



AGENDA

REGULAR MEETING OF TOWN COUNCIL
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
JULY 14, 2020 – 7:00 P.M.

(The meeting will be in-person and streamed on Facebook Live)

In compliance with current public health guidelines pertaining to social distancing, limited seating will be available in the council chambers during the meeting. Limited viewing will also be available in the administrative conference room located on the same floor. Members of the public may make comments to Council in-person during Citizens Comments or the four (4) public hearings.

The meeting will be streamed live on the Town of Christiansburg's Facebook page at 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: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782. Webinar ID: 872 5326 3926. Members of the public who join the meeting will be in listen-mode only.

If you do not want to or cannot attend the meeting in-person, there are several ways to submit comments virtually. To submit general public comment or to address the public hearings, please email info@christiansburg.org with your full name, address and comments or go to www.christiansburg.org/publichearings. Please provide comments prior to 6:00 p.m. on Tuesday, July 14, 2020 in order for the comments to be distributed to Town Council before the meeting. For the public hearings, you may also sign up to speak live during the meeting through means of electronic communication at www.christiansburg.org/publichearings. The deadline to sign-up to speak via electronic communication will be 12:00 p.m. on Tuesday, July 14, 2020.

REGULAR MEETING

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. Rezoning request by the Montgomery County School Board (applicant/owner) for an approximately 16.66 acre property located at 208 College Street NW (tax map no. 526- A – 175). The request is to rezone the property from the R-2, Two-Family Residential District to the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- B. Conditional Use Permit request – contingent on the preceding item - by the Montgomery County School Board (applicant/owner) for a commercial garage/maintenance shop and contractor storage yard on property located at 208 College Street NW (tax map no. 526- A – 175) in the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- C. Rezoning request by Golden Triangle Development LLC (applicant/owner) for an approximately two acre property located north of Glade Drive SE and south of Interstate 81, adjacent to the Reagan's Pointe Subdivision (tax map no. 530- 2- 87C). The request is to rezone the property from the A, Agricultural District to 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.
- D. Conditional Use Permit request – contingent on the preceding item – by Golden Triangle Development LLC (applicant/owner) to amend the approved Planned Housing Development for the Reagan's Pointe Subdivision, located at the western end of Giles Drive SE and Glade Drive SE. The request is to include tax map no. 530- 2- 87C in the Planned Housing Development and to modify the approved development plan and regulations in order to add nine additional single-family units within the development at an approximate density of development of 4.4 units per acre and to reconfigure the open space and stormwater management facility. The portion of affected property includes tax map nos. 530-2-87C, 530-18-A-E, 530-18-34, and 530-18-46 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.

IV. CONSENT AGENDA

- A. Approval of Minutes of June 23, 2020
- B. Smart Scale Project Resolution of Support for Peppers Ferry Road – Cambria Street Connector Route
- C. Smart Scale Project Resolution of Support for N. Franklin Street - Elm to Depot, Lighting and Pedestrian Improvements
- D. Smart Scale Project Resolution of Support for N. Franklin Street – Depot Street Intersection improvements
- E. Schedule a Public Hearing on July 28, 2020 for a street vacation request by Gay and Neel, Inc. for an ordinance to vacate Scattergood Drive, N.W. right-of-way, (approximately 1.3 acres) from its western terminus at Diamond Hills Park and along the full portion of the right-of-way adjoining the property located at 680, 690, and 700 Scattergood Drive, N.W. (tax map no. 495-1-1C).

V. INTRODUCTIONS AND PRESENTATIONS

- A. Presentation of Resolution Recognizing Al Bowman for his Service on the Montgomery Regional Solid Waste Authority Board and Virginia Tech - Montgomery Regional (Executive) Airport Authority Board.
- B. Director of Engineering Wayne Nelson to present on College Street drainage.

VI. CITIZEN COMMENTS

VII. COMMITTEE REPORTS

- A. Stipes and Bishop – Street Committee Report/Recommendation on:
 - 1. Plat of Subdivision of Tax Parcel 500-(A)-16 situated on Roanoke Street.
 - 2. Subdivision Plat of Kensington Phase IX Creating Hereon Lots 1 Thru 7 Situated on Diana Drive NW and Bishops Gate Road NW.
 - 3. Plat of Subdivision for Jeffery and Elizabeth Dickson Located on 100 South Franklin Street.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Council action on:
 - 1. 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. The Public Hearing was held June 23, 2020.
 - 2. 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. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held June 23, 2020.
 - 3. 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). The Public Hearing was held June 23, 2020.
- B. Discussion of Town Freedom of Information Act (FOIA) Policy.

IX. STAFF REPORTS

- A. Town Manager
- B. Town Attorney
- C. Other Staff

X. COUNCIL REPORTS

XI. CLOSED MEETING

Closed meeting in accordance with Code of Virginia § 2.2-3711(A) (6) Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected and Code of Virginia § 2.2-3711(A) (29) Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body. The purpose of the meeting is to discuss the proposed park on the former Truman Wilson property on Peppers Ferry Road, N.W.

XII. OTHER BUSINESS

XIII. ADJOURNMENT

Upcoming meetings of Council:

July 28, 2020, 7:00 P.M. – Regular Meeting
August 11, 2020, 7:00 P.M. – Regular Meeting
August 25, 2020, 7:00 P.M. – Regular Meeting



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
July 14, 2020

ITEM TITLE:

Public Hearing for Rezoning request by The Montgomery County School Board (applicant/owner) for an approximately 16.66 acre property located 208 College Street, N.W. (tax map no. 526 – A – 175) from the R-2, Two-Family Residential District to the B-3, General Business District. The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (RZN 2020-02).

DESCRIPTION:

The applicant requests to rezone the former Middle School property located at 208 College Street, N.W. from the R-2, Two-Family Residential District to the B-3, General Business District. The applicant has submitted a corresponding application – which is contingent on the rezoning request – for a Conditional Use Permit to use the property for a commercial garage/maintenance shop and contractor storage yard.

Planning Commission held its public hearing on June 22, 2020. The Planning Commission Public Hearing was originally advertised and scheduled for March 16, 2020 but was postponed to coincide with the closure of Town Hall and a hold on public hearings in response to the COVID-19 Virus. The Planning Commission has postponed making a recommendation on the request until its July 20, 2020 meeting.

POTENTIAL ACTION:

Hold Public Hearing

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

Draft Planning Commission Minutes – June 22, 2020

<https://christiansburg.box.com/s/h8pkh0nwy4ngn7jtn0gbqlgwxow8bt>

Staff Report with Rezoning /CUP application and maps

<https://christiansburg.box.com/s/h82jpepdv6xxykhix9mm0wnkse01ad46>

Draft Rezoning Ordinance

<https://christiansburg.box.com/s/ro330iwa0ditpqftvbcnfxbq2408oeza>



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
July 14, 2020

ITEM TITLE:

Public Hearing for a Conditional Use Permit request – contingent on the preceding rezoning request – by The Montgomery County School Board (applicant/owner) for a commercial garage/maintenance shop and contractor storage yard located at 208 College Street, N.W., (tax map no. 526- A -175) in the B-3, General Business District (CUP 2020-03).

DESCRIPTION:

The applicant requests a Conditional Use Permit (CUP) for a commercial garage/maintenance shop and contractor storage yard at the former Middle School property located at 208 College Street, N.W., in the B-3, General Business District. The request is contingent on the preceding rezoning request submitted by the applicant. The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Planning Commission held its public hearing on June 22, 2020. The Planning Commission Public Hearing was originally advertised and scheduled for March 16, 2020 but was postponed to coincide with the closure of Town Hall and a hold on public hearings in response to the COVID-19 Virus. The Planning Commission has postponed making a recommendation on the request until its July 20, 2020 meeting.

POTENTIAL ACTION:
Hold Public Hearing

DEPARTMENT(S):
Planning Department

PRESENTER:
Will Drake, Planning Director

Information Provided:

Draft Planning Commission Minutes – June 22, 2020

<https://christiansburg.box.com/s/h8pkh0nwyz4ngn7jtn0gbqlgwxow8bt>

Staff Report with Rezoning / CUP applications and maps

<https://christiansburg.box.com/s/h82jpepdv6xxykhix9mm0wnkse01ad46>



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
July 14, 2020

ITEM TITLE:

Public Hearing for Rezoning request by Golden Triangle Development LLC (applicant/owner) for an approximately two acre property located north of Glade Drive, S.E. and south of Interstate 81, adjacent to the Reagan's Pointe Subdivision (tax map no. 530- 2 – 87C) from the A, Agricultural District to 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. (RZN 2020-03).

DESCRIPTION:

The applicant requests to rezone property located north of Glade Drive, S.E. and south of Interstate 81, adjacent to the Reagan's Pointe Subdivision (tax map no. 530- 2 – 87C) from the A, Agricultural District to the R-3, Multi-Family Residential District. The applicant has submitted a corresponding application – which is contingent on the rezoning request – for a Conditional Use Permit to amend the Reagan's Pointe Subdivision development plan to include the subject property within the Planned Housing Development and to add nine additional single-family units and to reconfigure the open space and stormwater management facility.

Planning Commission held its public hearing on June 22, 2020. At its June 22, 2020 meeting, the Planning Commission recommended approval by a vote of 9-0.

POTENTIAL ACTION:
Hold Public Hearing

DEPARTMENT(S):
Planning Department

PRESENTER:
Will Drake, Planning Director

Information Provided:

Planning Commission Resolution

<https://christiansburg.box.com/s/du311b5fcfake753jem06iit2xqmgslk>

Draft Planning Commission Minutes – June 22, 2020

<https://christiansburg.box.com/s/h8pkh0nwy4z4ngn7jtn0gbqlgwxow8bt>

Staff Report with Rezoning /CUP application and maps

<https://christiansburg.box.com/s/goveakxct5y565u33phfgf2bqy76p4wi>

Draft Rezoning Ordinance

<https://christiansburg.box.com/s/rvx5al45kv0qieyvx7qo4blece3pzsz2>



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
July 14, 2020

ITEM TITLE:

Public Hearing for a Conditional Use Permit request – contingent on the preceding rezoning request – by Golden Triangle Development LLC (applicant/owner) to amend the approved Planned Housing Development for the Reagan's Pointe Subdivision, located at the western end of Giles Drive SE and Glade Drive, S.E. in the R-3, Multi-Family Residential District (CUP 2020-04).

DESCRIPTION:

The applicant requests a Conditional Use Permit (CUP) to amend the approved Planned Housing Development for the Reagan's Pointe Subdivision, located at the western end of Giles Drive SE and Glade Drive SE. The request is to include tax map no. 530- 2- 87C in the Planned Housing Development and to modify the approved development plan and regulations in order to add nine additional single-family units within the development at an approximate density of development of 4.4 units per acre and to reconfigure the open space and stormwater management facility in the R-3, Multi-Family Residential District. The request is contingent on the preceding rezoning request submitted by the applicant.

The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Planning Commission held its public hearing on June 22, 2020. At its June 22, 2020 meeting, the Planning Commission recommended approval by a vote of 9-0 with one condition:

1. The presented "Zoning Regulations for Smith/Teel Property," identified as Job No. 2721.1 and "Conceptual Layout" dated December 26, 2019 shall be considered as conditions of approval.

POTENTIAL ACTION:

Hold Public Hearing

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

Planning Commission Resolution

<https://christiansburg.box.com/s/k5bsvhla8xaqwj02m8mada5blt6zzhuv>

Draft Planning Commission Minutes – June 22, 2020

<https://christiansburg.box.com/s/h8pkh0nwyz4ngn7jtn0gbqlgwxow8bt>

Staff Report with Rezoning / CUP applications and maps

<https://christiansburg.box.com/s/goveakxct5y565u33phfgf2bqy76p4wi>

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
JUNE 23, 2020 – 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 JUNE 23, 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; Assistant Town Manager Andrew Warren, Clerk of Council Michele Stipes; Town Attorney Reid Broughton; Finance Director Val Tweedie; IT Director Craig Hatmaker; Public Relations Director Melissa Demmitt; Fire Chief Billy Hanks; Rescue Chief Joe Coyle.

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. 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.

Town Manager Randy Wingfield called attention to the revised proffer dated June 23, 2020 that was at Council's seats. Mr. Brian McCahill and Katherine Mahoney, both of Roanoke, and representatives of Fralin Homes, talked about the company's goals to maintain the reputation as a family-oriented, trustworthy developer, and to meet the need for affordable, upscale housing in Christiansburg. Mr. McCahill provided an overview of the proposed Magnolia Point Community rezoning request and highlighted the changes and key attributes made since their last presentation. Mr. McCahill noted that the property would have on-site staff once the project was completed, and it was further noted that Fralin Homes has existing developments in Christiansburg that were managed out of Roanoke. Mr. Robert Fralin described the proposed new road connection from the Magnolia Point Community to Walters Drive that

would be installed approximately halfway through construction of the development, and noted that additional traffic counts indicated that the road connection would adequately handle the additional traffic generated by the proposed neighborhood. Mr. Steve Semones of Balzer and Associates explained the proposed sidewalk plan and noted ongoing discussions with engineers on the site plan with regards to sidewalk location/connections, and future crosswalk connection. Councilwoman Hicks questioned if the developer intended to build a community playground. Mr. Fralin responded that 61% greenspace had been proposed that would include a clubhouse, pool, and trails, but that there were no initial plans for a playground. Councilman Showalter noted that Fralin Homes had a similar project on Peters Creek Road in Roanoke that was attractive and well-maintained. However, Councilman Showalter expressed concern with additional traffic traveling onto Peppers Ferry Road, especially when traveling left out of the neighborhood towards Christiansburg. Mr. Semones noted that he had worked with the Town's engineering department to get the exact traffic study parameters in planning the ingress/egress, and originally utilized a split of 75% eastbound and 25% westbound Peppers Ferry Road traffic but revised to 85% eastbound and 15% westbound because of staff comments and noted that the study found that a signal light was not warranted with either. Councilwoman Hicks expressed concern with potential overuse of public utilities in that area. Town Manager Wingfield reported that water volume and pressure were not a concern due to the location of the water line main, and that the developer was responsible for putting in water lines to the development.

- B. 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. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

No additional comments. Mayor Barber reported that the Planning Commission had voted 6-0, with four absences, in late 2019, in favor of issuing the Conditional Use Permit.

Robert Fralin requested Council consider taking action on the two requests for Magnolia Point Community, LLC, tonight, or waiting until the next meeting. Council agreed to take action at the July 14 meeting.

- C. 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).

There were no comments for or against the request.

- D. Town of Christiansburg Community Development Block Grant Substantial Amendment to the 2019 Annual Action Plan in response to the COVID-19 pandemic.

Town Manager Randy Wingfield explained the amendment is needed to receive additional funding for Covid-19 relief. Assistant Town Manager Andrew Warren provided a breakdown of

the proposed funding distribution to be used towards homeless prevention, food security, economic development, and healthcare. The next steps in the action plan process were further explained, noting that funding distribution was anticipated to occur in mid to late August. Councilman Showalter requested Council be provided an update on the distribution once more information is available.

IV. CONSENT AGENDA

- A. Approval of Minutes of June 9, 2020.
- B. Authorization for renewal of Landfill Professional Services contract with SCS Engineers in the amount of \$120,000.
- C. Award Contract to Mendon Pipeline, Inc. in the amount of \$517,115.00 for Construction of the Silver Lake Interceptor, Phase I project.
- D. Resolution Recognizing Al Bowman for his service on the Montgomery Regional Solid Waste Authority Board and Virginia Tech - Montgomery Regional (Executive) Airport Authority Board.

Councilwoman Sachs made motion to approve the consent agenda, seconded by Councilman Showalter. Councilwoman Hicks asked why several of her comments from the June 9 meeting regarding disputes between members of Council were not included in the minutes. Clerk of Council Stipes so noted the question and will amend the minutes to reflect a summary of the comments in question. Councilwoman Sachs amended her motion to include approval of the amended minutes, 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

- A. Update on Business Technology Assessment.

Finance Director Val Tweedie provided a follow-up presentation on the business technology assessment, previously presented to Council during the February 2020 Council Retreat. Ms. Tweedie talked about the limitations of the current town software and explained the software needed to provide an efficient, integrated system for department communication and reporting. Through the RFP process, assisted by Berry Dunn, two vendors had been selected and a breakdown of both were provided for Council consideration. Mr. Craig Hatmaker provided Council with the software financial impact models and explained the details of the software fees. Ms. Tweedie noted that, per the financial impact models, in four years, the Town would be spending less money than now with the proposed combined integrated software. Ms. Tweedie noted that the business technology assessment had been a collaborative effort between Town Departments, and she expressed appreciation to everyone who contributed to the process. According to Ms. Tweedie, the next step in the process was to obtain approval from Town Council to move forward with contract negotiations, then to obtain approval from Council on the final contract. Implementation was expected to take approximately 2 to 2 ½ years. Ms. Tweedie expressed confidence in the selected companies

and noted that funding for software had been budgeted for FY 2019 – 2020. Councilwoman Hicks made a motion to approve contract negotiations on the software system as described by Ms. Tweedie, seconded by Councilman Stipes. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

VI. CITIZEN COMMENTS

- A. Matthew Hicks 607 ½ South Franklin Street, addressed Council as a concerned citizen, and husband of Councilwoman Hicks, regarding the reserves for infrastructure budgeted during the years of service of Mayor Richard Ballengee, and expressed various complaints against the priorities of the current council. In regards to Councilwoman Hicks, Mr. Hicks commented that she was honest and fair, and had been elected by voters wanting change, and he urged Mayor Barber to get a hold of Council.
- B. Grayce Woodrum, College Street, on behalf of herself and her husband, thanked the fire department and first responders who came to their home to assist them during the recent flooding that resulted in their basement collapsing. Mrs. Woodrum also thanked her husband's co-workers at the sheriff's department for their assistance and concern.
- C. Alecia Vaught, Den Hill Road, addressed Council regarding her support for Councilwoman Hicks, and concern with government overreach that led to her creating "Second Monday Constitution Group" along with Marie March. Ms. Vaught complained about ongoing Facebook disputes with a person named Jennifer Martin, who she claimed she believed was an alias of Councilwoman Sachs. Ms. Vaught noted that Councilwoman Sachs said her Facebook account may have been hacked, but questioned how that could have happened and why she wouldn't report it to the police. Ms. Vaught provided Council with a handout of her complaint.
- D. Chris Waltz, 1370 Rigby Street, called attention to the agenda item to discuss the Town's Code of Ethics, and suggested Council also discuss Councilman Stipes, who Mr. Waltz accused of violating the Code of Ethics by taking part in closed meeting discussions regarding Clerk of Council Stipes' salary. Councilman Stipes replied that that had never happened, and Mr. Waltz responded by voicing his accusation again. Mr. Waltz also criticized Councilman Stipes for spamming his emails. Mr. Waltz then accused Councilwoman Sachs of receiving business advertising on the privately sponsored banner recognizing Christiansburg High School 2020 graduates, and questioned her claims that her Facebook account had been hacked. Councilwoman Sachs, Councilman Showalter, and Councilman Huppert each refuted Mr. Waltz' accusation of impropriety by Councilman Stipes by noting that Mr. Stipes always left the room when Council discussion was held regarding Clerk of Council Stipes, and that he had never participated in any vote or discussion pertaining to his wife.

VII. COMMITTEE REPORTS

- A. Stipes and Bishop – Street Committee Report/Recommendation on:
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.

Councilman Stipes reported on the request to vacate a small portion of the right-of-way along North Franklin Street, for the purpose of enhancing future development potential. Mr. Stipes explained that Town staff noted no anticipated uses for that portion of the property, however, the request to vacate would also include the Town retaining easement interests across the entire parcel for utilities. Councilman Stipes made a motion to approve the right-of-way vacation as requested, seconded by Councilwoman Hicks. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

A. Monthly Bill List.

Town Manager Randy Wingfield noted that a bill had been received from Logo Hub, the business owned by Councilwoman Sachs, for \$101.96, which was under the \$500 threshold for required sealed bids. Mr. Wingfield noted that this was the first time a bill had been received from Logo Hub since Ms. Sachs took her council seat, and that this could not be considered contract stacking with the bill. Councilwoman Hicks asked if it was legal for the Town to pay a bill from a company owned by an elected official. Town Attorney Reid Broughton advised that it was legal for the Town to pay the bill received from Logo Hub for the noted amount. Councilman Showalter made a motion to pay the bill from Logo Hub for the noted amount, seconded by Councilman Stipes. Council voted on the motion as follows: Bishop – Aye; Hicks – Abstain; Huppert – Aye; Sachs – Abstain; Showalter – Aye; Stipes – Aye.

B. Town of Christiansburg Community Development Block Grant Substantial Amendment to the 2019 Annual Action Plan in response to the COVID-19 pandemic.

Councilman Stipes made a motion to approve the CDBG Substantial Amendment to the 2019 Annual Action Plan, seconded by Councilwoman Hicks. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

C. Budget Modification #4 for Cares Act Funding for FY 2019 - 2020.

Councilwoman Sachs made a motion to approve the Budget Modification #4 for Cares Act Funding for FY 2019 – 2020, seconded by Councilwoman Hicks. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

D. Resolution to approve the Budget Modification #4 for FY 2019 - 2020.

Councilman Bishop made a motion to adopt the resolution to approve the Budget Modification #4 for FY 2019 – 2020, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

E. Resolution to appropriate the funds in Budget Modification #4 for FY 2019 - 2020.

Councilman Showalter made a motion to adopt the resolution to appropriate the funds in Budget Modification #4 for FY 2019 – 2020, seconded by Councilman Stipes. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

F. Discussion of Code of Ethics.

Mayor Barber provided background on the Town's Code of Ethics adopted in 2007, and readopted by Council in 2020, and stated that the Code of Ethics was readopted on a 5-1 vote and is applicable to all members regardless of whether or not they voted for it.

Councilman Huppert said he became aware that he was infringing on the Code of Ethics by signing his name as a member of Town Council on his letters in the Roanoke Times, and has since modified his letters to reflect they are his own personal opinion and not that of Council.

Mayor Barber reported on his investigation in response to Code of Ethics violation complaints and further reported that the matter had been forwarded to Attorney Reid Broughton for a Letter of Opinion that advised that, from a legal standpoint, the social media posts in the complaint could be considered to be protected by the First Amendment, though it would not cover false or misleading statements. Mayor Barber then presented his opinion that a councilmember had violated the first term of the Town's Code of Ethics through social media post innuendos, disturbing attacks on fellow council members, and by announcing on social media that they had violated the Town's Building Code by having construction done on her property without first obtaining a building permit (although the permits were obtained after the Town staff contacted the owners). Mayor Barber recommended legal options for addressing the violations, as detailed to him by Town Attorney Reid Broughton. Mayor Barber opened the floor for discussion.

Councilman Stipes stated his concern with the recent erosion of integrity and public trust of Council, and noted his additional concerns with the effect the erosion was having on town staff, and the ability of Council to effectively serve the community. Mr. Stipes stated that it was important that Council find a way to restore its integrity and the public's trust.

Councilman Showalter talked about the importance of Council integrity and the public's trust in its elected officials, and agreed that measures needed to be taken to restore both aspects of public service. Mr. Showalter stressed that members of Council were responsible for managing themselves, while at the same time, holding each other accountable, and further stressed that action needed to be taken to address the Code of Ethic violations.

Councilman Huppert said during his eleven years of service on Council he often saw occasions when council members did not agree, but still worked together to serve the community. However, Mr. Huppert said he has observed that for the past four or five months, Council has not been effective in working together, and he expressed concern for the current state of Council and questioned its ability to serve the community.

Councilman Bishop said he ran for council because he wanted to serve the citizens of Christiansburg, and as an elected official, held himself to a high standard of ethics. Mr. Bishop said it appeared there were personality conflicts among members of Council that needed to be

addressed outside of Council, and he stressed that each member should hold themselves to a high standard of ethics to protect the integrity of Council.

Councilwoman Sachs had no comment at this time.

Councilwoman Hicks claimed she had been under attack by Council since she was elected, starting with the request that she sign a Non-Disclosure Agreement as a condition to attending a closed meeting prior to taking office, and questioned if Councilmen Showalter and Stipes had been asked to sign NDA forms. Town Manager Wingfield noted that Mrs. Hicks was asked to sign an NDA prior to attending the closed meeting because she had not yet taken her seat and oath as an elected official. Mrs. Hicks continued that she felt verbally attacked and discriminated against by members of Council, and stated that her business, and her friends, had come under attack by Council members and others in the community. Mrs. Hicks then spoke about a Facebook account by Jennifer Martin and asked Councilwoman Sachs who Ms. Martin was, and further stated she had seen Mayor Barber or Councilman Showalter meeting with Ms. Sachs on several occasions at Ms. Sachs' business on Roanoke Street, and asked what they were discussing. Mrs. Hicks then addressed the lack of building permit for the enclosure of a garage as living space on her house on White Pine Drive, and stated that the repairs were minor. Councilman Huppert expressed concern that Councilwoman Hicks' service on Council was negatively impacting her personal life and suggested she consider resigning. Councilman Bishop questioned Councilwoman Hicks about her general accusations against Council and questioned what he had done to offend her. Councilwoman Hicks said he had not done anything, but had always been kind to her. However, she stressed that she had made sacrifices to be a member of Council and deserved respect.

IX. STAFF REPORTS

A. Town Manager:

- Water shut off letters for March past due bills were sent after the June 9th council meeting and after that meeting the State Corporation Commission issued a mandate that private utilities must continue without shutoffs (but that this did not apply to the town as the town is not governed by SCC provisions). Water shut-off will only affect residents who have not paid or arranged a payment plan. Councilwoman Hicks asked if the CBDG Covid-19 funding could be used to assist individuals with utility payments. Town Manager Wingfield replied that the funding would be distributed to needs based programs. It was the consensus of Council to proceed with water cut-offs.

B. Town Attorney:

C. Other Staff:

- Fire Chief Hanks updated Council on continued efforts of the New River Valley Public Health Task Force to address the Covid-19 pandemic, and reported that the New River Valley Health District had reported 170 positive cases, which included 26 new cases in the past 10 days. Mr. Hanks provided updates on each test site and testing results, and expressed appreciation for community efforts to slow the spread of the virus. Ms. Hanks noted that due to low infection rates, the task force was cutting back testing at each site to one day per

week. Councilwoman Hicks thanked the fire department for its presence on College Street during the recent flooding.

X. COUNCIL REPORTS

- A. Councilwoman Sachs reported on the first Christiansburg Public Art Advisory Board meeting, which focused on developing the foundation of the group and its priorities. Ms. Sachs said the arts council was expecting a great year.
- B. Councilman Huppert reported that the aquatic center was now open on a reservation basis for use of the competition pool, workout room, and swim camp with limited capacity.
- C. Councilman Stipes reported that the Virginia Tech Montgomery Executive Airport was actively working to hire a replacement for retiring director Michael St. Jean, but at this time, had no announcement to make. Mr. Stipes acknowledged the accomplishments of retiring at-large member Al Bowman, and noted he was happy to honor Mr. Bowman with the resolution approved by Council earlier in the meeting. Mr. Stipes intends to bring a replacement name before Council for consideration, which must be approved by all four jurisdiction members. Mr. Stipes noted that the airport was currently closed for construction with an anticipated re-opening date of July 11.
- D. Showalter, no report.
- E. Bishop, no report.
- F. Councilwoman Hicks reported on the recent Planning Commission discussion regarding a request from Montgomery County Public School to rezone property at 208 College Street for use as a mechanical/maintenance shop for county school buses. Mrs. Hicks commented there was a large response from the public against the request due to the visible location, and she noted that the Montgomery County Board of Supervisors had stated it was open to bids for selling the land. Mrs. Hicks talked about the lack of greenspace in the downtown area, and described her vision for the property as a downtown establishment, with the right investors, whether private or government, or both. Mrs. Hicks encouraged Council to visit the county's school bus station on Cambria to gain insight into what the property could look like if the county's request was approved. Councilman Showalter asked Mrs. Hicks to clarify her comments about investing in the property, whether private or government, including her comment about the county's interest in selling the property. Mrs. Hicks said it would be in the best interest of the Town to invest in the downtown area, and that the town could partner with other investors to obtain a portion of the property for its use. Councilman Stipes said he would like to see the property converted to the private sector, but noted that in order for that to happen, the county would need to declare the property surplus, and that had not happened. Councilwoman Hicks asked about that process, and commented that Council knew rich people they could encourage to invest in the property. She then questioned why relocation of the bus station was proposed for Christiansburg and not Blacksburg, and stated that Christiansburg deserved a nice downtown area, too. Mrs. Hicks asked Council to assist her in addressing the school board on this issue. Town Manager Wingfield noted that he and County Administrator Craig Meadows had discussed organizing a joint retreat with Council and the County Board and possibly School Board. Councilman Showalter commented that he would like to see the property on the tax rolls as a

developed property, but had concerns from the Planning Commission meeting that Councilwoman Hicks was hinting at the Town purchasing the property and he could not support that idea.

- G. Councilwoman Sachs addressed accusations by Councilwoman Hicks regarding her having seen Mayor Barber enter Ms. Sachs' business on Roanoke Street on two occasions. Ms. Sachs stated that she has done personal business with Mayor Barber and his wife for years, and was concerned with Mrs. Hicks' accusations and possible stalking of her business. Councilwoman Hicks replied that she had received complaints against her business, too, and that she just happened to see Mayor Barber enter her business as she was driving along Roanoke Street. Councilwoman Hicks stated that the attacks needed to stop and Mayor Barber agreed and stated that this is a two-way street.

XI. OTHER BUSINESS

XII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:10 P.M.

Michele Stipes, Clerk of Council

D. Michael Barber, Mayor



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Consent Agenda

Meeting Date:

July 14, 2020

ITEM TITLE:

Smart Scale Project Resolutions of Support

DESCRIPTION:

Council Resolution of Support for Fiscal Year 2022 Smart Scale Applications for the following projects:

Peppers Ferry Road – Cambria Street Connector Route

N. Franklin Street - Elm to Depot, Lighting and Pedestrian Improvements

N. Franklin Street – Depot Street Intersection Improvements

POTENTIAL ACTION:

Council vote in support of the Smart Scale funding applications for these projects.

DEPARTMENT:

Engineering

PRESENTER:

Wayne Nelson

Information Provided:

Three resolutions, one each for the above projects.

Peppers Ferry Road – Cambria Street Connector Route

<https://christiansburg.box.com/s/rq7jhi6e1y01c7793bin79y94l2m5vf0>

N. Franklin Street - Elm to Depot, Lighting and Pedestrian Improvements

<https://christiansburg.box.com/s/b4tucqjv75s6r2x92gtpwlv9k3m3he9d>

N. Franklin Street – Depot Street Intersection Improvements

<https://christiansburg.box.com/s/gkcnhiue2wmdu8z6rphyhubgnkbd9gzj>



TOWN OF CHRISTIANSBURG TOWN COUNCIL AGENDA COVER SHEET

AGENDA LOCATION:

DISCUSSION AND ACTION

Meeting Date:

July 14, 2020

ITEM TITLE:

Rezoning request by Magnolia Point Community, LLC for an approximately 9.14 acre property located northeast of the intersection of Peppers Ferry Road, N.W. and New Village Drive, N.W. (tax map no. 434-A-8A) from the A, Agricultural District to the R-3, Multi-Family Residential District with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (RZN 2019-06). The property is owned by International Church of the Foursquare Gospel.

DESCRIPTION:

The applicant requests to rezone the property located northeast of the intersection of Peppers Ferry Road NW and Village Drive NW (tax map no. 434-A-8A) from the A, Agricultural District to the R-3, Multi-Family Residential District with proffers. The applicant has submitted a corresponding application – which is contingent on the rezoning request – for a Conditional Use Permit to develop the property as a planned housing development consisting of apartments and townhomes.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with the submitted proffers:

1. The property shall be developed in substantial conformance with the masterplan submitted dated August 6, 2019 and revised on September 10, 2019.
2. The property proposed for R-3 Zoning shall only be utilized for Townhome and Apartment residential use.
3. Construction traffic shall be strictly prohibited from Utilizing New Village Drive.

The Town Council public hearing was held October 22, 2019. At its November 12, 2019 meeting, Council voted to table action on the request and the applicant was requested to provide additional information regarding traffic data.

UPDATE:

After Council's action on November 12, 2019, the Christiansburg Engineering staff met with the developer and requested the developer and his engineer consultants (Balzer and Associates) perform traffic counts for the intersection of Walters Drive/Peppers Ferry Road and New Village Drive/Peppers Ferry Road. The developer subsequently met with American Electric Power (AEP) and determined a street connection from Bozeman Trail to Walters Drive - through AEP's property at 130 Walters Drive - was not achievable at this time, given AEP's entrance requirements to their substation.

Town Engineering staff further requested the developer conduct a traffic signal warrant analysis for the Peppers Ferry Road/New Village Drive intersection, which assumed a full build-out of Magnolia Point, Ivy Ridge, and New River Village. The traffic signal warrant analysis concluded a traffic signal was not warranted. The engineering consultants shared the traffic counts and the signal warrant analysis with town

Engineering staff. Town staff reported to the developer's engineering firm that they agreed with the methodology and findings presented in the study.

Given that the analysis showed the proposed development would create impacts on the intersection, the developer, after reviewing with Town staff, has proffered to construct a dedicated right turn lane on New Village Drive at the existing intersection with Peppers Ferry Road in order to mitigate impacts for residents of New Village Drive and Magnolia point. The addition of the right turn line will also position the intersection for future signalization, should it be necessary at a future point in time.

On June 22, 2020 the developer amended the proffer statement, adding a proffer which limits the development to no more than 72 units until such a time the property owner secures the land, issues a bond for, and constructs a public road connecting Bozeman Trail to Walter's Drive.

The applicant has submitted a revised proffer statement, application, and plan drawings, along with the traffic signal analysis study. The revised proffers include:

1. The property shall be developed in substantial conformance with the masterplan submitted dated August 6, 2019 and revised on March 13, 2020.
2. The property proposed for R-3 Zoning shall only be utilized for Townhome and Apartment residential use.
3. A dedicated right turn lane shall be installed on New Village Drive at the intersection of New Village Drive and Peppers Ferry Road.
4. Construction traffic shall be strictly prohibited from utilizing New Village Drive to access the internal project site.
5. Housing units shall be limited to no more than 72 units until which time the property owner secures the land for, issues a bond for, and constructs a public road connecting Bozeman Trail to Walters Drive.

At Council's discretion, a motion to approve the rezoning request with the revised proffers should note acceptance of the revised proffers, with revised date of June 22, 2020.

POTENTIAL ACTION:

Take action on request

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

Proffer Statement – Revised June 22, 2020

<https://christiansburg.box.com/s/c2abytdl115w9911xdmx6bheg03ivhg>

The draft ordinance, Planning Commission resolution, meeting minutes, and application/staff report were provided in the June 23, 2020 agenda packet.



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

DISCUSSION AND ACTION

Meeting Date:

July 14, 2020

ITEM TITLE:

Conditional Use Permit request – contingent on the preceding rezoning request - by Magnolia Point Community, LLC 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, N.W. and New Village Drive N.W. (tax map no. 434-A-8A) in the R-3, Multi-Family Residential District. (CUP 2019-09). The property is owned by International Church of the Foursquare Gospel.

DESCRIPTION:

The applicant requests a Conditional Use Permit to construct 146 dwelling units on an approximately 9.14 acre property in the R-3, Multi-Family Residential District. The proposed development, as presented on the conceptual layout plan, includes six apartment buildings consisting of 18 dwelling units each, one apartment building consisting of 24 dwelling units, and fourteen townhomes.

In the R-3 zoning district, planned housing developments cannot exceed a density of development of 20 dwelling units per acre. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with four conditions:

1. The presented “Rezoning Application and Conditional Use Permit Application for Magnolia Point Planned Housing Development,” dated August 6, 2019 shall be considered as conditions of approval.
2. A five-foot wide sidewalk shall be installed along the western side of Bozeman Trail adjacent to the subject property.
3. A five-foot wide sidewalk shall be installed along the eastern side of New Village Drive adjacent to the subject property.
4. Right of way fifty feet in width shall be dedicated to connect the proposed Bozeman Trail to tax map number 434-A-13A (parcel ID 090210) prior to approval of a site plan for the development.

The Town Council public hearing was held October 22, 2019. At its November 12, 2019 meeting, Council voted to table action on the request and the applicant was requested to provide additional information regarding traffic data.

UPDATE:

After Council’s action on November 12, 2019, the Christiansburg Engineering staff met with the developer and requested the developer and his engineer consultants (Balzer and Associates) perform traffic counts for the intersection of Walters Drive/Peppers Ferry Road and New Village Drive/Peppers Ferry Road. The developer subsequently met with American Electric Power (AEP) and determined a street connection from Bozeman Trail to Walters Drive - through AEP’s property at 130 Walters Drive - was not achievable at this time, given AEP’s entrance requirements to their substation.

Town Engineering staff further requested the developer conduct a traffic signal warrant analysis for the Peppers Ferry Road/New Village Drive intersection, which assumed a full build-out of Magnolia Point, Ivy Ridge, and New River Village. The traffic signal warrant analysis concluded a traffic signal was not warranted. The engineering consultants shared the traffic counts and the signal warrant analysis with town Engineering staff. Town staff reported to the developer's engineering firm that they agreed with the methodology and findings presented in the study.

Given that the analysis showed the proposed development would create impacts on the intersection, the developer, after reviewing with Town staff, has proffered to construct a dedicated right turn lane on New Village Drive at the existing intersection with Peppers Ferry Road in order to mitigate impacts for residents of New Village Drive and Magnolia point. The addition of the right turn line will also position the intersection for future signalization, should it be necessary at a future point in time.

Town staff also note that a connection from Bozeman Trail to Walters Drive (and subsequent cross-connection through Vinnie Avenue) remains a desired connection point and staff will encourage such connection be made if the property east of Magnolia Point is redeveloped. On June 4, 2020 the developer amended the proffer statement, adding a proffer which limits the development to no more than 72 units until such a time the property owner secures the land and issues a bond for a public road connecting Bozeman Trail to Walter's Drive.

The applicant has submitted a revised proffer statement, application, and plan drawings, along with the traffic signal analysis study. At Council's discretion, a motion to approve the conditional use permit with the conditions recommended by Planning Commission should amend the recommended conditions as follows, in order to capture the plan revisions proposed by the applicant:

1. The presented "Rezoning Application and Conditional Use Permit Application for Magnolia Point Planned Housing Development," dated August 6, 2019 **and revised March 13, 2020** shall be considered as conditions of approval.
2. A five-foot wide sidewalk shall be installed along the western side of Bozeman Trail adjacent to the subject property.
3. A five-foot wide sidewalk shall be installed along the eastern side of New Village Drive adjacent to the subject property.
4. Right of way fifty feet in width shall be dedicated to connect the proposed Bozeman Trail to tax map number 434-A-13A (parcel ID 090210) prior to approval of a site plan for the development.

POTENTIAL ACTION:

Take action on request

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, and application/staff report were provided in the June 23, 2020 agenda packet.



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

DISCUSSION AND ACTION BY MAYOR AND COUNCIL

Meeting Date:

July 14, 2020

ITEM TITLE:

Discussion of Town Freedom of Information Act (FOIA) Policy

DESCRIPTION:

As FOIA requests have continued to increase, the amount of staff time required to meet the demand in accordance with state law requirements has increased as well. Staff will provide an overview of the policy for responding to FOIA requests and discuss potential changes currently permitted under state law to make charging more consistent and clearer upfront for staff and the requestor. A copy of the potential changes will be available Tuesday.

POTENTIAL ACTION:

Council input on policy

DEPARTMENT(S):

Administration

PRESENTER:

Randy Wingfield, Town Manager



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

CLOSED MEETING

Meeting Date:

July 14, 2020

ITEM TITLE:

Closed meeting in accordance with Code of Virginia § 2.2-3711(A) (6) Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected and Code of Virginia § 2.2-3711(A) (29) Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body. The purpose of the meeting is to discuss the proposed park on the former Truman Wilson property on Peppers Ferry Road, N.W.

DESCRIPTION:

The Town has an agreement with Faulconer Construction Company in regards to the design of a park on the former Truman Wilson land on Peppers Ferry Road, N.W. and Faulconer has agreed to provide the Town with a Guaranteed Maximum Price (GMP) for the construction of the park for Town Council's consideration. This meeting is for presentation of the GMP and the proposed design elements.

Town Council did not include funding for the park construction into the current Fiscal Year 2020-21 Budget. Town Council has expressed a desire to revisit the current budget for potential amendment in the fall, depending on the impact that Covid-19 is having on the Town and its finances. The actual discussion of whether the project should be included in a budget amendment would be a public discussion at a Fall Town Council meeting.

POTENTIAL ACTION:

Receive GMP for future consideration

DEPARTMENT(S):

Administration and Parks and Recreation

PRESENTER:

Randy Wingfield, Town Manager