

CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
JUNE 22, 2021 – 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 22, 2021 AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Town Attorney Reid Broughton; Executive Assistant/Clerk of Council Tracy Heinline; Finance Director Valerie Tweedie; Assistant Director of Engineering Mike Kelley.

REGULAR MEETING

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

Councilwoman Hicks made a motion to separate item A., Approval of Minutes of June 8, 2021 under the consent agenda. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

III. PUBLIC HEARINGS

- A. Amendment of proffers for conditional zoned property for The Reserve at Round Meadows by Shah Development LLC (applicant/property owner). The change of proffers would allow an increase of five (5) additional lots for a total of no more than 56 single-family detached dwellings. The development is adjacent to Round Meadow Drive on Tax Map 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3.

John Neel, Engineer, Gay and Neel, referenced the map of the above rezoning showing the recommended five additional lots. He explained the prior subdivision plat had been approved at a previous Council meeting and originally as part of the overall development design by the Shah Development team. He stated that Shah Development had planned on building the said lots, but the additional five lots had not been included. Mr. Neel explained that because of housing demands there was an opportunity to add five additional, single family, detached dwellings. He added that these additional lots would be \$30,000 worth of connection fees for water and sewer revenue for the Town.

- B. Revised Conditional Use Permit for a Planned Housing Development for The Reserve at Round Meadows subdivision by Shah Development LLC (applicant/property owner) to allow an increase of five (5) additional lots for a total of no more than 56 single-family detached dwellings. The development is adjacent to Round Meadow Drive on Tax Map 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3.

The public hearing was opened. With no speakers on the item, the public hearing was closed.

IV. CONSENT AGENDA

- A. Approval of Minutes of June 8, 2021.

Councilman Stipes made a motion to approve the minutes of June 8, 2021 as presented. Councilman Showalter seconded the motion.

Councilwoman Hicks expressed concern that the June 8, 2021 minutes were incomplete. She stated that information including a letter from Commonwealth's Attorney Mary Pettitt was not included as well as an email from Delegate Nick Rush that was discussed at the previous Council meeting. Mrs. Hicks also stated a conversation was left out of the minutes concerning her asking Mayor Barber and Town Manager Wingfield for guidance with COIA forms. Mayor Barber explained the videos could be viewed online if there were any concerns or questions.

Council voted as follows: Bishop – Aye; Hicks – Nay; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- B. Monthly Bill List.

- C. Contract with Alvis-Laing Electric Company for lights over the leisure, therapy, and competitive pools at the Aquatic Center in the amount of \$481,059.26.

Councilwoman Sachs made a motion to approve items B. and C. of the Consent Agenda. Councilman Huppert seconded the motion.

Councilwoman Sachs noted that she was pleased to see a local business such as Alvis-Laing Electric be involved in Town improvements.

Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

V. INTRODUCTIONS AND PRESENTATIONS

No introductions or presentations.

VI. CITIZEN COMMENTS

No citizen comments.

VII. COMMITTEE REPORTS

Councilwoman Sachs reported that a Central Business meeting would be held on June 23, 2021 at noon.

Councilman Bishop reported the Facade Grant Committee had previously met two times and there were currently five applications being reviewed that would be brought before Town Council soon.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Conditional Use Permit request by John D. Elmore for a contractor storage yard in the General Business (B-3) zoning district at 710 Peppers Ferry Road, N.W. (Tax Parcel 435 – ((A)) – 23)). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Councilman Stipes made a motion to approve the conditional use permit request by John D. Elmore for a contractor storage yard at 710 Peppers Ferry Road, N.W. with the recommended conditions by the Planning Commission. Councilwoman Sachs seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- B. Conditional Use Permit request by Aztec Rental (applicant) on behalf of New River Community College for a contractor storage yard in the General Business (B-3) zoning district at 412 Roanoke Street, (Tax Parcels 527 – ((A)) – 200 and 527 – ((A)) – 202). The property is designated Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Councilwoman Sachs made a motion to approve the conditional use permit request by Aztec Rental for a contractor storage yard at 412 Roanoke Street with the recommended conditions by the Planning Commission. Councilman Stipes seconded the motion. The motion was clarified to condition the approval on the most recent drawing that was provided by Bill Brown to Town Council at its public hearing to locate the heavier equipment area closer to Roanoke Street than originally proposed.

Councilwoman Hicks stated she owned a property near the 412 Roanoke Street location and wanted to make Council aware in order for there not to be a perception of conflict of interest. Mrs. Hicks also stated that although she was pleased that Aztec Rental could be placing a contractor storage yard on Roanoke Street, she expressed concern for the heavier equipment coming through the neighborhood. She inquired if Council felt the need to lower the weight of the equipment allowed in the neighborhood. Council agreed that lowering the weight of the equipment was not a concern at this time. Mrs. Hicks also wanted the public to be aware that the portion of the property further up Hagan Street would not be used at this time and houses had not been proposed. Councilman Stipes stated he had spoken with Ms. Devon Johnson of 105 Lester Street and stated her concern about emissions from the diesel fuel from the heavy equipment and Mr. Stipes had suggested she contact Aztec Rental personally. Aztec Rental relayed to Ms. Johnson that any heavy equipment would be stored on trailers and in the heavy equipment storage area. Mayor Barber reminded Council that

this would be reviewed by the Planning Commission again in twelve months. Councilwoman Hicks inquired when the fencing work would take place. Cody Brown from Aztec Rental explained they were waiting on closing of the property and should be completed within the year. He expressed that the building of the fence would depend on the availability of the lumber and the fence companies.

Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

C. Resolution to Approve the Real Estate tax rate for 2021 at \$0.16 per \$100 in assessed value.

Councilman Stipes made a motion to approve the current Real Estate tax rate for 2021. Councilwoman Sachs seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

D. Resolution to Approve the Personal Property tax rate for 2021 at \$0.45 per \$100 in assessed value.

Councilwoman Sachs made a motion to approve the personal property tax rate for 2021. Councilwoman Hicks seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

E. Resolution to Adopt the Budget for FY July 1, 2021 to June 30, 2022.

Councilwoman Sachs made a motion to approve the Resolution to Adopt the Budget for FY July 1, 2021 to June 30, 2022. Councilman Huppert seconded the motion.

Councilwoman Hicks questioned page two under the proposed budget. She explained that Council had voted on the water increase at a previous meeting, but the verbiage was not clear in her opinion. She stated it was deferred for another year but there should be more clarification for the rates for 2021. She explained it was really taking place this year in July. Finance Director Valerie Tweedie explained it was still deferred one year but she would make it a little clearer in the final budget.

Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

F. Resolution to Appropriate the funds approved in the FY July 1, 2021 to June 30, 2022 Budget.

Councilwoman Sachs made a motion to approve the Resolution to Appropriate the funds for FY July 1, 2021 to June 30, 2022 Budget. Councilman Huppert seconded the motion.

Councilwoman Hicks wanted to clarify that the American Rescue Plan money was under the expenditures for the year and that the new park was under capital projects. Mayor Barber explained the recovery money was in the budget but not specifically assigned at this time.

Council voted as follows: Bishop -Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

IX. STAFF REPORTS

A. Town Manager

Town Manager Wingfield reported he had received a request to recognize Carmen Graves for competing in the U.S. Track and Field Olympic Trials in the steeplechase division. Ms. Graves is the daughter of Town employee Sharon Graves. Carmen Graves placed fifteenth in that division.

Mr. Wingfield stated he also had received a request to allow food trucks to set up on-street parking. He explained that historically the Town had not allowed food trucks on the streets although they have been allowed for temporary events and that he had allowed temporary scenarios, such as construction trailers, cleaning buildings, etc. Mr. Wingfield stated that with the new Iron Tree Brewing Company grand opening the Town had allowed it for a couple days. He wanted to reach out to Council and inquire if they would allow this under certain regulations and on a more regular basis. Councilman Huppert suggested the food trucks be at the brewery two nights a week and maybe try it for a three-month period and then revisit.

Mr. Wingfield explained the Town could regulate it to some degree such as how to ensure with pedestrian and vehicular safety and prevent the blocking of sidewalks. He expressed the need for fairness and equity to all the business owners and people renting spaces and stated the Town could pick out the spots for the food trucks only for one or two days a week and the food trucks could then rotate spaces. He expressed that the food trucks would need a Town business license and to remit meals tax as well. Councilman Stipes stated that Mr. Wingfield had previously polled Council individually so now he could move forward and come back to Council with ideas and then place on the next agenda for Council discussion. Councilwoman Hicks agreed she would like to see this subject brought back to Council for discussion.

Mr. Wingfield also had a request from a political party to close Hickok Street for July 10th for a meet and greet event. He inquired if Council would want to allow the closing for a political party. He explained the Town had allowed a political party to express their views in the past at events that were organized by private groups such as at the Wilderness Trail Festival. Councilman Stipes expressed that allowing the political group to be there may open-up for political organizations to continue to ask. Councilman Huppert agreed. Councilman Bishop agreed as well. Councilwoman Hicks stated she had received emails last year pertaining to political parties that were concerning, and she wanted Council to be fair and felt they need to stick to the rules. Councilman Showalter agreed.

B. Town Attorney

No report.

C. Other Staff

X. COUNCIL REPORTS

Councilman Stipes
No report.

Councilman Showalter

No report.

Councilman Huppert reported that a gentleman had asked if he could pray over Town Council before the meeting and expressed it was greatly appreciated.

Councilman Bishop

No report.

Councilwoman Sachs reported that the Juneteenth celebration at the Christiansburg Institute went well and hoped that everyone enjoyed the celebration.

Councilwoman Hicks wanted to thank the Corning Veterans and Mike Mallabone for the water fountain that provides water to both citizens and their pets on the Huckleberry Trail. She encouraged more organizations to be involved in things such as this and expressed it helped beautify Christiansburg.

XI. OTHER BUSINESS

Councilwoman Hicks expressed that she had received phone calls and emails concerning the new traffic pattern on Roanoke Street and First Street. She had been told that it was confusing and there were not enough signs warning citizens that the pattern had changed. Mrs. Hicks asked if there was anything additional the Town could do to improve the attention for the lane change. Mr. Wingfield stated that there may be additional measures, and the Street Committee could discuss it and report back to Council. Councilman Stipes agreed that the Street Committee handling the situation would be appropriate and expressed that any change of traffic pattern could potentially cause a risk. Mr. Wingfield stated that the Town had pushed the new traffic pattern out on social media and the Town's webpage. Councilman Showalter offered that additional signage would be a good first step. Councilwoman Hicks also questioned the lane patterns for Route 8 heading out of Christiansburg where the new bridge was being built and explained there were concerns with lane changes coming into Christiansburg. Mr. Wingfield explained that area was VDOT's responsibility but that he would reach out to them. Mrs. Hicks also explained she loved the Welcome signs coming into the Town, but it seemed that wherever there was a sign there were potholes and they needed to be addressed.

Councilman Showalter inquired about the block of wall on Cambria Street that had crumbled and was falling over. Mr. Wingfield explained it had been blocked off and part of the wall was owned by the Town and the other was on private property. He stated that the Town had been communicating with the owner and the hopes was to slope the bank back and bring the cost down for construction and maintenance. He explained he would be asking Council for allocation for that maintenance soon.

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 7:47pm.