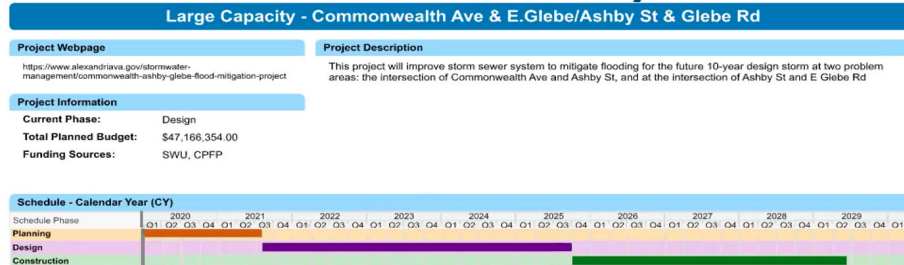
Motion to approve amended minutes. First. Second. All in favor, aye.

### 3. Program Updates



### 3a. Commonwealth, Ashby, Glebe (Whiteleather)

## Flood Action Progress Report: Commonwealth, Ashby, Glebe



- Continuing 90% design progression
- Utility test pits March – April
- Continued utility coordination
- Public Meeting 2/19/25
- Coordinating with civic associations for targeted outreach
- Design completion anticipated in late Summer/early fall

Continuing with 90% design. Conducting utility test pits starting in March 2025. Public meeting on Feb. 19<sup>th</sup> (virtual: 30 attendees). Coordinating with civic associations – City to meet with Lynn Haven and Del Rey Citizens Association in mid-April. Will reach out to Auburn Village.

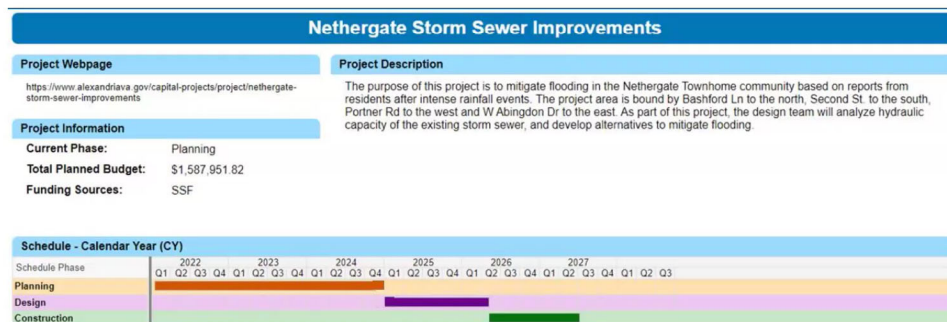
Design completion aimed for late Summer 2025. Next, will kick off procurement (pushback start). Construction start date unchanged (Summer 2026).

### 3b. Pitt & Gibbon and Nethergate (Whiteleather)

## Flood Action Progress Report: CSS



- Pitt & Gibbon (\$20-25M) CSO surcharge mitigation. Project team reviewing alternatives to mitigate flooding.
- Nethergate (\$5M) CSO surcharge mitigation. Task order request issued last period. Proposals received in early March. Design team selection and fee negotiation in March – April. Design kickoff anticipated in late spring/early summer



Pitt & Gibbon: City in process of reviewing alternatives.

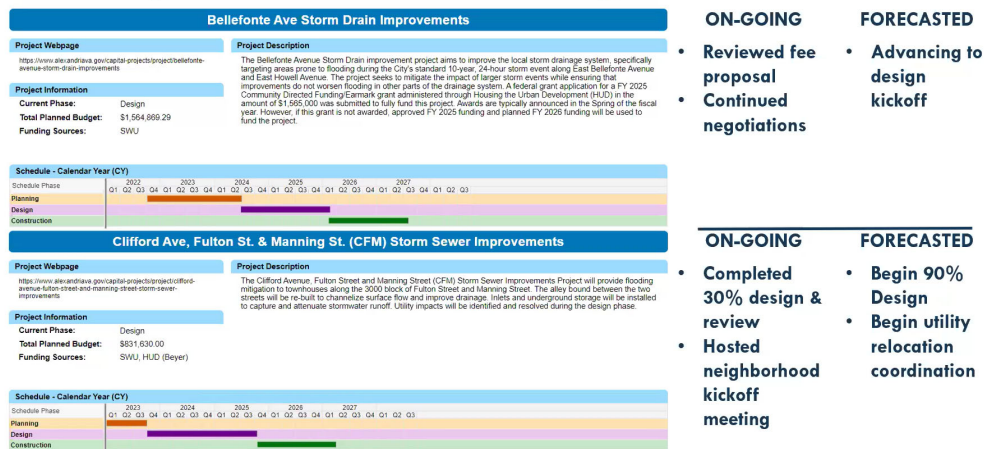


Nethergate: City has received proposals in response to design task order submitted last period. City to select design team and negotiate fee in early April. Design kick-off in early summer.

- City to meet with residents once contractor is selected.

**3b. Hoofs Run Culvert Bypass (Haptemariam)** City will have information for committee members to share with residents in mid-summer.

## Flood Action Progress Report: Updates to Stormwater Program Schedule



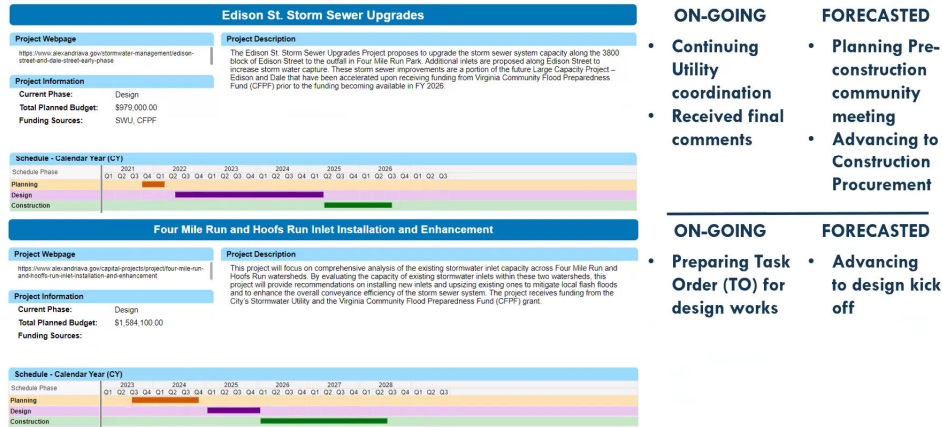
Bellefonte Ave: Continuing fee proposal negotiations as initial proposal was not as responsive as City would like. Plan to advance to design phase in late Summer 2025

Clifford Ave, Fulton St, Manning St: Completed 30% design. Held community meeting on Mar. 13<sup>th</sup>. City distributed flyers, hope for improved turnout.

**3d. Edison St & Four Mile Run (Dillon)**



## Flood Action Progress Report: Updates to Stormwater Program Schedule



Edison St: Completing design process. Looking ahead to pre-construction community meeting and construction procurement. Working with utilities (e.g., Washington Gas) on gas relocation on Edison St.

- Drudi: Design phase location is unusual.
- Dillon: Typically, want comprehensive set of plans. City was unsatisfied with initial design, therefore, had to extend to achieve standard of design.

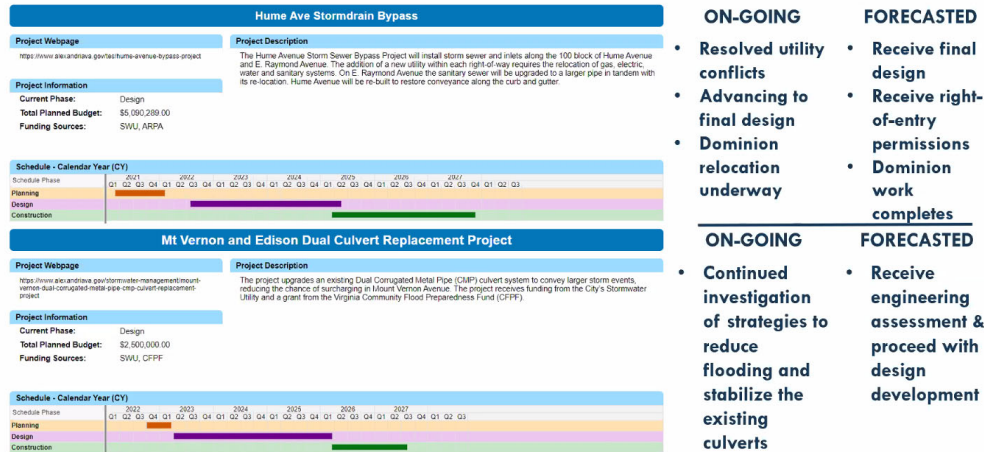
Four Mile Run: Preparing task order in advance of inlet installation and enhancement program design kick-off. In many ways will act as a pilot project that is applicable throughout the City.

- Rahal: Watershed wide project: Analyzed several 1,000 inlets, filtered down to several 100 inlets of interest, scored, and developed plan to increase capacity. Confirmed with field visits.
  - o Analyzed eastern Four Mile Run watershed and all Hoff's Run. Total: Will develop construction plans for 200 inlets.
  - o Inlets are clustered throughout
- Maines: Identified additional inlets (150-200) that do not fit the budget. Applied for grant to address 50% of additional inlets.
  - o Waynick: Are grants federal and/or at risk?

### 3e. Hume Ave & Mt Vernon (Dillon)



## Flood Action Progress Report: Updates to Stormwater Program Schedule



Hume Ave: Concluded utility relocation process. Obtained commitment to clear right of way for installation of sanitary and storm sewer on Hume Ave & E Rosemont Ave. Can advance to final design. Ongoing relocation work (Dominion) on Hume Ave. Discussing relocation with Ting, Washington Gas, and Virginia American Water. Expect to receive permissions for construction.

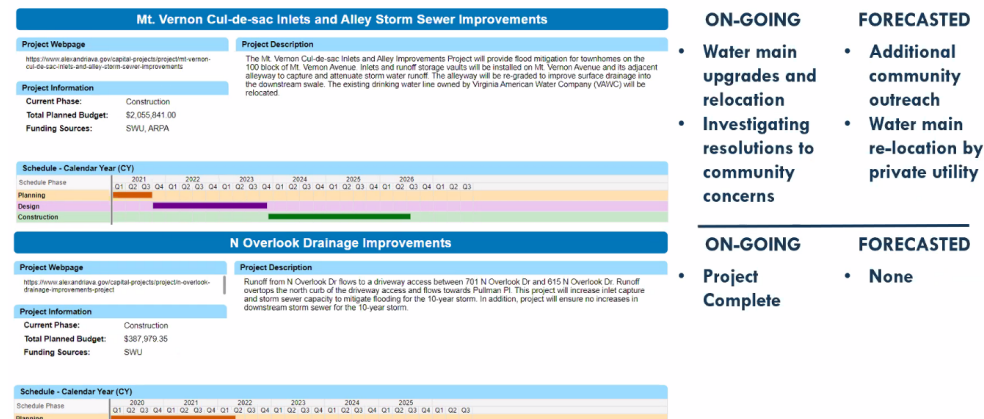
- Hill: Will it drain the Hume Ave?
- Waynick: Hopefully, also behind the homes. 5-7 homes have issues in front and back.

Mt Vernon & Edison: Exploring strategies to stabilize existing culverts. Goal: Move forward with CIPP (cured-in-place pipe) lining for rehabilitation. Need additional feedback from engineer.

- Longer design period when complicated issue and/or solution does not meet City standards.

### 3f. Mt. Vernon & N Overlook (Dillon)

## Flood Action Progress Report: Updates to Stormwater Program Schedule





Mt. Vernon Cul-de-Sac: Water main upgrades and relocation are ongoing. Received feedback at community meeting that City is working to address. City cannot begin construction until VA American Water completes work.

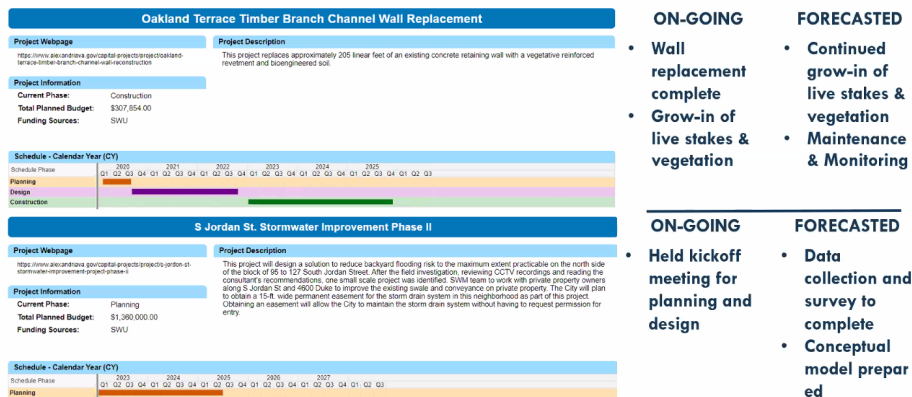
- Intent of project: Improve drainage in cul-de-sac. Challenge: Topography and proximity to culvert. Difficult to maintain connectivity of roadway while addressing low-lying nature of homes.
- VA American Water: Moving water main – pressurized but relatively small in diameter.

North Overlook: Recommend drop from list. Indicated previously at final completion. Improvements to irrigation at park has been completed. City has been out of site since fall 2024. At 100%, project is closed.

Dino and Hill agree to remove.

### 3g. Oakland & S Jordan (Dillon)

## Flood Action Progress Report: Updates to Stormwater Program Schedule



Oakland Terrace: Portion of larger project. Improvement has been completed. Live stakes need time to grow. Contractor responsible for maintaining condition until City accepts. Seeing benefits.

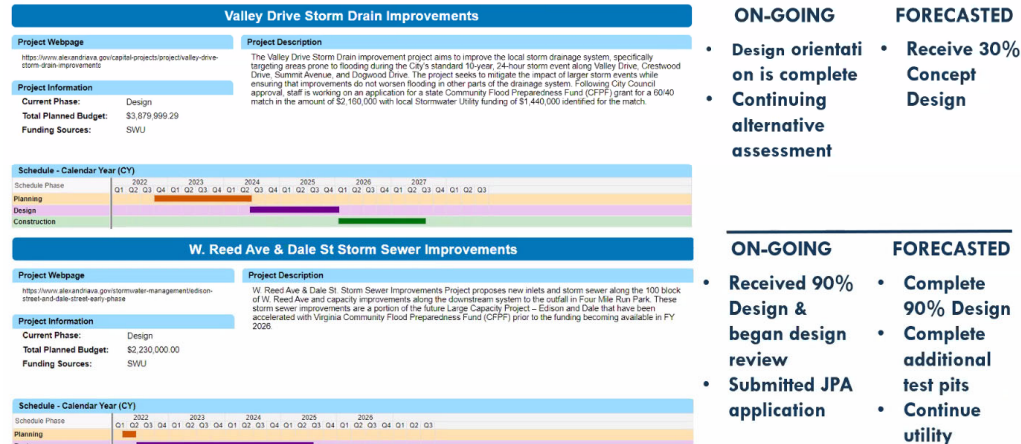
S Jordan: Held kickoff meeting, forecasting data collection - topographic survey and conceptual modeling - to start soon. Earlier stages.

### 3h. Valley & W Reed (Dillon)





## Flood Action Progress Report: Updates to Stormwater Program Schedule



Valley Dr: Moving according to schedule. Continuing alternative assessment, expect 30% concept design at next touch point.

W Reed Ave: Received 90% design, reviewed and submitted joint permit application (for federal and state entities responsible for waters of US). Project creates outfall, need permit for work. Future: expect 90% design, need additional test pits in the neighborhood to inform water line relocation.

- Drudi: 3-year design phase for 1-year project.
- Mitchell: Hope only need 1 year to build (2.2 million project). Goes through existing park (Humes Spring Park).
  - o Drudi: Sent well. Hume contact thinks it's still there.
- Mitchell: Architects and engineers found well is no longer there. Records show it is urban fill. Has shared materials with appropriate department for review. City will conduct test pits.
- Waynick: Lack records.

### 3i. Sanitary Sewer Asset Renewal Program (Bevis-Carver)



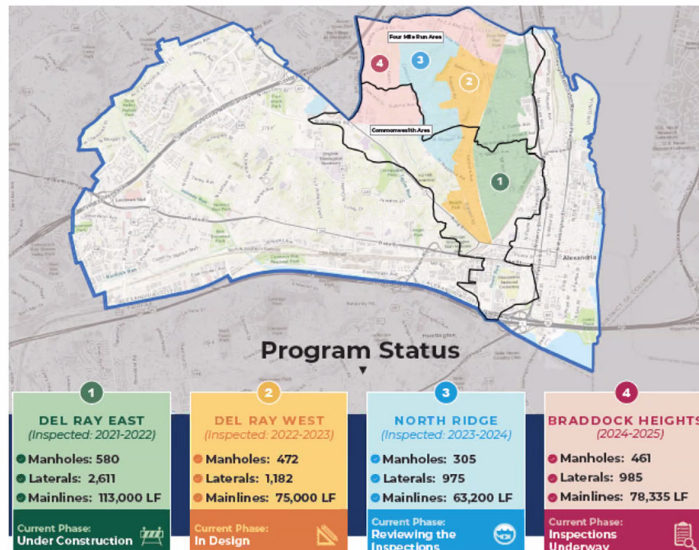
## Sanitary Sewer Asset Renewal Program

- **Del Ray East Manhole & Mainline Rehabilitation:**

- Construction wrapping up
- Remaining line segments require Noise Variance Permits

- **Del Ray East Lateral Rehabilitation:**

- City owns lateral sewers from mainline connection to curb
- ITB Spring 2025



1. Del Ray East: Construction ending. A few lines remain, one of which is on private property. City working to obtain right of entry agreement. Pipe is large and will require a longer lining process – contractors obtaining noise variance permits. Should complete work over next week. Next phase: Lateral rehabilitation post manhole.
  - a. Fairfax project does not include lateral rehabilitation. City developing invitation to bid, expect to release in the spring (within 4-6 weeks). Will report back once bids are received.
2. Del Ray West: In design phase. Negotiated task order with consultant. Expect to have issued in early April.
3. North Ridge: Completed inspections in 2024. Reviewing inspections to determine needed rehabilitation.
4. Braddock Heights: Inspections underway.

Questions (Hill): Where will rehabilitation start in Del Rey East?

- Bevis-Carver: Allow contractor to decide where start. Invitation to bid in spring, will award contractor after a few months. Community engagement will determine progression (north to south versus south to north)
- Hill: What does resident pay for versus City?
  - Bevis-Carver: Majority of homes in Del Ray East built in the 1950s. City owns from the mainline to curb laterals (~15 feet). Inspections stopped at curb because lack ownership. If the City sees a partial collapse on resident property, City inform resident before worsens.
  - Bevis-Carver: Use cured-in-place lining (CIPP), same technology as for mainline.
- Hill: Could the homeowner pay for their portion?
  - Bevis-Carver: Expensive, ~\$3,000-\$5,000 per lateral. Will need to look at rate per foot (~\$100-\$150 per foot). Fewer contractors do lateral rehabilitation. City primarily did mainline rehabilitation.

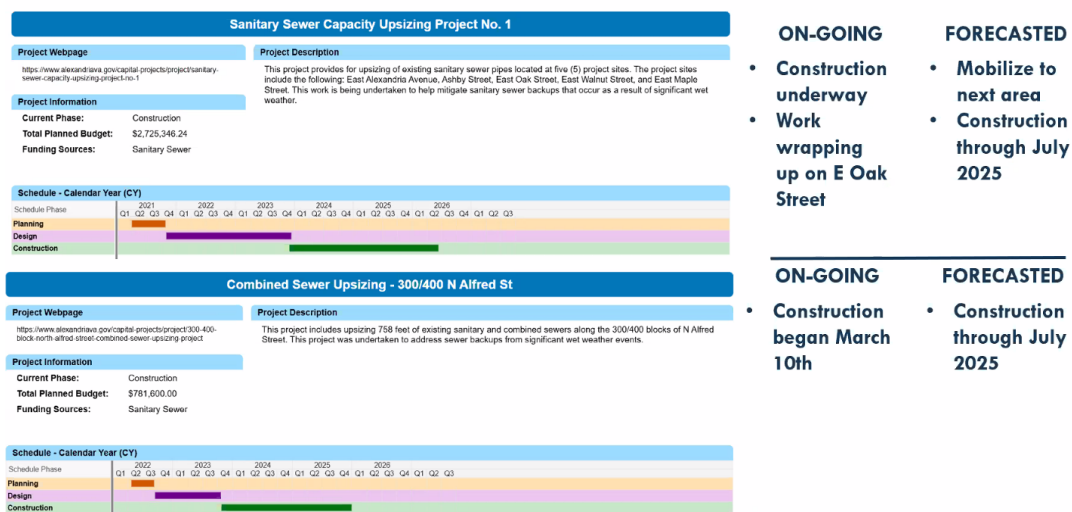




- Waynick: Do contractors have to use holes on either end of lining?
  - o Bevis-Carver: Use launchers in sewer, don't need same access. Two types of lining: one uses two ports, requires specialized contractors when not using ports. Doesn't preclude homeowner from doing in future.
  - o Waynick: Providing information to public (where City/resident lining begins) would be helpful.
- Hill: To set aside time for further discussion at next meeting.

### 3j. Sanitary Sewer Backup Mitigation Projects (Bevis-Carver)

## Sanitary Sewer Backup Mitigation Projects



Upsizing Project #1 (Del Ray): Started construction in Jan 2025. Contractor at Oak St. Installed new sewer line, completed restoration. To do: Paving (to complete by end March 2025) – particular interest from Mr. Silversmith. Next area: East Alexandria – construction anticipated through July 2025.

Combined Sewer Upsizing: 300/400 N Alfred St: Upsizing sanitary and combined sewers. Construction began Mar. 10, 2025. Intended end date: July 2025

- Held public meetings once each contract was awarded. Concern with Alfred St: Parking. City working to minimize impacts.

Question (Drudi): West Old Town Board wants to know whether upsizing is to increase capacity because existing capacity is too little or in anticipation of additional development.

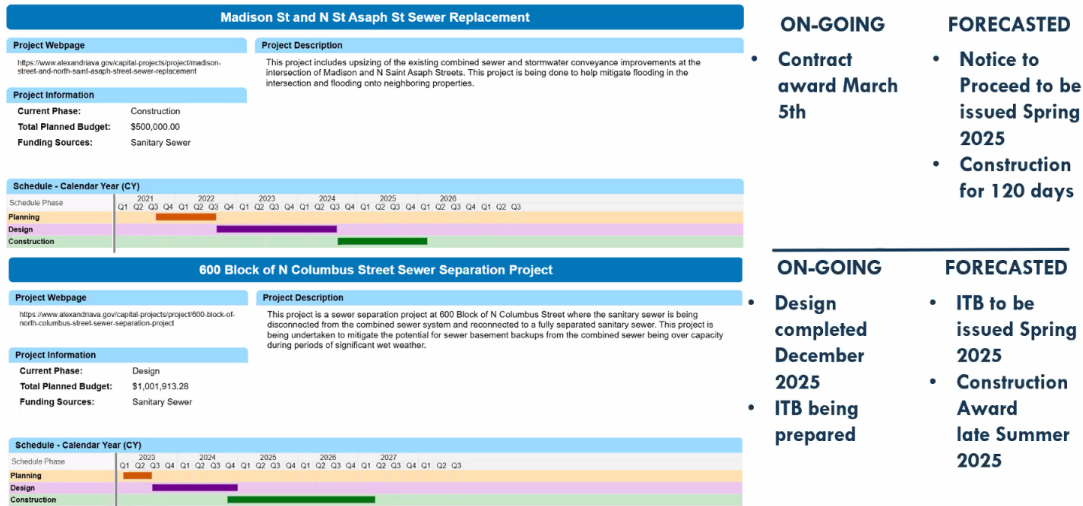
- Bevis-Carver: No development driven. Sewer is undersized for current stormwater, doesn't serve areas outside of N Alfred. Would require developer to upgrade sewer infrastructure if planned development.

Drudi: Clarification – previously saw pooling due to insufficient capacity.

- Bevis: Less due to flooding in street, more so due to sewer back-ups during wet weather due to insufficient capacity.



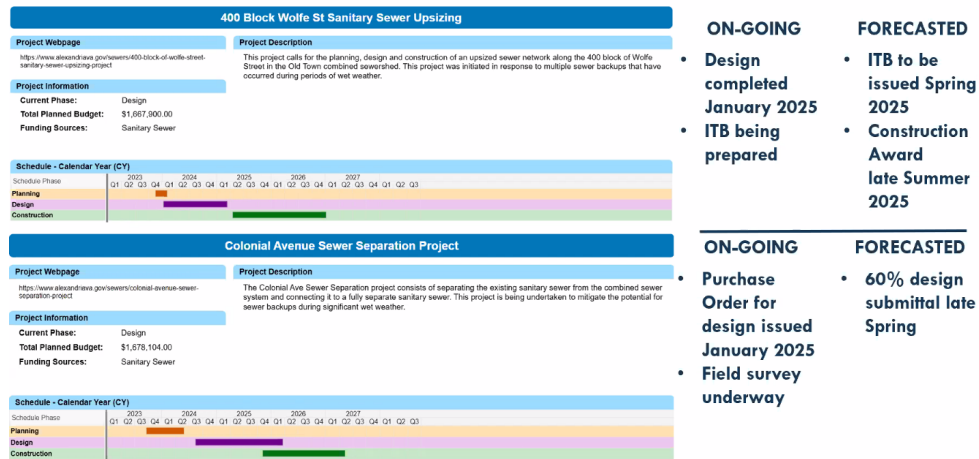
## Sanitary Sewer Backup Mitigation Projects



Madison St & N St Asaph St: Awarded contract on Mar. 5<sup>th</sup>, 2025. Setting notice to proceed (to issue in April 2025). Contractor will have 120 days for construction. Project involves upsizing combined sewer, conveyance improvements, and new inlets.

Columbus St: Sewer separation project – sanitary sewer connects to the combined sewer. Combined sewer is over-capacity and backing up into the sanitary. Prior project: successfully disconnected sanitary from the combined system and reconnecting to fully separated sanitary sewer. Completed design in Dec 2024. Expect invitation to bid in April and construction award in Summer 2025.

## Sanitary Sewer Backup Mitigation Projects



Wolfe St: Combined sewer is undersized. Upsizing to meet 10-year design storm. Completed design in Jan 2025. Preparing invitation to bid, to issue in April-May 2025. Construction award in summer 2025.



Colonial Ave: Sewer separation project, disconnecting sanitary from combined. Schedule: construction needs to be pushed back. City issued PO for design, in the process of conducting topographic survey, geotechnical borings, and test pits (to locate utilities) to inform 60% design (for late spring 2025).

Other planning projects are in the works.

- Hill: Appreciate additional detail. Request: identify row of CIP (to inform future budget needs).
  - o Bevis-Carver: All part of Sanitary Sewer CIP. Not funded by stormwater fee.

### 3k. Communications (Wheeler)

## Communications

### January - February

- 14 Total Flood Action/ Stormwater social media posts
  - SWU Fee Credit Program, Commonwealth, Ashby, Glebe
- Impressions: 125,768 increased by 100%
- Engagements: 6,265 increased by 69%
- Post link clicks: 895 increased by 217%
  - \*Compared to previous 2 months (November - December)
  - \*Increase engagements following snow events
- 5,695 Stormwater Management webpage views
  - \*86 total pages under Stormwater Management web group
- Average engagement rate: 64%, Average events per session: 4
- Most popular stormwater webpages:      Additional Top Ten Pages:
  - [Stormwater Utility Fee](#): 681 views      [Types of Sewer Systems](#): 474 views
  - [Flood Map](#) = 629 views      [Stormwater Utility Fee, Residential Properties](#): 370
  - [Flood Action](#) = 525 views

Jan-Feb numbers are inflated due to stormy weather. Released pushes for Stormwater Utility (SWU) Fee Credit Program and Commonwealth, Ashby, Glebe project.

- Stormwater Utility Fee page saw greater engagement than flood map.
- Average events per session (clicks): 4

## Communications

### Upcoming Communications Priorities

- Flood Mitigation Grant Program
- Commonwealth, Ashby, Glebe
- Earth Month 2025



Obtained approval to send mailers to Old Town on flood mitigation grant program. To develop social media videos on Commonwealth, Ashby, Glebe design project. Earth Month (April): will have several events, stormwater webinars, etc.

- Website analytics: Internal audit of page content, connectivity, broken links, etc.

Questions (Hill): Please include macro trends in future summaries.

- Wheeler: City switched to Google Analytics two years ago. Engagement is relatively consistent. Can include in future.

### **3l. Maintenance Activities (Jaatinen)**

## **Maintenance Activities**

- **Hooffs Run Culvert Maintenance and Cleaning from Linden Street to Duke Street**
  - Maintenance work is underway and expected to continue through April 2025.
  - The sediment removal is complete.
    - 2700 CF of sediment was removed.
  - Concrete repairs are ongoing.
  - Staging areas are located in Linden Street Alley, Mount Vernon Avenue cul-de-sac and Hooffs Run Park.

Completed sediment removal – Total: 2,700 cubic feet (West barrel: 1,900 cubic feet; East barrel: 800 cubic feet). Majority of sediment at end of barrels at outfall by Duke St. Completed concrete repairs in barrel 1 (west), continuing with barrel 2 (east) if looking upstream from Duke St.

Questions (Drudi): Clarification of barrel 1 versus 2. Two to three years since prior cleaning. ~1,000 cubic feet accumulate per year.

- Waynick: Would be interesting to take averages.



## Maintenance Activities



Hill: Request share pictures to include in neighborhood newsletter.

- Maines: Important to clarify water color is due to iron bacteria (naturally occurring phenomenon).

### 3m. Flood Mitigation Grant Program (Montoney)

## Flood Mitigation Grant Program

- Reimbursed a total of \$1,113,021.41 since July 2021 inception.
- So far in FY2025: 76 applications in various stages with a total of \$122,174.18.
- FY2024: Approved 101 applications for a total of \$235,145.16
- FY2023: 73 approved applications for a total of \$167,538.49.
- FY2022: Approved 148 applications for \$588,163.58.

Reimbursed 1.1 million since program start. 77 applications for FY 2025 totaling \$122,174.18 reimbursed for the year (started July 1<sup>st</sup>).

### 3n. Stormwater Utility Credit Program (Liebnitzky)





## Annual Stormwater Utility Credit Program Results

	23/24 Credit Applicants	24/25 Credit Applicants	Total*
Applications	106	334	440
\$ Approved	~\$35,000	~\$179,000	~\$214,000
Most Common Practices	Mature Tree Preservation, No Fertilizer Pledge, Conservation Landscaping, Rain Barrels		
Average credit percentage	~33%	~38%	

\*The Total column presents the total amount of SWU Credits for the calendar year given that the SWU credit cycle is a two-year cycle.



Completed credit cycle, received most applicants to date: 334 applied. Result: Over 1,900 properties will receive credit in cycle. 2,500 properties will receive SWU credit between 23-25 cycles. Approved \$214,000 credits for community.

- Observed increase in average credit percentage. 2022-2023: 33%; 2023-2024: 38%

Waynick: Requested breakdown of proportion of applicants that are new versus returning applicants.

- Liebnitzky: Can provide. Over 50% of 2022-2023 credit cycle applicants who received email reapplied. Waynick: Emails are helpful.

Question (Drudi): Bottom left image is of reimbursement eligible versus credit eligible improvement.

- Liebnitzky: Yes, eligible for both flood mitigation grant and SWU because dry flood proofing practice.

Maginniss: \$214,000 approved for credits, comes out of stormwater utility fee. How do we replace/account for funding?

- Liebnitzky: Collect \$19 million in SWU fees per year. Providing incentive to upkeep property (inspector reviews). Provides downstream benefit.
- Maines: Do not track credits paid out in 10-year plan because gain \$40 million in revenue every two years (with little paid out).

### 4a. Proposal (Hill/Thuot)



# Discussion of Proposal for Targeted Incentives for Chronic Flood Zones

## AGENDA ITEM #4

### Targeted Incentives for Chronic Flood Zones

#### The problem we are trying to solve

Even after the major projects of the Flood Action program are completed, many homeowners will continue to suffer from stormwater flooding. And in the meantime, many more homeowners are unable to wait until the large projects reduce the flooding in their neighborhoods.

This proposal creates an incentive that will encourage homeowners in Alexandria's most flood-prone areas to make significant investments in flood-proofing their homes.

#### We start with these assumptions

1. The total cost to adequately flood-proof a single-family residence is at least \$50,000. Expensive construction is required, such as foundation excavation, waterproofing, the placement of drainage pipes, extensive landscaping, relocating ground floor doors, windows, and electrical circuits.
2. To motivate homeowners to undertake such extensive flood-proofing projects, the value of the incentive needs to be about 20% of the project's cost. In our example of a \$50,000 project, the incentive should be \$10,000.
3. A portion of the incentive needs to be realized by the homeowner "up front." Specifically, homeowners need assurance that they are eligible for the grant before signing a construction contract – although the actual payment would be disbursed after project completion.
4. Another portion of the incentive should involve savings over the life of the project. Because homeowners will finance projects with a loan, they should realize some savings to offset the annual cost of their loan repayment.
5. The incentive should be available only to those homeowners who live in actual flood-prone areas – not simply within the flood plain. Eligibility should be limited to homes where there is physical proof that their property has flooded or that their property is within an above-street-flood area.
6. The incentives should fully leverage existing Alexandria grant and tax exemption programs.

#### Step 1 – Provide "eligibility assurance" to homeowners when they apply for a Flood Mitigation Grant

We are proposing only a slight change to the existing Flood Mitigation Grant program. For projects over a certain threshold and with proof of chronic flooding, the City should inform the homeowner that their application has been approved based on a construction proposal that is within the scope of the program mitigation requirements. The value of the grant they will receive upon proof of project completion, or based on invoices that equal the Flood Mitigation Grant program reimbursement, will provide the homeowner assurance of grant coverage prior to proceeding with a construction contract.

In our example of a \$50,000 project, this would provide the homeowner \$5000 upon project completion.

#### Step 2 – Provide a real property tax exemption for the value of the flood mitigation project

This is the novel element of the proposal. In a manner similar to Alexandria's Solar Energy Equipment Tax Exemption, use Section 58.1-3228.1 of Virginia law to reduce the homeowner's real property tax liability by the value of their flood mitigation project multiplied by the real property tax rate for ten years.

In our example of a \$50,000 project, this would provide at least \$555 (\$50,000 multiplied by 1.11%) of tax relief annually for ten years from the date of project completion. This would save the homeowner an estimate of \$5,550 in total.



Subcommittee: Thuot, Leonard, Hill, Waynick

Thuot: Virginia allows municipalities to offer property tax credits for flood mitigation. Subcommittee drafted proposal to provide homeowners with additional incentives to mitigate flooding. Goal: provide interim solution in areas where City projects are multiple years away.

Proposal: Provides two incentives in partner with flood mitigation program.

- Step 1: Provide “eligibility assurance” to homeowner when apply for Flood Mitigation Grant.
  - o Many people unsure how to approach, cost, what is eligible for reimbursable and contact contractors, etc. Goal: Provide fair and equitable way to help homeowners plan and budget.
- Step 2 (new): Provide a real property tax exemption for value of flood mitigation project.
  - o Similar to solar energy tax exemption and SWU credit. Goal: Increase homeowner security and value for those in flood-prone areas. Many homeowners often willing to invest in property but concerned about decrease in property value.

Hill: Want reaction to proposal. Should the City review proposal further? Recognize adds work for City.

- Thuot: Question – How to determine what is/is not deemed flood prone? Many areas flood but do not fall within new FEMA maps. Unsure how to define.
- Drudi: Braddock Rd and West St flood but not on flood map.
- Lenoard: Considered areas where existing City projects will not address issue. Provides homeowners with a course of action.

Grant Program:

- Maines: Must separate grant program and tax program.
  - o Grant program: Not requesting to increase \$5,000 amount?
- Thuot: Not requesting to increase because City is collecting data. Request to provide assurance to homeowner that once receive contractor cost estimate, could the City review the contract in advance? Some homeowners do not know what will/won’t be reimbursed.
- Maines: Have eligible practices and good information on website. City will go to property. Cannot be prescriptive per City attorneys.
  - o Assurance beforehand: Discussing chronic flood area with \$50,000 example. Would \$10,000 project also be eligible? Requesting plan review is more work.
  - o Issue: Plan may be reviewed and approved, but if something is done differently or wrong, City cannot provide up front assurance no matter what.
  - o How many people are currently not acting due to uncertainty? Contractor should know. What is the monetary threshold for project?
    - Rahal: Likely need permit to spend \$50,000.
- Thuot: \$50,000 is example
- Maginniss: Concerned about burden putting on staff.

Tax Exemption:

- Maginniss: Unsure if worth it. Small amount of money that must account for and track. Would City be in charge? Who is responsible? How to simplify? Why not have all funding go into same grant program?



- Hill: Simpler to increase size of grants to \$10,000.
- Maginniss: Many homeowners implement smaller changes and wouldn't be eligible.
- Hill: Step 2 is unnecessary complication.
- Maginniss: Yes. Support foundation of discussion. Still need to address condo issue.
  - o Leonard: Why hassle?
  - o Maginniss: Uncertainty, requires extensive bookkeeping.

Hill: Principle: Incentive should be 20% (example) of value of project.

- Maginniss: Simpler will make easier to get passed. Who would implement forward?
- Maines: Staff to City manager, then go to Council.

Eligibility:

- Hill: Burden for City staff.
- Maines: All are eligible for current grants. Ex: Flood Resiliency Plan: need to decide whether identify defined area or all are eligible.
- Maginniss: May be beneficial for all to be eligible.
- Thuot: Consider homeowners where City infrastructure negatively impacts flooding on private property.
- Maginniss: Root cause: climate change, not City infrastructure problem.
- Hill: Propose expand committee working on proposal to include City staff.
  - o Medina: Not appropriate, could review but not be on working group.
  - o Hill: Refine grant program.
- Drudi: Grant program is insufficient whether expand to 20% of total project cost or to \$5,000. Development appears to contribute to rainfall.

SWU Program:

- Thuot: What data and analysis need to occur to increase program funding?
- Maines: City needs to conduct initial analysis. Distributed flyers may increase number of program participants.
  - o If assume increase participation by X, based on average reimbursement request, can provide cap estimate.
- Medina/Maines/Thuot: Need to wait for City analysis to identify cap/incentive before refine proposal.

Outcome: Maines and Medina to provide schedule of analysis timeline and reasonable discussion date.

- Hill: Request – consider enrichment of grant program for homeowners who do larger projects.
- Drudi: Hope is retroactive.
- Thuot: No range. Just doubling reimbursement to \$10,000. High priority: consider retroactive.
- Waynick: Many who have already taken advantage of program would benefit. Unsure if worth discussing if not retroactive.
- Thuot: New applicants and all those who applied since program start (from July 2019).

#### **4b. Budget & Annual Report (Hill)**



## Discussion of Committee testimony for FY2026 budget hearings

### AGENDA ITEM #5

#### Question 1: Is the City's investment in stormwater mitigation directed to the most urgent problems?

##### **Factual Analysis of proposed FY 26-35 CIP:**

1. The most flood prone areas are neighborhoods by:
  - Commonwealth, Ashby & Glebe
  - Hooff's Run
  - Pitt & Gibbon
2. The C/A/G Project is at 90% design, there have been public meetings, total budget\* increased by \$16M in FY26
3. Multiple smaller projects at Clifford, Edison, Manning underway.
4. Hooff's Run Bypass project total budget\* unchanged at \$60M
5. Pitt & Gibbon project total budget\* unchanged at \$28M

\* "total budget" is defined as funds appropriated to-date plus future funding level proposed in FY26-35CIP

##### **Observation:**

1. The Annual budget for FY2026 proposes \$23.3M for stormwater projects
2. That is considerably less than the \$54.4M proposed for FY2026 in last year's CIP
3. This is because the larger projects are taking longer to get started thus unexpended funds
4. Nonetheless, overall multi-year funding for the big projects in the most flood prone areas is being maintained in the 10-year CIP.

##### **Discussion:**

##### **What is the opinion of the Committee?**

City has \$87 million in available funding appropriated but not expended. Investments are in right place.

- Drudi: Issue of fluctuating annual proportion (5-7%). Consensus: 5%

#### Question 2: Is the City making sufficient progress in addressing the problem?

##### **Factual Analysis of Project Status:**

1. Solid and steady progress with Spot Projects:
  - 17 projects completed
  - 2 projects in construction
  - 8 projects in design
  - 2 projects in planning
2. Better maintenance of culverts and sanitary system has created tangible improvements:
  - Hooff's Run culvert repair and cleaning
  - Manhole liners & sanitary sewer relining
3. Commonwealth, Ashby & Glebe project soon to begin construction phase
4. Hooff's Run Bypass project appears to be considerably more complex than originally thought – expect delays

##### **Observation:**

1. Alexandria residents are seeing actual progress – spot projects being completed and big projects being designed and publicly presented.
2. The big projects are more complex and will take longer to complete than originally thought.
3. (my opinion) There is a limit to the number of big projects that can be managed concurrently.
4. In sum – We should start to think of the Flood Action program as on-going – not a fixed 10-year set of projects.

##### **Discussion:**

##### **What is the opinion of the Committee?**





- Hill: Visible progress being made. Not as bold as 2019 proposal.
- Waynick: Would rather longer planning phase and proper construction.
- Thuot: Agreed (e.g., Pitt & Gibbon)
- Hill: Flood Action Alexandria is not a 10-year project, will not be done by 2031/34.
- Drudi: Concern not spending money as quickly as projected due to extended planning phases.
- Medina: Rather planning phase be longer to achieve short construction phase.

**Question 3: Are planned expenditures adequate to address the stormwater flooding problem?**



**Factual Analysis of Budgets and Project Status:**

1. As design is finalized, the CAG Project illustrates the true cost of the big projects:
  - In the FY23 budget, (ie before design) the project was estimated at \$39M
  - Now that design is complete, project is estimated at \$64M
2. The Hooff's Run Bypass project will probably cost more than the \$60M estimated -- AND may be difficult to justify in light of the number of homes that will benefit
3. The original Flood Action program planned on SW Fee annual increases of 16% in FY25 and again in FY26, then 7% in FY27 and again in FY28 and then falling to 4% in FY30 and 3% in FY31.

**Observation:**

1. We need to acknowledge that completing the big capacity producing projects of the Flood Action program will require more than 10 years.
2. We also need to acknowledge that some parts of Alexandria may continue to experience flooding – even after the projects are complete.
3. We should consider some form of relief for those homeowners and businesses who may never see relief from flooding
4. We should consider a stable and predictable fee for financing the Flood Action program over a longer timeframe.

**Discussion:**

**What is the opinion of the Committee?**

Hill: Fee would consistently increase at 4-5% growth. Drudi: Want 5% every year.

Hill: Plan to take more than 10 years and want progressive increases. Hill to write annual report (~3 pages). Release in April.

- Drudi: Prior annual report said Braddock Rd and West St intersection should be added to list. Major arterial and if don't fix and collect money, residents will be angry.

## Public Comment

### AGENDA ITEM #7

#### 5a. Budget & Annual Report (Hill)

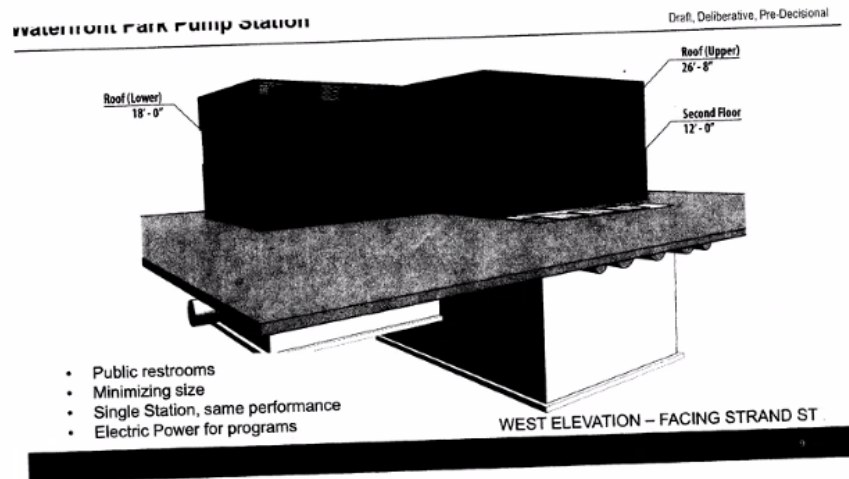
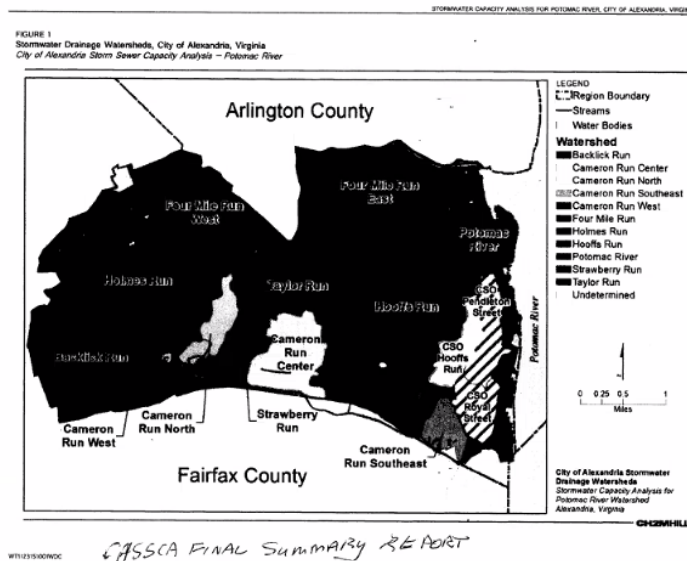
Shew: Unsure residents will appreciate consistent 5% increase per year.

- Hill: To circulate report, not to guarantee 5% increase but to recommend predictable increase.



Ivon Callahan: President of civic association. People are wondering what is happening with utility fee. Lives in Old Town. Issue: Construction of 2-foot tall, 100-foot-long pump station in open space. Told could not construct more expensive option because competing with schools.

Potomac River watershed is not in River Renew jurisdiction. Residents do not benefit from utility fees. Not fair or equitable. Old pump station (Olin Plan) is being replaced by pump station in waterfront park. Pump proposal is intended to handle stormwater and flood water. Proposal would build upriver front to create drainage area. Project is categorized as riverine project although will also address stormwater.



Hill: Flood prevention projects in combined sewer area are not supported by stormwater. Thuot: Advocated to include sanitary sewer budget.

- Hill: Why are certain stormwater projects not funded by the stormwater fee? Committee should know. Hill to enlist lawyer or former City manager to understand.



Drudi: Pump house will occupy prime recreational space which will impact City desirability. What percentage of pumping will address runoff versus river flow?

- Callahan: Majority will be stormwater collection. River Renew pump structure at Potomac Yards is more aesthetically pleasing.

Craig: Question about status of Braddock Metro area.

- City knows cost, unsure when will have funding. Drudi: Can you add it to the list?
- Maines: Would consider after CIP 26-35, have ROM of 35 million.
- Craig: thought submitted letter to request City add to list.
- Hill: Mentioned in stormwater fee letter to mayor.
- Maines: Federal funding in jeopardy. City applied for federal grant, unsure whether will receive. Community Flood Protection Fund (CFPF) grant: judge in Floyd County ruled cannot pull out. Judge told Attorney General is pay bond, will stay ruling. Not looking good.
  - o Future CFPF could be impacted.
  - o HUD grant: Think will receive.

Motion to adjourn. Second. All in favor, aye.

9:23 pm