

LBWID Planning Meeting FY-26-01
(08/04/25)
Approved

Attendees: Alan Pisarski, Jim Simonson, Davis Grant, Tim Cogswell, Jennifer Grant, Brenda Pierce

LBWID Structural Adjustments

Attendees discussed how to enhance communications within the LBWID management team and decided to more widely share emails and information, to regularly include the operations director and office manager, and not just trustees and executive director.

LBWID Operations Director's Update

Weekly beach and Lake cleanup - going well, keeping up with debris and trash, even with all the storms.

Tree removal from the Lake – 1 large oak tree removed from water at 6314 Cavalier Corridor and 2 large oak trees removed from water 3427 Greentree Drive.

Mowing/weed eating Community Garden and LBWID's property at Potterton Bridge.

Purchased new 48" zero-turn mower for maintaining Community Garden and LBWID's property at the Potterton Bridge, cost of mower - \$4,994.00.

LBWID will no longer be paying a contractor to mow the Community Garden, will do the work in-house.

Removal of storm debris from Potterton debris catcher - contracted with Arborbuds to help remove the debris. The County did come in about 2 weeks after this and said they were going to try and come in more often. Their involvement seems to be on a case-by-case basis.

Inspected and reinforced the Dam's boat barrier buoy line. The main chain and other fail safes are good for a few years but added another line just in case. Everything is checked on an annual basis. The chef's hat has to be replaced every few years, and this will likely need replacing soon (~ \$900 - \$1000).

Fixed area along LBWID driveway/parking lot that has frequently washed out during heavy rain events. 6 tons of 1" to 3" river rock - \$1,100.

Poured in dry portland cement to lock the stones together.

The improvements worked very well - no washout with this work.

Improved shoreline and mooring arrangement for LBA lifeguard dock at Beach 4, made the floating dock more stable.

Updated 3-year bathymetry survey contract with Princeton Hydro., LLC

Includes a typical annual increase of approximately \$500

The next survey will take place this month, exact date TBD

Transformer oil spill response at 6500 Waterway Drive (from tree falling from 6505 Waterway property onto power lines).

LBWID assistance was limited - assisted with containment of oil by placing absorbent booms in stormwater outfall and continued monitoring for impacts to the Lake. Dominion Energy was very proactive, placing containment booms at the drains and digging up the spilled oil.

The residual oil sheen that was observed on the Lake dissipated naturally.

The question of dredging came up from the community. Not only was there no need for it, but dredging would involve hazardous materials and the disposal of such materials is complicated - the closest area (incinerator) is in Richmond.

Will be scheduling the trucking company for emptying the decanting basins for early September.

Will likely be using a new trucking company this year.

LBWID Financial Update

FY-2025 July-June Income/Expense Statement - closes out the fiscal year - no unanticipated variances in the budget, nothing stood out. We are now in fiscal year 2026.

Still need to do the 2024 audit reconciliation

The \$500K from the State budget amendment is in the budget. We are building the reserves now because we need to be ready (and are expected) to pay for a large part of the dam embankment project.

Investment update (Jim Simonson) - Jim, as treasurer, gets advice from Charles Schwab before making the investments he does. As we have discussed, it is a cautious approach – most investments are 3 month CDs, which have a return of a little more than 4%. These are the safest investments with the highest level of return.

Discussed how much to keep for day-to-day expenses in the Truist account. We average \$85,000 per month in operational expenses, so using that as a guide, agreed to maintain 3 to 4 months in the Truist account ($85K \times 4 = \sim \$350,000$). We'll try that and see if it works.

East and West Dam Embankment Armoring Project

Whitman, Requart, and Associates (WR&A)

Davis will be reaching out to Bill Wagner and Jason Cosler this week to get a status update on the plans and schedule for the geotechnical testing/drilling the east and west embankments - possibly September.

GKY and Associates, Inc. (GKY)

There is a virtual meeting on 08/06/2025 with GKY to review the results of the updated modeling of the downstream inundation zone modeling. Bill Lecos will also attend that meeting to determine how we can utilize the modeling to increase funding support for the dam embankment armoring project.

GKY has modeled the flow all the way to the Potomac River, with animated gif's.

Their full report will be given to DCR Dam Safety.

After this, GKY will wind down a bit, waiting to see if WR&A need any specific modeling.

DCR Dam Safety meeting update

Davis will be scheduling a virtual meeting in September with the Division of Dam Safety to update them the downstream inundation modeling.

LBWID's existing Regional Dam Safety Engineer (Andrea Henry) has been promoted to Chief Dam Safety Engineer, the highest staff position in the Division of Dam Safety. Mark Killgore now reports to Andrea Henry. Until a new regional engineer can be assigned/hired, Andrea will split her time between her new position and her previous position.

DCR Dam Safety Grant update (\$315,000)

LBWID is still waiting on a total reimbursement of \$96,974.73 for Quarter #1 and Quarter #2. We have been informed that it is currently in the last phase of approval as of 7/30/2025. LBWID will be submitting Quarterly Report #3 within the next week or so. Jake Shaw (DCR Dam Safety Grants Manager) is aware that it is being submitted a little late and has no concerns.

FEMA Dam Safety Grant update (\$205,000). Davis will be reaching out to Jake Shaw for a status update on the FEMA Grant. Last heard from them about 5 weeks ago - we are good to go but must wait for the other applicants to finish their paperwork.

Virginia 2024-2026 Biennial Budget Amendment update (\$500,000). The \$500,000 has been received and was deposited into LBWID's Truist account on 06/20/2025.

Bill Lecos - Reviewed Bill Lecos's consulting arrangement with LBWID and discussed potential adjustments that would better utilize his skills and potentially allow him to be more efficient and effective.

Renewal of the Dam's 2-Year Conditional Dam Recertification

LBWID will be submitting a 2-Year Conditional Dam Recertification to Virginia's Division of Dam Safety by the end of August. The current 2-year dam certification expires on November 30, 2025 (need to submit 3 months in advance).

Transfer of ownership of Community Garden.

The LBA Board collectively discussed the topic during their June board meeting and the board members supported the idea.

The LBA's bylaws state that they do have to take a membership vote to receive land. The same process as they went through when transferring ownership of the Dam and Parcel 165 to the LBWID.

The LBA Board would like to initiate the public information and membership vote process this upcoming fall/winter.

LBA shared their concern about expenses and we agreed that LBWID would pay all legal fees for the transfer and could continue maintenance of the property (mowing and weed eating) for a few years after the transfer.

Davis requested that Brenda represent the LBWID and work with the LBA President (Bill Baumgartner) to guide the community on this transfer of ownership.

LBWID Native Tree Replacement Program

Was advertised by Constant Contact (once) and LB Newsletter (twice)

Application period opened on July 15th closed on July 31st.

LBWID received 10 applications

Applications will be reviewed and recipients will be notified by August 31st

Trees will be planted from late September to mid-October by Arborbuds

The average cost per tree = \$118.00

LB Newsletter Articles

Newsletter article deadline -- LBWID internal deadline is the 10th of each month, LB Newsletter submission deadline is the 15th of each month.

January edition – 2024 LBWID Year in Review

February edition- Working Together for the Common Good

April edition – LBWID FY-2026 Budget Summary

May edition - LBWID Tree Replacement Program

June edition – Storm Season

July edition - LBWID Open House save the date notice.

August edition – LBWID Open House Details

September edition –TBD – possibly length of service of LBWID staff and first responders working with LBA and LBWID