

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
AUGUST 27, 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 AUGUST 27, 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 Jim Guynn; Finance Director/Treasurer Val Tweedie; Engineering Director Wayne Nelson; Assistant Engineering Director for Capital Projects and Utilities Justin St. Clair; Planning Director Will Drake; Public Relations Director Melissa Demmitt; Director of Parks and Recreation Brad Epperley; Director of Public Works Jim Lancianese; Superintendent of Streets Travis Moles.

**I. CALL TO ORDER**

- A. Moment of Reflection
- B. Pledge of Allegiance led by members of Boy Scout Troop #141 who are working on their Citizenship in the Community badge.

**II. ADJUSTMENT OF THE AGENDA**

**III. PUBLIC HEARING**

- A. Conditional Use Permit request by Jeff and Liz Dickson for a single-family residential dwelling at 100 South Franklin Street, tax map no. 527- A – 250 in the B-2, Central Business District. The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Planning Commission recommended approval of the request on a vote of 7-0. Jeff and Liz Dickson, 1834 Mudpike Road, explained their CUP request that would permit them to use the structure at 100 South Franklin Street as their private residence. The structure has most recently been used for commercial purposes.

- B. Boundary Line Adjustment Agreement moving approximately 68.866 acres from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg. The proposed boundary adjustment area is commonly known as Falling Branch Corporate Park, Phase II, Parcel 2, Tax Map Number 94-A-8 (formerly the Cox property) and is located on the southern boundary of the Town of Christiansburg, west of the intersection of Technology Drive SE and Parkway Drive SE. The boundary line adjustment is for the expansion of the Falling Branch Corporate Park. There were no comments for or against this matter.

#### IV. CONSENT AGENDA

- A. Council meeting minutes of August 13, 2019.
- B. Monthly bill list.
- C. Approval of Professional Services Engineering Contract with McDonough Bolyard Peck, Inc. (MBP) in the amount of \$94,240.00 for PPEA Consulting / Design Phase Services associated with the Christiansburg Park Interim Agreement.
- D. Approval of Professional Services Engineering Contract with Rinker Design Associates, P.C. (RDA) in the amount of \$59,140.00 for initial design and funding application assistance for the Cambria Trail, Phase I.
- E. Schedule Public Hearing on October 22, 2019 for a Conditional Use Permit request by Jeff Anderson (applicant) for property owned by J&R Land Development LLC c/o Richard T Brooks for a towing service at 2230 Prospect Drive NE (tax map no. 500-A-5V) in the I-2, General Industrial District. The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- F. Schedule Public Hearing on October 22, 2019 for a rezoning request by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel, located northeast of the intersection of Peppers Ferry Road, N.W. and New Village Drive, N.W. (tax map no. 434-A 8A). The request is to rezone the approximately 9.14-acre property from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- G. Schedule Public Hearing on October 22, 2019 for a Conditional Use Permit request – contingent on the preceding request – by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel for a planned housing development to consist of multi-family dwellings and townhomes on property located northeast of the intersection of Peppers Ferry Road, N.W. and New Village Drive, N.W. (tax map no. 434-A 8A) in the R-3, Multi-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- H. Schedule Public Hearing on October 22, 2019 for a rezoning request by Stateson Homes (applicant) for property owned by Halberstadt Family Limited Partnership c/o Resource Associates Inc., located at 495 Peppers Ferry Road, N.W. adjacent to Peppers Ferry Road, N.W., Quin W. Stuart Boulevard, N.W, and Stafford Drive, N.W. (tax map no. 435-10 A). The request is to rezone the approximately 28.6-acre property from B-1, Limited Business to B-3, General Business. The property is designated as Mixed Use – Residential/Business on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- I. Schedule Public Hearing on October 22, 2019 for a Conditional Use Permit request – contingent on the preceding request – by Stateson Homes (applicant) for property owned by Halberstadt Family Limited Partnership c/o Resource Associates Inc., for a planned commercial development on property located at 495 Peppers Ferry Road, N.W. adjacent to Peppers Ferry Road, N.W., Quin W. Stuart Boulevard, N.W, and Stafford Drive, N.W. (tax map no. 435-10 A) in the B-3, General Business District. The property is designated as Mixed Use – Residential/Business on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- J. Schedule Public Hearing on September 24, 2019 for the Town of Christiansburg Community Development Block Grant Consolidated Plan and Annual Action Plan.

Councilwoman Sachs requested that Item B (monthly bill list) be voted on separately. Councilman Showalter made a motion to approve the Consent Agenda, with the exception of Item B, seconded

by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye. Councilwoman Sachs made a motion to approve the monthly bill list (Item B), seconded by Councilman Stipes. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Nay; Showalter – Aye; Stipes – Aye.

## V. INTRODUCTIONS AND PRESENTATIONS

### A. New Employee Introductions:

1. Assistant Engineering Director for Capital Projects and Utilities Justin St. Clair to introduce Civil Engineer I Bryce Young.
- B. Assistant Engineering Director for Capital Projects and Utilities Justin St. Clair to present on N. Franklin Street Construction Projects.

Mr. St. Clair presented to Council on the current status for the College Street Sewer Rehabilitation and Replacement Project, the North Franklin Storm Drain Improvements Projects, and the North Franklin Corridor Improvements Project. Mr. St. Clair provided an overview of the challenges presented for the College Street Sewer Rehabilitation and Replacement Project that adjusted cost and resulted in project delays. He reported that the North Franklin Street Storm Drain project is on schedule with an expected completion of September 6 for the work in the street, though repaving would still be needed and work will continue out of the street. The North Franklin Corridor Improvements, a Smart Scale Project, has one pending change order and is expected to be completed in June 2020. Council was provided the lane closure schedule for the project. Mr. St. Clair provided an overview of the six timely performance options and methods for contracts, and discussed the pros and cons of each, noting that the Town currently did not use incentives or disincentives, but rather restrictions on time of day that construction could take place, and restrictions on lane closures. Liquidated damages are included in all construction contracts with the Town. Council expressed appreciation for the update and requested the information be posted on the Town's website for citizen information.

## VI. CITIZEN COMMENTS

- A. No comments.

## VII. COMMITTEE REPORTS

- A. Councilwoman Sachs reported that the Central Business District Committee would meet tomorrow, and she invited all to attend.
- B. Councilman Huppert reported on the aquatic center two-week closure for annual maintenance.
- C. Councilman Collins reported that the New River Valley Regional Commission met this week and discussed the commission's current Interstate 81 study. Information about the study can be found on the commission's website. NRV Passenger Rail 2020 will meet on October 3 to discuss passenger rail.
- D. Councilman Stipes reported on VDOT I-81 projects, and announced the department's goals to begin all projects within seven years, and complete all projects within ten years.

### VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Council to set the Personal Property Tax Relief Act percentage at 35.1% as required by the Personal Property Tax Relief Act. Council is required to set the personal property tax relief percentage on an annual basis. Councilman Showalter made a motion to set the personal property tax relief percentage at 35.1%, as recommended by Finance Director/Treasurer Val Tweedie. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.
- B. Rental of mobile stage.

Town Manager Wingfield reported that the Recreation Advisory Commission voted unanimously to recommend rental of the mobile stage. Councilman Showalter made a motion to approve rental of the mobile stage in compliance with the Rental Agreement as presented to Council and reviewed by legal counsel. Councilman Collins seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Nay; Showalter – Aye; Stipes- Aye.

### IX. STAFF REPORTS

#### A. Town Manager:

Town Manager Wingfield reported that the Town received a planning grant through the Appalachian Regional Commission, and has scheduled a public information session for August 28, asking citizens for input on the future plans for the Cambria, Downtown, and Midtown sections of Christiansburg. The information session will be held at the recreation center at 6:00 P.M.

Mayor Barber received a letter from Trinity Community Church inviting elected officials to attend its 50-year celebration on September 22, and welcoming a report on the vision for “Midtown” Christiansburg. Council was asked to RSVP by September 10.

#### B. Town Attorney:

#### C. Other Staff:

Assistant Town Manager Warren reported that Council would be provided an update on homestay applications in September. The Town has received twenty-six applications, with twenty-three approved and three pending.

### X. COUNCIL REPORTS

- A. Councilman Stipes expressed appreciation for the Town’s aggressive approach to enforcing the ordinance pertaining to homestays as an effort to level the playing field for businesses.
- B. Councilman Huppert reported that the aquatic center was organizing a celebration for its ten-year anniversary in 2020, and that more information would be provided as it becomes available.

- C. Councilwoman Sachs thanked the Montgomery Museum and Public Works crews for a well-organized, well-run Heritage Day Festival. She then reported on the recent Dialogue on Race annual picnic, and the upcoming Muddy ACCE Race, and she encouraged all to participate in these community events.
- D. Mayor Barber reported that he was drafting a Municipal Flag Policy for Council consideration, which he hoped to present in September.

XI. OTHER BUSINESS

XII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:01 P.M.

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Michele Stipes, Clerk of Council

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D. Michael Barber, Mayor