

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
MINUTES OF DECEMBER 18, 2007 AT 7:30 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT THE CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON DECEMBER 18, 2007 AT 7:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Ballengee, Councilmembers Barber, Canada, Carter, Huppert, Stipes, and Wade. COUNCIL MEMBERS ABSENT: None. Also present Town Manager Terpenney, Assistant Town Manager Helms, Town Clerk Stipes, Planning Director Wingfield, and Town Attorney Memmer.

PLANNING COMMISSION MEMBERS PRESENT: Commissioners Byrd, Carter, Moore, Poff, and Vanhoozier. PLANNING COMMISSION MEMBERS ABSENT: Commissioners Booth, and Simmons.

MAYOR BALLENGEE stated there was a quorum present of Council Members and Planning Commissioners.

PLEDGE OF ALLEGIANCE led by Assistant Town Manager Helms.

JOINT PUBLIC HEARING

1. A rezoning request by Barbara Hise for property on Stafford Drive (tax parcels 404 – ((1)) – 3 and 405 – ((A)) – 13 and 14) from A Agricultural and R-1A Rural Residential to R-1 Single-Family Residential. The property contains 27.55 acres and is scheduled as Residential and Conservation - Limited Development in the Future Land Use Map of the Christiansburg Comprehensive Plan. Mr. John Travis of J & D Builders addressed Council on his and the property owner's behalf. Mr. Travis said he has developed two subdivisions in Pulaski, one with eight homes and one with twenty-one homes, and both developments increased property values of the surrounding homes. His homes are quality, custom built homes ranging from \$170,000 to \$400,000, on 10,000 square foot lots. His plan for the Stafford Drive property is thirty-nine homes to be built over a three to four year period. Walking trails are planned, along with a Homeowner's Association to maintain the neighborhood. Mr. Travis showed Council a rendering of the planned houses. Mr. Travis said his development, once completed, will have a tax base of over twelve million dollars. Ms. Barbara Hise, owner of the property, said the land has been in her family since the 1960's. Her late father extended Stafford Drive fifteen years ago at his own expense, and donated land to the Town for a needed sewer station. The subdivision, according to Ms. Hise, will be a small, upscale neighborhood that will provide the additional sewer system needed in this area. Ms. Hise said she cares about this area and she does not believe that the traffic from this small neighborhood will have much of an impact on the traffic along Route 114. She asked the Town and the neighboring residents to support this request. Ms. Michelle Vaught, a resident of Stafford Drive, presented to Council a petition of opposition for this request by residents of Stafford Drive and the surrounding area, along with a letter of opposition, which she read. Much of the opposition was because of the increase in traffic along Stafford Drive and on Route 114 that would result from additional homes in the area. The letter of opposition asked that Council consider denying the request until Route 114 is adequately upgraded. The residents also expressed their concern about the poor condition and narrow width of Stafford Drive. Mr. Steve Semones of Balzer & Associates is working with the property owner and the developer in planning this subdivision. He pointed out that this section of Town is identified as residential in the Christiansburg Comprehensive Plan, which means that the Town intends for the property to be developed residential. The thirty-nine lots proffered is very low density for this acreage. He also mentioned that Stafford Drive is built to Town standards and that there are three connections to Route 114. Mr. Semones commented that it is important to be able to work with landowners and developers and he doesn't want to see traffic be a factor in approving or denying requests. Mr. L.J. White, a resident of Stafford Drive since 1973, said he has seen much growth along Stafford Drive over the years. He is not against developing the property, but he does believe that Stafford Drive needs to be upgraded before adding additional daily traffic. He suggested creating a "round about" as a means to control traffic. Mr. Jackie Davis of Stafford Drive said he took measurements of the road and in areas it is only 17.6' to 18' wide, which, in his opinion, creates a hazard when two vehicles are passing one another. Ms. Hise agreed that Stafford Drive needs to be improved, and pointed out that the tax base from this subdivision could provide for the improvements.

2. A Conditional Use Permit request by Leslie Bane for property at 665 Stafford Drive (tax parcels 405 – ((A)) – 7A) for a major home occupation (home improvement contractor) in the A Agricultural District. There was no one to speak for or against this request.

PUBLIC HEARING

1. Sale of two lots in the Christiansburg Industrial Park. There was no one to speak for or against this request.

REGULAR MEETING

MAYOR BALLENGEE called the Regular Meeting of Council to order and asked if there were any additions or corrections to the Minutes of December 4, 2007. There being none, the minutes were approved as presented.

CITIZEN HEARINGS:

MAYOR BALLENGEE opened the Citizen Hearings for those desiring to address Council.

PLANNING COMMISSION'S RECOMMENDATIONS ON THE JOINT PUBLIC HEARING REQUESTS:

1. A rezoning request by Barbara Hise for property on Stafford Drive (tax parcels 404 – ((1)) – 3 and 405 – ((A)) – 13 and 14) from A Agricultural and R-1A Rural Residential to R-1 Single-Family Residential. At Vice-Chairperson Vanhoozier's request, Secretary Terpenney read the Planning Commission's recommendation to defer action on this request until a concept plan is received from the owner and reviewed by the Town.
2. A Conditional Use Permit request by Leslie Bane for property at 665 Stafford Drive (tax parcels 405 – ((A)) – 7A) for a major home occupation (home improvement contractor) in the A Agricultural District. Secretary Terpenney read the Planning Commission resolution recommending Town Council issue the Conditional Use Permit with three conditions. The Planning Commission's vote was unanimous.

SHANE LAVENDER TO PRESENT THE FISCAL YEAR 2006- 2007 AUDIT. Mr. Shane Lavender of M.B. Cook, C.P.A. has performed the Town's audit since 1988. As a result of changes in auditing standards, the Town must be issued a management letter upon completion of the annual audit. Mr. Lavender prepared and submitted the Town's management letter explaining that the letter commended the Town for its financial management practices and recommends that no changes be made to the Town's financial management procedures and policies. Mr. Lavender also submitted his audit report to the Town and explained that he found no fraud, inconsistencies, or misappropriations during the 2007 annual audit. Mr. Lavender did advise that the Town will need someone on staff who can prepare the management letter, perform financial analysis, and assist with budget preparations and other financial projects. It is important that the person hired have a background in accounting and finance. An annual, outside audit will still be required. A copy of the audit report can be reviewed in the Town Manager's Office. Mayor Ballengee thanked Mr. Lavender for his audit report, and for preparing the Town's management letter.

There being no one else to address Council, MAYOR BALLENGEE closed the Citizen Hearings.

DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

COUNCIL ACTION ON THE PLANNING COMMISSION'S RECOMMENDATIONS ON THE JOINT PUBLIC HEARING REQUESTS.

1. A rezoning request by Barbara Hise for property on Stafford Drive (tax parcels 404 – ((1)) – 3 and 405 – ((A)) – 13 and 14) from A Agricultural and R-1A Rural Residential to R-1 Single-Family Residential. Councilman Wade made a motion to accept the Planning Commission's recommendation to defer the request, seconded by Councilman Barber. Council voted as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.
2. A Conditional Use Permit request by Leslie Bane for property at 665 Stafford Drive (tax parcels 405 – ((A)) – 7A) for a major home occupation (home improvement contractor) in the A Agricultural District. Councilman Canada asked if building materials will be stored at this site and Ms. Bane replied that all building materials will be directly delivered to the worksites, and any equipment will be stored in her garage, out of sight. Councilman Canada said he would like

added to the conditions that all equipment be stored indoors. Councilman Canada made a motion to approve the Planning Commission's recommendation to issue the CUP with four conditions, including the condition that all equipment be stored indoors. The motion was seconded by Councilman Huppert, and Council voted as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None. A copy of the resolution and four conditions is attached herewith and made a part of these minutes.

COUNCIL ACTION ON THE SALE OF TWO LOTS IN THE CHRISTIANSBURG INDUSTRIAL PARK. Councilman Wade made a motion to proceed with the sale of two lots in the Christiansburg Industrial Park, seconded by Councilman Barber. Council voted as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.

CLOSED MEETING:

1. MAYOR BALLENGEE requested a Closed Meeting under Section 2.2-3711 A(5), *Code of Virginia*, for the discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. On motion by Councilman Barber, seconded by Councilman Stipes, Council voted to enter into a Closed Meeting. Town Clerk Stipes polled Council as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.
2. MAYOR BALLENGEE declared Council out of Closed Meeting and into Regular Session. Town Clerk Stipes polled Council as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.
3. CERTIFICATION – Councilwoman Carter moved to certify that the Town Council of the Town of Christiansburg, meeting in Closed Meeting, to the best of each member's knowledge, discussed only the matters lawfully exempt from open meeting requirements by Virginia Law and only such matters as are identified in the Resolution to enter into Closed Meeting. Councilman Barber seconded the certification and Council voted as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.

TOWN MANAGER REPORTS:

MONTHLY BILLS – On motion by Councilman Stipes, seconded by Councilwoman Carter, Council voted to approve the monthly bills to be paid 10 January, 2007, in the amount of \$550,561.88. AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None. NOTE: January bills are being voted on tonight since the first meeting in January, which falls on a holiday, was previously cancelled by Council.

TOWN MANAGER TERPENNY informed Council that conference and hotel reservations have been made for each of them to attend the VML/VACO Legislative Day on February 7, 2008. Manager Terpenney asked that he be notified by Council members not planning to attend, so the Clerk can submit timely cancellations.

TOWN MANAGER TERPENNY reported that the Internal Revenue Service has authorized an increase in the mileage reimbursement rate to 48.5 cents per mile. The rate is currently 40.5 cents per mile. Councilman Canada made a motion to increase the Town's mileage reimbursement rate to 48.5 cents per mile, effective January 1, 2008. The motion was seconded by Councilman Wade and voted upon as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.

EMPLOYEE CHRISTMAS GIFT CERTIFICATES. Manager Terpenney reported that the Town received two responses to the bids sent out for employee Christmas gift certificates and Wades Supermarket was the low bid at an eight percent (8%) discount. Manager Terpenney recommended accepting Wades Supermarket's bid. On motion by Councilman Huppert, seconded by Councilman Canada, Council voted to accept the bid from Wades Supermarket at an eight percent (8%) discount. Gift certificates will state "No alcohol or tobacco products". Council voted as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None.

TOWN MANAGER TERPENNY noted the Town's 2007 Annual Report that was placed at each Councilmember's seat before the start of tonight's meeting. Manager Terpenney invited each Councilmember to contact him with any questions.

MAYOR BALLENGEE invited Council to attend the employee gift certificate distribution Friday, December 21st at 3:00 P.M. at the firehouse.

MAYOR BALLENGEE reported that Panera Bread's ribbon cutting will be held tomorrow, December 19th at 10:00 A.M., and that Council is invited to attend.

COUNCILMAN WADE commented that there have been discussions lately between the Town and its State Delegate concerning various options for improving Route 114, in lieu of waiting for VDOT funding. Councilman Wade asked the Mayor to consider appointing an ad hoc committee to collect information on various options to present to Delegate Nutter. Mayor Ballengee appointed Councilmen Wade and Stipes to the Route 114 Committee, since they have been involved in recent talks regarding Route 114 improvements. Both Councilmen accepted the appointment.

ADJOURN:

There being no further business to bring before Council, Mayor Ballengee declared the meeting adjourned at 9:55 P.M.

Michele M. Stipes, Clerk of Council

Richard G. Ballengee, Mayor