



# Richmond City Council

*The Voice of the People*

*Richmond, Virginia*

## Office of the Council Chief of Staff

### Government Operations Standing Committee

February 25, 2026

### Staff Prep Document for Councilmembers

**Previous Meeting:** November 12, 2025

**Next Meeting:** March 25, 2026

**Legistar Link:** [Meeting details](#)

#### Presentations:

- Clean City Commission on 2025 annual report
- DIT on cybersecurity and protection of data
- DGS on capital maintenance program

#### March Meeting Preview:

- No presentations planned

## Clean City Commission Annual Report – Commission Chair, Steve Marzolf

### Staff Notes:

- [City Code](#): Sec. 2-1157 through 2-1160.
- Sec. 2-1159 duties and functions: The Clean City Commission shall provide advice and recommendations to the Council and the Chief Administrative Officer, concerning programs and policies to reduce litter, encourage proper disposal and recycling, and improve the local environment in the City of Richmond.
- Sec. 2-1160 Reporting requirement: “On an annual basis, the Commission shall provide the Council and the Chief Administrative Officer with (i) any recommendations concerning programs to reduce litter, encourage proper disposal and recycling, and improve the local environment in the City of Richmond, (ii) any recommendations concerning changes to laws related to litter control, proper disposal of waste, recycling, and illegal dumping, (iii) a summary of the Commission's actions to perform, recommendations to improve, or challenges to meet its duties and functions, and (iv) any other applicable information as required by Article V, Division 1 of this chapter.”

### Potential Questions:

- Your report identifies "aggressively addressing illegal dumping" as a top priority for 2026. Given the scale of this issue in certain districts, what specific new enforcement recommendations or policy changes is the CCC proposing to move beyond simple cleanup toward prevention?
- You mentioned that the Adopt-a-Spot program requires a two-year commitment from volunteers. How many of the currently active "spots" are reaching their 10-cleanup milestone for signage, and is the commission seeing a measurable decrease in litter recurrence in these specific adopted areas?
- One of your new project goals is to "expand recycling programs in Richmond Public Schools." What is the current gap in recycling services within the school system, and how does the CCC plan to coordinate with the School Board to ensure these programs are sustainable?
- What specific recommendations do you have for a “permanent and sustainable solution for brush and yard debris disposal?” What’s not working with the current process?
- Which specific waste reduction programs should we expand?
- The commission holds three major recycling events annually at the Parker Field Annex. Considering the high demand for electronics recycling and household hazardous waste disposal, is there a plan—or a need for additional funding—to increase the frequency or locations of these events to better serve residents in the Southside or East End?
- As the CCC provides recommendations to the Department of Public Works regarding funding, what is the single most critical budget increase the City Council should consider in the next fiscal cycle to support the CCC’s mission of improving the local environment?

## Cybersecurity and Protection of Data –Doug Gernat, Deputy Director DIT

### Staff Notes:

- DIT's role is *Security Risk Management*: foundational discipline for protecting the City.
- Slide 5: Diagram outlines high frequency & high advantage (for the attacker) threats:
  - Critical threats: deepfakes, AI application compromise
  - Emerging threats: automation hijack, nation state, and prompt injection
- Cybersecurity personnel can be difficult to recruit and retain
- Recommend balancing innovation & vigilance + general awareness

### Potential Questions:

- How are we protecting critical infrastructure from cyber-attacks?
  - Do you have resiliency plans for critical enterprise systems like RVAPay or DPU's Customer Information System?
- As we move toward "Security Risk Management," how is the City vetting the cybersecurity standards of outside vendors and contractors who have access to our network or handle sensitive resident data?
- On Slide 5, the diagram identified two critical threats: deepfakes & AI application compromise.
  - How is DIT mitigating against these threats?
- What is the biggest cybersecurity risk facing the City and how is DIT mitigating that risk?
- What is DIT's current vacancy rate in its cybersecurity team?
- How are you "upskilling" your current workforce to identify and manage emerging threats?
- What percentage of employees completed cybersecurity training in FY25 and FY26 to date?
- What metrics are you using to evaluate performance? How are you measuring them?

## Capital Maintenance Program – Gail Johnson, Director of Department of General Services

### Staff Notes:

- Slide 4: DGS has 120 FTEs listed on the org chart; in addition to Director Johnson, there are
  - 4 FTEs in Special Capital Projects,
  - 12 FTEs in Parking Enterprise,
  - 50 FTEs in Facilities/Security Management, and
  - 53 FTEs in Fleet Maintenance.
- Slide 5: Of the 81 facilities maintained by DGS, all but 9 (89%) are occupied.
- Slide 6: The distinction between facility condition index (FCI) and facility condition assessment (FCA) is that FCA goes beyond a measure of condition alone: “comprehensive evaluation of a building’s physical condition to evaluate maintenance needs and prioritize improvements.”
- Slide 7: FCI = deferred maintenance cost (i.e., the accrued maintenance “liability” on the books) divided by the facility’s current replacement value. FCI > 0.51 = more cost effective to divest.
- Slide 8: Including indirect costs such as for inspections, permitting, and furniture fixtures & equipment (FF&E), the city faces substantial **total costs** for deferred maintenance:
  - Immediate (average FCI 0.4): \$357.2 million (\$251.6m construction only)
  - Within 5 years (average FCI 0.44): \$389.9 million (\$274.6m construction only)
  - Within 10 years (average FCI 0.63): \$564.3 million (\$397.4m construction only)
  - Within 15 years (average FCI 0.81): \$725.3 million (\$510.8m construction only)
- Slide 9: The city would need to allocate \$40 to \$50 million per year to address the deferred maintenance backlog and bring the total backlog under \$100 million.
- Slide 10: In addition to needed spending on the deferred maintenance backlog, the city would need to allocate approximately \$20 million to capital maintenance per year just to keep FCI scores below “critical.” \$40 to \$50 million for capital maintenance per year is also the minimum spending level needed to get the average FCI within “good” or “fair” range within 15 years.
- Slide 11: The three facilities with the most critical deferred maintenance (DM) needs remain City Hall (FCI 0.65, \$149.5m total DM costs); the John Marshall courts building (FCI 0.36, \$29.5m total DM costs); and the Main Library (FCI 0.72, \$32.5m total DM costs).
- Slide 12: In FY26, the city allocated \$16.12 million to generalized capital maintenance (\$9.445m to DGS, \$5.175m to Parks & Rec, and \$1.5m to RACC). Slide 13 includes project-level spending.
- All 9 open audit items for DGS relate to the fleet fuel program, and slide 15 indicates DGS has submitted information and documentation to the City Auditor for 7 of the 9 and is finalizing its documentation for the other two.

### Potential Questions:

- The FY26 adopted operating budget says DGS has 47 FTEs but PowerPoint today said ~120 FTEs. Please explain – are these additional FTEs funded via the Capital budget?
- Is it accurate to say that the city would need to spend \$40 to \$50 million **each** (per year) on the deferred maintenance backlog AND current capital maintenance needs to bring the average FCI across its portfolio into the “good” or “fair” range?
  - Are there plans to include separate budget line items for deferred maintenance and current capital maintenance needs in the FY27 budget?
- If needs exceed FY27 budget (which seems almost guaranteed), what is the City’s plan to maintain a safe, energy efficient, and optimized real estate portfolio?