

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
AUGUST 22, 2017 – 7:00 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VIRGINIA, ON AUGUST 22, 2017 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Samuel Bishop; Harry Collins; R. Cord Hall; Steve Huppert; Henry Showalter. ABSENT: Bradford J. Stipes.

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Town Attorney Theresa Fontana; Director of Public Relations Melissa Powell; Finance Director/Treasurer Val Tweedie; Director of Engineering Wayne Nelson; Planning Director Andrew Warren; Director of Public Works Jim Lancianese; Director of Parks and Recreation Brad Epperley; Wastewater Treatment Plant Superintendent Ryan Hendrix; Fire Chief Billy Hanks; Police Chief Mark Sisson.

**I. CALL TO ORDER**

- A. Moment of Reflection
- B. Pledge of Allegiance

**II. ADJUSTMENT OF THE AGENDA**

- A. Move items E and F under IX. Discussion and Action by Mayor and Council to the Consent Agenda.
- B. Add Food Truck Rodeo street closures as item G under IX. Discussion and Action by Mayor and Council.

Councilman Hall made a motion to adjust the agenda as indicated, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.

**III. PUBLIC HEARINGS**

- A. The 2017 Community Development Block Grant Annual Action Plan.

Planning Director Andrew Warren reported on the 2017 Community Development Block Grant Annual Action Plan, noting that the report had been posted on the Town's website and on the Montgomery County-Floyd Regional Library website for public information and comment. There were no comments for or against this matter.

- B. A rezoning request by the Montgomery County Economic Development Authority, agent for Cox Family Farms LLC, for an approximately 64.114 acre property, Tax Map No. 558-A 24. The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District.

Brian Hamilton, Secretary/Treasurer of Economic Development Authority, explained that Montgomery County currently had under contract 125-acres of the Cox Family Farms, LLC, which had been divided into two parcels. Parcel A is located in Montgomery County and has been rezoned M1 Mixed use Industrial; Parcel B is located within the Town of Christiansburg and is the rezoning request before Council for consideration. Two proffers have been offered: (1) A 200-foot buffer would run along the Christiansburg/Montgomery County property line. (no improvements are planned for the buffer, which is an open field; however, it would be available for use as a utility easement, if necessary); (2) There would be no roadway access from Tanglewood Drive or Jones Street.

Tyler Tennessen, 345 Tanglewood Drive, addressed Council with concerns regarding his understanding that an incorrect survey may have been used in developing the zoning request for the 64.114-acre parcel.

He spoke specifically about a certain 7-acre portion of the parcel and asked if it would be included in the 200-foot buffer area. Mr. Tennison said one of his main concerns was the potential noise impact on the neighboring residential area, if the request was approved. Brian Hamilton stated that the 200-foot buffer was intended to shield residential areas from business development on the property, and that future businesses would be obligated to comply with the Town's noise ordinance. Also, there would be no construction or employee traffic access to the property from neighboring residential streets. Planning Director Andrew Warren addressed Mr. Tennessen's concerns regarding the survey and the specific 7-acres by noting that the 7-acre plot was not in the industrial park and will not be used for industrial business, but would be included on Parcel B when the property was subdivided. According to Mr. Hamilton, the intent was for the 7-acre plot to remain A Agricultural. Mr. Hamilton noted that at this time the county did not have a specific project in mind for the property to be rezoned I-2 General Industrial.

Laureen Spaulding, 315 Tanglewood Drive, asked if the 200-foot buffer was standard, and if it could be increased. Mr. Hamilton responded that the 200-foot buffer requested was larger than a typical buffer.

John Zeckoski, 370 Tanglewood Drive, asked if a traffic study had been done as part of the rezoning request. Town Manager Wingfield replied the if a future road were federally funded, a noise study would be required.

Council spoke with citizens regarding the potential impacts of the rezoning with regards to traffic, noise, and property values. It was noted that the rezoning request was a land use issue, and Mr. Hamilton gave assurance that Montgomery County would be extremely cautious in selecting future tenants due to high value investments and nearby Falling Branch Elementary School. The developer would be required to submit a site plan for approval prior to construction, and more intensive business in I-2 Industrial would require a Conditional Use Permit.

#### IV. CONSENT AGENDA

- A. Meeting Minutes of August 8, 2017.
- B. Monthly Bills.
- C. Purchase Contracts:
  - Virginia Public Works Equipment Company Vac Truck- Vactor2100 plus 2018 Freightliner \$399,929.
  - National Auto Fleet Group 2 2018 freightliner tandem axle trucks \$ 217,242.
  - National Auto Fleet Group 1 2018 freightliner tandem axle trucks \$ 117,424.
- D. Route 114 Right-of-Way, Easements and Stormwater Management Basin Conveyance.
- E. Reappointment of Al Bowman as at-large member of the Virginia Tech/Montgomery Regional Airport Authority Board. The term runs from September 1, 2017 to August 31, 2021.
- F. Reappointment of Richard Ballengee as primary appointee and Steve Huppert as alternate to the New River Valley Agency on Aging. The term will run from October 1, 2017 through September 30, 2018.

Councilman Hall made a motion to approve the Consent Agenda, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.

#### VI. CITIZEN COMMENTS

- A. Alan Rauch, 208 Hickok Street, expressed concern with a recent newspaper article that reported the Town was considering permanently closing Hickok Street from Commerce Street to Main Street for the farmers' market and other downtown events. Mr. Rauch's main concerns regarded limiting emergency vehicle access and access to several downtown businesses, including the Disability Resource Center and the Mountain View Humane. Mr. Rauch requested Council consider moving the farmers' market location to a vacant parcel on West Main Street near Burger King and Dollar General Market. The vacant lot is

one block from Hickok Street, has ample parking, and would not require closing a public street. Mr.

Rauch said he believed the owner of the vacant property may be willing to donate it, if approached by the Town. Mayor Barber thanked Mr. Rauch for his comments and said the Town would consider his request.

- B. Jay Mathis, 1900 Canter Drive, Riner, Virginia, addressed Council on behalf of Ashley Jones who has requested a Conditional Use Permit to operate New River Barbell and Fitness out of a building located behind the Kiwanis Park. The facility is going to be marketed as a crossfit fitness center, and he requested Council support.
- C. Rita Irvin, 170 Salem Lane, addressed Council regarding Shaffer Street, which presumably was named after Captain Schaeffer, who was instrumental in starting the Schaeffer Memorial church and school. If the street is indeed named after Captain Schaeffer, Ms. Irvin requested that the street sign be changed to *Schaeffer Street*. Town staff will research the matter and change the sign accordingly.
- D. Tony Dodson, 3735 Eaglebrook Road, Christiansburg, addressed Council in support of the Conditional Use Permit request by Ashley Jones to operate New River Barbell and Fitness in an existing building located behind Kiwanis Park. The facility operates three hours per day in a low traffic area, and he requested Council support.

## VII. INTRODUCTIONS AND PRESENTATIONS

### A. Introduction of New Employees:

- 1. Micheal Huesman, Public Works Crew Supervisor, Right-of-Way Maintenance
  - Evan Phillips, Right-of-Way Maintenance Worker
- 2. John Kirtner, Public Works Crew Supervisor, Utilities
  - Taylor Gilbert, Equipment Operator I

## VIII. COMMITTEE REPORTS

## IX. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Conditional Use Permit request by Ashley Jones, New River Barbell and Fitness, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit C in the I-2 General Industrial District. The Public Hearing was held July 25, 2017. Councilman Hall made a motion to issue the Conditional Use Permit, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.
- B. Proposed ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg. The Public Hearing was held August 8, 2017. Councilman Showalter made a motion to table the matter until the September 12 regular council meeting, when all members of council could be present for discussion and action. Councilman Huppert seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.
- C. Contingent on the above ordinance, proposed ordinance amending Chapter 4 -- Advertising related to striking signage regulations in this chapter and moving regulations to Chapter 42 -- Zoning. (See above action) Tabled until September 12, 2017.
- D. The 2017 Community Development Block Grant Annual Action Plan. Councilman Hall made a motion to approve the 2017 Community Development Block Grant Annual Action Plan as presented, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.

- E. Resolution Supporting the Amendment of Chapter 638 of Virginia Acts of Assembly Relating to the New River Valley Emergency Communications Regional Authority. Town Manager Wingfield reported that he attended two meetings pertaining to this matter earlier today, and essentially, the New River Valley Emergency Communications Regional Authority has requested the Town adopt a resolution supporting the Authority's request that the General Assembly amend Chapter 638 of the Virginia Acts of Assembly pertaining to the authority's funding formula. The authority has proposed that member localities share an equally in funding the entire operations of the regional authority, rather than basing it on call percentages. The proposed change would result in an annual increase of approximately \$81,000, which could potentially increase over time. The Town's portion of support for the E-911 operation in 2016 was \$779,100 and is budgeted to be \$821,033 in 2017. After hearing additional information from Town Manager Wingfield, Council voted on motion by Councilman Hall to table the request until a full council was present on September 12, and to allow time to receive information from the authority on regional call percentages, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.
- F. Downtown Christiansburg, Inc. request for street closures for the Food Truck Rodeo. Council was provided a map indicating the requested closures. Councilman Hall made a motion to approve the closures as requested, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.

## X. STAFF REPORTS

- A. Town Manager Wingfield:
  - Mr. Wingfield noted the recent loss of Bill Aldridge and Scott Weaver. Mr. Aldridge was a staff member of the Building Inspections Department and an advocate of the farmers' market. Mr. Weaver was a member of Town Council for nine terms, and served as Christiansburg representative of numerous boards until his death. Both men will be missed.
  - Council scheduled a closed work session for August 29 at 6:00 P.M. to the town manager position applicants and an open work session at 7:30 P.M. discuss the North Christiansburg Regional Park phasing.
  - Council scheduled a work session for September 12 at 5:30 P.M. to discuss the Resolution Supporting the Amendment of Chapter 638 of Virginia Acts of Assembly Relating to the New River Valley Emergency Communications Regional Authority.
- B. Town Attorney:
- C. Other Staff:

## XI. COUNCIL REPORTS

- A. Councilman Bishop – No report
- B. Councilman Collins – No report
- C. Councilman Huppert reported on the Heritage Day festivities scheduled for August 26 on Pepper Street; the 8-Mile Bridge Walk Challenge on September 16, and the aquatic center maintenance closing.
- D. Councilman Showalter – No report
- E. Councilman Hall reported that the September Recreation Advisory Commission meeting had been cancelled in honor of Labor Day. He then reported on the Touch-a-Truck event scheduled for August 26.
- F. Mayor Barber reported on the Roanoke Times article regarding the recent violence in Charlottesville, Virginia.

## XII. CLOSED MEETING:

- A. Councilman Bishop made a motion to enter into a Closed Meeting in accordance with the Virginia Code § 2.2-3711(3). Discussion or consideration of the acquisition of real property for a public purpose, or of

the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. The Closed Meeting pertains to discussions regarding potential acquisition of recreational property in Montgomery County. Councilman Hall seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.

- B. Reconvene in Open Meeting. Councilman Bishop made a motion to reconvene in Open Meeting, seconded by Councilman Hall. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Absent.
- C. Certification. Councilman Bishop 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. The motion was seconded by Councilman Collins and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes - Absent.
- D. Council action on the matter. No action taken.

### XIII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:45 P.M.

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Amber Haskins, Acting Clerk of Council

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D. Michael Barber, Mayor