



## MEMORANDUM

**TO:** Mayor Greenlaw and Members of City Council  
**FROM:** Beverly R. Cameron, City Manager  
**DATE:** February 2, 2016  
**SUBJECT:** City Manager's Update

---

Highlights of major activities and other notable developments:

***Historic Renwick Courthouse Complex Survey*** – The City has contracted with Commonwealth Architects to conduct a Historic Structures Report for the Renwick Courthouse, the Old Jail, and the Old Wallace Library building (now the headquarters for Fredericksburg City Public Schools.) The study will analyze the history of the three buildings and survey the existing conditions in the building. The report will provide the City with a detailed analysis to include cost estimates for potential repairs. The City has been soliciting feedback and information on these buildings by encouraging citizens to complete a [survey](#) on the buildings. The deadline to complete the survey is February 16.

***Elevator Modernizations and Renovations Schedule*** – The City has contracted with Thyssen Krupp of Richmond to perform five elevator renovations, repairs and modernizations. The Headquarters Building of the Central Rappahannock Regional Library, Old Town Hall/ Fredericksburg Area Museum, and train station elevator renovations were all completed on time and with minimal disruption. At the train station, Rappahannock Goodwill Industries supported the City with supplying labor to assist passengers in accessing the ramp and train. Renovation began on the final facility, the Executive Plaza on February 1. The first elevator should be completed by April 1. The second elevator work is scheduled to begin on April 4 and should be completed by May 27. On Tuesday, February 9 both elevators will be inoperable from 1 p.m. through the end of the day. The elevators will be back in service on Wednesday, February 10. Staff in all departments affected has been notified, and signs with department phone numbers have been posted for assisting the public.

***City Hires Procurement Agent*** – On January 11, Lynn Enders was hired to serve as the City's first purchasing agent. Mrs. Enders is a seasoned purchasing professional with extensive experience gained from her service in Virginia state agencies. She has broad knowledge of statewide contracts, large agency and higher education procurement. We are confident she will bring the City's purchasing policies and practices to a new level. We foresee opportunities to streamline processes, identify efficiencies and bring cost savings to the bottom line.

***College Heights Water Improvement Project Provides Significant Increase in Fire Protection*** – The recently completed College Heights Water Improvement Project consisted of the installation of a new 16" connection from the Courtland water zone into College Heights from the west side of Jefferson Davis Highway, installation of a 16" line along Dandridge Street from Rappahannock Avenue to College Avenue and replacement of the 8" line in Payne Street from Rappahannock Avenue to College Avenue. Recent flow testing on fire hydrants in the College

Heights neighborhood in the vicinity of the improvements confirm that the project has resulted in the anticipated significant increase in fire protection flows through the hydrants.

Baseline flow testing of twenty neighborhood hydrants was performed prior to the start of the project and then the flow testing was repeated post-project. (An additional five hydrants, located near various College Avenue intersections, were also tested post-project.) The test results can be summarized as follows:

	Average Maximum Available Fire Flow (gpm)	System-wide Maximum (gpm)
Before Construction	810	1,199
After Construction	1,858	3,000

Average Maximum Available Fire Flow = combined fire flow rates through the twenty hydrants tested/20

System-wide Maximum flow = the hydrant(s) with the highest flow.

The report points out that that, as expected, the greatest increase in flow rates occurred in the hydrants nearest where the new lines were installed. However, some improvement in flow was achieved in all of the twenty hydrants. Additional improvements will be needed in the future to achieve desired levels of flow in College Heights hydrants more remote to the recent improvements.

**City Staff Conducts Review of Snow Removal Operations** – Senior staff of the Public Works and Parks, Recreation and Public Facilities Departments met on February 2 to review snow removal operations during the January 22-23 snow storm and the period immediately following the storm. While the “reviews” of the performance of the staff and employees of the two departments have been generally positive, the focus of the discussion was on issues that arose during the storm response that need to be factored into planning and preparation for future snow events.

A significant amount of the discussion related to the strain that the City’s growth over the past few years is placing on resources (personnel and equipment) as these departments endeavor to meet the community’s expectations for clearing of streets, parking lots and sidewalks adjacent to City buildings as well as public parking lots. Staff will be submitting some recommendations for addressing these concerns to the City Manager in the near future. Comments and or criticisms regarding the recent snow response are invited and may be submitted to either [dfawcett@fredericksburgva.gov](mailto:dfawcett@fredericksburgva.gov) or [jcshelhorse@fredericksburgva.gov](mailto:jcshelhorse@fredericksburgva.gov).

**New R-Board Landfill Cell** – The Rappahannock Regional Solid Waste Management Board (R-Board) has completed the successful bidding and construction of the new disposal cell, F-2. The project, which took just 4.5 months, included an earthwork excavation quantity of 450,000 cubic yards. Cell F-2 is part of the continued development of the R-Board Landfill located in Stafford County. The regional facility has operated successfully since 1988 and has an overall remaining site life of 50 years. Cell F-2 covers 9.3 acres and has a projected operational life of seven years based on current disposal rates. The new cell received a Certificate to Operate from DEQ on

December 8, 2015. The project was completed at a cost of \$5M. Last fall, the City of Fredericksburg and Stafford County borrowed money on behalf of the R-Board for this project through the Virginia Resources Authority.



Beginning of construction - August 2015



Completed Cell F2 - December 2015