

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
MAY 28, 2019 – 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 MAY 28, 2019 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Steve Huppert; Samuel M. Bishop; Harry Collins; Merissa Sachs; Henry Showalter; Bradford J. Stipes. ABSENT: None.

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Clerk of Council Michele Stipes; Town Attorney Mark Popovich; Finance Director/Treasurer Val Tweedie; Public Relations Director Melissa Demmitt; Aquatics Director Terry Caldwell; Public Works Director Jim Lancianese; Director of Human Resources Dave Brahmstadt; Planning Director Will Drake; Aquatic Center Operations Supervisor Chrystal Jones.

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

- A. Mayor Barber amended the agenda to strike introduction of Michael “Shea” Hudson under Introductions and Presentations, since Mr. Hudson was not in attendance.

III. PUBLIC HEARING

- A. Rezoning request by Tim Lawson, agent for M&T Development, LLC for an approximately 1.48-acre property located at 825 Park Street N.E. (tax map no. 498-A-83) from the I-2, General Industrial District to the I-1, Limited Industrial District. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Marty Muscatello, property owner of 825 Park Street, and business partner of Tim Lawson, explained the rezoning request from I-2 General Industrial to I-1 Limited Industrial, which would allow the property and existing facility to be operated as a church. The property has adequate parking for this use and I-1 zoning would be consistent with the surrounding area.

Tony Johnson, Blacksburg, pastor of the church interested in leasing the property on Park Street, explained that churches were not permitted in the I-2 General Industrial District, and he encouraged Council to approve the rezoning.

- B. Public-Private Education and Infrastructure Act of 2002 (PPEA) proposals for development of a park on the former Truman Wilson property located on Peppers Ferry Road, N.W.

Christine Waltz, 1370 Rigby Street, expressed concern with the privacy of the PPEA process, and stressed that she felt several of her questions pertaining to costs and the potential need for additional employees had not been adequately addressed by town staff. She questioned how the Town would pay for development and operation of the proposed park.

Jason Dowdy of the Montgomery County Tourism Development Council, member of the Chamber of Commerce Board, and local small business owner, expressed complete support of the proposed town park on behalf of Lisa Bleakley and the Tourism Development Council as a major boost for hospitality in Christiansburg.

Chris Waltz, 1370 Rigby Street, said he shared the concerns of his wife, and protested holding a Public Hearing on the matter until the full PPEA information had been provided to the public. Mr. Waltz stated his disagreement with Town Attorney Popovich's legal advice that the PPEA process remain private for negotiating purposes until a bid had been awarded.

- C. Proposed Annual Budget for FY 2019-2020.

Town Manager Wingfield noted the budget had been appropriately advertised and offered to answer questions of Council.

#### IV. CONSENT AGENDA

- A. Council meeting minutes of May 7, 2019 and May 14, 2019.
- B. Monthly bill list.

Councilman Showalter made a motion to approve the consent agenda, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes - Aye.

#### V. INTRODUCTIONS AND PRESENTATIONS

- A. Introduction of New Employees
  - 1. Chrystal Jones, Aquatic Center Operations Supervisor
    - Jillian Kowalcik, Program Coordinator
  - 2. Melissa Demmitt, Public Relations
    - Amy Southall, Public Relations Specialist
- B. Executive Director Chris Sanchez to present on the Christiansburg Institute, Inc. roof restoration project for the Edgar A. Long Building.

Mr. Sanchez reported on Phase 1 of the Edgar A. Long building roof renovation that included an overview of the 2017 renovation budget proposal by Snyder and Associates, aggressive fundraising efforts to cover costs, and a signed contract with Snyder and Associates for pre-construction services. Mr. Sanchez noted the attendance of several CI alumni and introduced

Ms. Kathryn King, president of CI Alumni Association. He also introduced Ms. Debbie Sherman Lee, president of Christiansburg Institute Inc. who talked about the importance of the Edgar A. Long building as a historical landmark, and the guidelines surrounding preservation due to that designation. She then provided an overview of CI's fundraising portfolio. Phil Callicott, contractor with Snyder and Associates provided an explanation of projected costs of the roof renovation due to the historic status of the building and existing fire and water damage. Mr. Callicott noted the next step in the renovation process was to obtain drawings from a structural engineer to determine a cost estimate and move forward with the bid process for construction. Mr. Sanchez noted CI would continue with grant writing, Facebook campaigns, and crowdsourcing to raise needed funds once the cost estimate was available. Currently, approximately \$36,000 has been secured through private donations and local governments, and Mr. Sanchez encouraged Christiansburg to partner in CI's preservation efforts. Councilman Stipes recalled prior discussions with CI regarding the possibility of forming an authority to oversee restoration efforts and questioned the status of this matter. Mr. Sanchez commented that CI would be interested in further discussing this matter with the Town. Councilman Showalter agreed an authority would be beneficial, and questioned how much longer the Long building could stand without roof renovations. Mr. Callicott reported that past repairs to the roof were substandard and, due to fire and water damage, repairs were critical and needed to occur soon.

- C. Director of Human Resources Dave Brahmstadt to present wellness program information.

Dave Brahmstadt presented to Council a proposal for an employee wellness program that would encourage employees to invest in their health through various activities and health presentations as well as health testings and screenings. Mr. Brahmstadt offered three program models with various costs, explained the details of each model, and reviewed ADA and EEOC protections regarding this type of employee benefit. Of the three models offered, Mr. Brahmstadt recommended the "Lunch and Learn" program, which, in his opinion, offered the lowest risk benefit under the government guidelines, and also had the lowest cost. The "Lunch and Learn" program was included in the FY 2019-2020 budget. Councilman Showalter recommended employee input on the three program models.

## VI. CITIZEN COMMENTS

- A. Mike Miller, 475 Harkrader Street, addressed Council regarding decreasing water pressure in the Grand View Estates neighborhood, and asked if something could be done to restore pressure to an acceptable level. Mr. Miller noted that the road from the water tower to town limits was scheduled to be paved soon, and recommended the town investigate the matter prior to paving. Town Manager Wingfield will work with Engineering and Public Works on this issue.
- B. Chris Waltz, 1370 Rigby Street, said it was his understanding that Finance Director Val Tweedie said during a work session that funds were not available to support capital projects in the future, and that projects would need to be cut or a tax increase of two cents imposed in a year or two.
- C. Robert Fralin, Roanoke, addressed Council regarding the rezoning request by F&B LAND, LP for an amendment to proffers on an approximately 38-acre portion of tax map no. 525-A-4, located north of Diana Dr. N.W., east of Aldwych Ave. N.W., and south of Kensington Way, N.W. in the Kensington Subdivision, up for Council action tonight. Mr. Fralin explained the rezoning request and noted that concerns raised by residents of Kensington had been satisfactorily addressed during the recent Planning Commission meeting. Mr. Fralin stated his commitment to fully complete the Kensington neighborhood according to the amended proffers, if approved by Council. Steve Semones of Balzer and Associates noted that some of the residents' concerns were rectified through the HOA, and he provided a brief explanation of the requested proffer

amendments that pertained to stormwater management and roadway configuration. Mr. Semones further noted that the developer continued to actively work on development of a pavilion and trail connections, with two pocket parks completed. Mr. Semones stressed that all proffers would be met before the last house was sold. Councilman Huppert requested a tour of the Kensington neighborhood upon completion.

## VII. COMMITTEE REPORTS

- A. Councilman Collins - No report.
- B. Councilman Bishop expressed appreciation for Council attendance at the Farmers' Market.
- C. Councilman Showalter – No report.
- D. Councilman Stipes commended Public Works Director Jim Lancianese and Landscaping/Right-of-Way Crew Supervisor Micheal Huesman for the professionalism of the landscaping along the Huckleberry Trail bridge area.
- E. Councilman Huppert agreed with Mr. Stipes' comments, noting his wife's memorial bench was placed near the bridge and always looked nice with the landscaping. Mr. Huppert then contrasted the budgeted costs of the aquatic center with the facility's benefits to the community and surrounding areas with regards to health, recreation, and water safety. Councilman Showalter noted that Mr. Huppert was Council liaison to the Aquatic Center Advisory Board, and that the facility had the support of Council.
- F. Councilwoman Sachs asked Town Manager Wingfield to explained the Public Private Education and Infrastructure Act (PPEA) process for the benefit of the public. Mr. Wingfield explained that the cost and design details received by proposers were proprietary, and revealing the information prematurely could result in a compromised process and negatively affect the Town's negotiation position if an offeror knew the separation in them and the other offerors, that the finalized agreement will be made available to the public. Ms. Sachs then referred to Assistant Town Manager Andrew Warren for a brief update on the Façade Grant program through which four full and two partial grants were recently awarded. Mr. Warren shared photos/renderings of current properties and proposed façade renovations. Ms. Sachs invited all to attend the next Central Business District Committee meeting with Councilman Bishop and herself.

## VIII. DISCUSSION BY MAYOR AND COUNCIL

- A. Rezoning request by F&B LAND, LP for an amendment to proffers on an approximately 38-acre portion of tax map no. 525-A-4, located north of Diana Drive N.W., east of Aldwych Avenue, N.W., and south of Kensington Way, N.W. in the Kensington Subdivision. The property is zoned MU-1 with proffers and the request is to amend the proffers accepted with the 2006 rezoning action. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held March 12, 2019.

Councilman Stipes made a motion to approve the rezoning as requested and recommended by the Planning Commission on a vote of 6-0. Councilman Collins seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- B. Resolution to adopt an ordinance setting the rates for water and sewer fees for fiscal year 2019-2020. The Public Hearing was held May 14, 2019.

Councilman Showalter made a motion to adopt the resolution as presented, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- C. Resolution to adopt an ordinance setting the real estate tax rate at \$0.16 per \$100 for calendar year 2019. The Public Hearing was held May 14, 2019.

Councilman Showalter made a motion to adopt the resolution as presented, seconded by Councilman Collins, who clarified for the record that the rate is remaining the same. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- D. Resolution to adopt an ordinance setting the personal property tax rate at \$0.45 per \$100 for calendar year 2019.

Councilman Showalter made a motion to adopt the resolution as presented, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

#### IX. STAFF REPORTS

##### A. Town Manager Wingfield:

- \$2,500 was included in the FY 2018-2019 budget for Wonder Universe: A Children's Museum, contingent on its relocation to Christiansburg. The museum has closed its location in Blacksburg and has signed a lease for space in the NRV Mall, which it is actively remodeling, with plans to open late summer. Council authorized Mr. Wingfield to release the funds to the museum.
- Council has been registered for the Annual VML Conference in October. Cancellation requests should be directed to the Clerk.
- Council scheduled a work session for June 4, 5:30 PM to discuss the FY 2019-2020 Annual Budget.

##### B. Town Attorney:

##### C. Other Staff:

#### X. COUNCIL REPORTS

- A. Mayor Barber reported on the success of the new Take 60 event, hosted by the Town to draw people downtown during their lunch hour. He then announced, with regret, that Lowell Wade, owner of Wades Supermarket and former Town council member, passed away yesterday.

#### XI. OTHER BUSINESS

#### XII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:42 P.M.

---

Michele Stipes, Clerk of Council

---

D. Michael Barber, Mayor