

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
MAY 26, 2020 – 7:00 P.M.**

Declarations of Emergency have been made at all levels of government including the Town of Christiansburg. During a declared disaster, the Code of Virginia requires and allows governing bodies of localities and other public entities to conduct their meetings in manners which are consistent with providing continuity of government and in a safe and healthy manner, and for the public safety, health and welfare for the governing body and all attendees/interested parties consistent with open government. The COVID-19 virus makes it impractical and unsafe for Christiansburg Town Council to physically assemble in one location. The virus also makes it impractical and unsafe, as well as potentially life threatening, for the public, and the Town staff, to gather in the same location. As a result, the meeting was conducted virtually via Zoom. The Council members and any necessary staff joined the meeting via electronic communications without a quorum of Town Council physically assembled at one location pursuant to, and authorized by, Code of Virginia § 2.2-3708.2(A)(3) and the Continuity of Government Ordinance passed by Christiansburg Town Council on March 24, 2020.

The meeting will be streamed live on the Town of Christiansburg's Facebook page at [www.facebook.com/cburgvagov](http://www.facebook.com/cburgvagov) and will be uploaded to the Town's YouTube page once the meeting concludes. Members of the public can also call into the meeting using one of these phone numbers: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799. Webinar ID: 865 4512 1983. Members of the public who join the meeting by phone will be in listen-mode only.

The public may submit comments by any of the following means:

- Online at [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings).
- By e-mail to [info@christiansburg.org](mailto:info@christiansburg.org).
- By voicemail at (540) 382-6128 ext. 1109.
- By mail to Town Hall, ATTN: Town Council (please allow adequate mailing time).
- By using the Town Hall drop box and labeling your comments for ATTN: Town Council.

In order for Town Council to receive submitted comments prior to the meeting and for the comments to be reflected in the minutes, comments must be submitted by 6 p.m. on May 26, 2020. Please provide your full name and address. You may also sign up to speak live during the meeting through means of electronic communication at [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings) by 6 p.m. on May 26, 2020.

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY,  
CHRISTIANSBURG, VA. WAS HELD ELECTRONICALLY VIA ZOOM ON MAY 26, 2020 AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Reid Broughton; Finance Director Val Tweedie; Police Chief Mark Sisson; Rescue Chief Joe Coyle.

I. CALL TO ORDER

- A. Moment of Reflection. Mayor Barber recognized Memorial Day and asked those participating to remember our veterans and those who gave their lives while serving the country.
- B. Pledge of Allegiance.

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. Annual Budget for FY 2020 – 2021.

Finance Director Val Tweedie and Town Manager Wingfield provided a brief presentation on the \$49.7 million annual budget and highlighted the changes per Council direction. Ms. Tweedie noted that the economic outlook with regards to COVID-19 impacts was better than expected due to strict controls over expenditures by removing all non-essential items and the expectation that projected revenues will be met. Ms. Tweedie provided an overview of the capital projects that remained in the budget, community support as directed by Council, and the assigned/unassigned fund balance which was high at 42.26%. Ms. Tweedie recommended leaving the fund balance as is due to the uncertainty of COVID-19. Councilwoman Hicks asked why the Marketplace stormwater pond was given priority over other infrastructure needs in Town. Town Manager Wingfield responded that the \$1.38 million was offered as an incentive to primarily relocate the entrance to align with the intersection of North Franklin and Shoppers Way. The stormwater retention pond already existed on the property. Ms. Hicks then asked about the recently proposed residential use of the property, and Mr. Wingfield noted that any residential use would require a Conditional Use Permit. Councilman Showalter asked that discussion be directed back to the annual budget. Councilman Huppert commented he was impressed with the meals tax revenue received and projections for lodging, considering the economic impacts of COVID-19, and noted that several restaurants in Christiansburg have decided to permanently shut-down.

- B. Lease agreement with Fiber Technologies Solutions, LLC for 415 Cambria Street, N.W.  
Town Manager Wingfield provided Council with a brief overview of the details of the lease agreement, which was included in the agenda packet for review. Councilwoman Hicks made a motion to amend the agenda to include Council action on this matter, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

IV. CONSENT AGENDA

- A. Approval of Minutes of May 12, 2020
- B. Monthly Bill List
- C. Approval of Change Order #4, totaling \$113,766.85, for Huckleberry Trail Phase III Project.
- D. Schedule Public Hearings as follows:

June 23, 2020

- Rezoning request by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel A CA Corp, located northeast of the intersection of Peppers Ferry Road NW and New Village Drive NW (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 with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- Conditional Use Permit request – contingent on the preceding item – by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel A CA Corp for a planned housing development to consist of multi-family dwellings and townhomes at a density of development of approximately 16 units per acre on property located northeast of the intersection of Peppers Ferry Road NW and Village Drive NW (tax map no. 434-A-8A) in the R-3, Multi-Family Residential District.
- Street vacation request by Gay and Neel, Inc. for an ordinance to vacate an approximately 0.12 acre portion of right-of-way along the east side of N. Franklin Street, located adjacent to the intersection of N. Franklin Street and Akers Farm Road, N.E. The portion of right-of-way adjoins 100 Akers Farm Road, N.E. (tax map no. 466-22-1).

July 14, 2020

- Rezoning request by the Montgomery County School Board for property located at 208 College Street NW (tax map no. 526-A-175). The request is to rezone the property from R-2, Two-Family Residential to B-3, General Business. The property is designated as Downtown / Mixed-use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- Conditional Use Permit request – contingent on the preceding item – by the Montgomery County School Board for property located at 208 College Street NW (tax map no. 526-A-175). The request is for a commercial garage / maintenance shop and contractor storage yard in the B-3, General Business District.
- Rezoning request by Golden Triangle Development, LLC for a 2 acre property (tax map no. 530-2-87C) located north of Glade Drive SE and south of Interstate 81, adjacent to the Reagan's Pointe Subdivision. The request is to rezone the 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.

- Conditional Use Permit request – contingent on the preceding request – to amend the approved planned housing development for the Reagan’s Pointe Subdivision. The request is to modify the approved development plan in order to allow nine additional single-family dwellings to be constructed within the development, a portion of which will be located on tax map no. 530-2-87C, in the R-3, Multi-Family Residential District.

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

## V. INTRODUCTIONS AND PRESENTATIONS

## VI. CITIZEN COMMENTS

- A. Brian Hendricks, 840 College Street, Christiansburg, VA 24073 (submitted May 26 via our online public comment form).  
*“Given the damaging flooding this weekend along College Street (and other locations), what is going to be done to address the storm-water issues in that area. While the ground was already saturated and the storm was quick and intense, this is not a one-time experience and needs to be addressed. I have lived on College St. for 8 years and have seen similar events several times throughout the years. Why is the drainage from Main Street being released through people’s yards, including mine, where it then funnels downhill and meets up with the already overflowing College Street drainage to flood out yards, basements, and houses regularly? The system in place clearly can’t handle what is being fed to it with disastrous consequences.”*
- B. Barbara Haley, 962 College Street, Christiansburg, VA 24073 (submitted May 26 via our online public comment form).  
*“I would like to know what is going to be done regarding the flood problem every time it rains. The evergreens that border 960 College St and 962 College St are dead. I would be interested in knowing what is coming from the storm drain on Main St. My neighbors all have water in their basements from all of the fancy last week and from Sunday’s storm. There is also standing water in the downstairs of my son’s house. I have called the public works dept regarding the standing water but nothing gets done about it.”*

Mayor Barber noted that he had contacted Police Chief Sisson and Fire Chief Hanks to address the concerns expressed in Barbara Haley’s comments.

Town Manager Wingfield shared a spreadsheet that outlined stormwater projects completed and future projects that included many projects that alleviate stormwater issues on College Street and surrounding areas. Mayor Barber suggested discussing expediting planned projects that impact College Street, and Council agreed to discuss that action in the fall with the anticipated budget amendment.

## VII. COMMITTEE REPORTS

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Lease agreement with Fiber Technologies Solutions, LLC for 415 Cambria Street, N.W. Councilwoman Sachs made a motion to authorize Town Manager Wingfield to execute the lease agreement as presented. Councilwoman Hicks seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

IX. STAFF REPORTS

A. Town Manager:

B. Town Attorney:

C. Other Staff:

- Police Chief Mark Sisson and Rescue Chief Joe Coyle reported on ongoing activities and efforts of the New River Valley Public Health Task Force to address public health and safety during the COVID-19 pandemic. Chief Sisson reported that 2,500 tests had been administered, with 69 positive in Montgomery County, with 12 hospitalizations and one death. Chief Sisson noted that was a 3.9% positive rate, which was much lower than the state average, and he applauded the efforts of the community in slowing the spread of the virus. The NRV Public Health Task Force is currently working with Senator Tim Kaine regarding appropriate distribution of the funding the county received through the CARES Act. Funding was issued for COVID-19 recovery only, however, Chief Sisson asked Senator Kaine to consider allowing a portion of the funds to be used for economic recovery. Chief Sisson encouraged all citizens and businesses to follow the Governor's guidelines in matters concerning COVID-19. Rescue Chief Joe Coyle reported that emergency call volume had decreased by 12%, which he believed may be due to fears of COVID-19 exposure, and he urged anyone sick to seek medical attention. Chief Coyle reported that local emergency responders were adequately stocked with PPE, and announced the rescue squad had recently received an American Heart Association Award in recognition of the speed in which the squad gets medical care to heart attack patients. Town Manager Wingfield noted that the Town would seek reimbursement for all PPE under the CARES Act.
- Finance Director Val Tweedie brought attention that the 90-day period associated with the Council action to forgo penalty and interest with utility billing was at an end and the Town would begin water shut-off for non-payment on June 24<sup>th</sup>, and noted that approximately 875 residents had not paid one or more bills in recent months. Councilman Bishop asked if the Town provided reminders of past due accounts and Ms. Tweedie responded that past due notice was given on water bills and residents in default were encouraged to contact the Town to avoid water shut-off.

X. COUNCIL REPORTS

- A. Councilman Stipes expressed sympathy for residents affected by the recent flooding in town, and offered reassurance that the Town cared about them and was prioritizing projects to address the needs in Town. Mr. Stipes talked about the problems that contributed to the flooding and noted

the need to revisit the project prioritization. Mr. Stipes then thanked Councilman Huppert for his letter in the newspaper expressing support for the Town park for the health of the public, and commented that, over time, recreation measures that were initially criticized were later embraced by the community, and he believed the park would be no different.

- B. Councilman Showalter echoed the comments of Councilman Stipes regarding the recent flooding event and noted Council was looking forward to feedback from Town staff at the end of the first quarter in hopes of expediting the College Street and/or Phelgar Street capital improvement projects. Mr. Showalter requested that Town staff present options at the next council meeting for temporary flood control measures that could be considered for these two areas until permanent work could be completed. Councilman Showalter commended Councilman Huppert on his letter in the newspaper that focused on the benefits of recreation on the overall health of the community, and he concluded by thanking first responders for their efforts to support the community during the COVID-19 crisis.
- C. Councilman Huppert expressed appreciation for the comments about his letter in the newspaper. He then talked about the impact the COVID-19 crisis has had on businesses and he encouraged everyone to support all businesses upon reopening.
- D. Councilman Bishop agreed with previous comments regarding the recent flooding event and stressed that the infrastructure deficiencies impacting Hillcrest, College, Phlegar, and other streets, needed to be addressed immediately. He then saluted first responders for their support of the community and efforts to keep the community safe.
- E. Councilwoman Sachs agreed with previous comments regarding the recent flooding event and commended Councilman Huppert on his letter in support of the park. Ms. Sachs noted the recent loss of Ms. Dot, owner of Country Kitchen on Radford Road, an icon in Christiansburg who made many contributions to the community, and she thanked Sign A Rama for the quick turn-around on creating the banners for MCPS graduations held May 30<sup>th</sup>.
- F. Councilwoman Hicks thanked Chief Sisson, Chief Coyle and Chief Hanks for their service, especially during the recent flooding event, and offered condolences to the family who lost their dog to flooding. She then talked about the recreation closures, and noted that she did not support spending money on the Marketplace stormwater pond, but supported any measures that could be taken to prevent the flooding recently experienced in Town. Mrs. Hicks commended Ms. Tweedie on the draft budget and thanked first responders and individuals staying home during the COVID-19 crisis.
- G. Mayor Barber echoed the comments above regarding the recent flooding and expressed appreciation for all that the first responders were doing to keep the community safe and informed during this time.

## XI. OTHER BUSINESS

## XII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:14 P.M.

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Michele Stipes, Clerk of Council

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D. Michael Barber, Mayor