

CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
OCTOBER 8, 2024 – 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 OCTOBER 8, 2024, AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Samuel M. Bishop; Kim Bowman; Johana Hicks; Vice-Mayor Tanya Hockett; Casey Jenkins; Tim Wilson

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Town Attorney Reid Broughton; Clerk of Council Tracy Heinline; Public Relations Director Christina Bolt; Director of Finance Valerie Tweedie; Deputy Director of Finance Katie Miano; Director of Public Works Jim Lancianese; Assistant Director of Public Works, Streets Travis Moles

REGULAR MEETING

I. CALL TO ORDER

A. Moment of Reflection

Mayor Barber asked everyone to take a moment and remember those affected by recent hurricanes in the surrounding areas.

B. Pledge of Allegiance

The Pledge of Allegiance was led by Councilwoman Hicks.

II. ADJUSTMENT OF THE AGENDA

Mayor Barber asked for a motion to move the Closed Session after the Public Hearings in order for Public Works employees to go home and rest after a long week working on the water issues in Town.

Councilman Wilson made a motion to move the Closed Session to the end of the Public Hearings, seconded by Councilman Jenkins. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

III. PUBLIC HEARINGS

- A. Street vacation request by Derrick R. Lancaster for the vacation of 2 existing strips of land dedicated as a public street right-of-way and located on the southern side of Radford Street, NW (Tax Parcels 525 – ((A)) – 31A and 46; Parcel IDs 033305 and 031506) between 910 and 940 Radford Street, NW

Mayor Barber noted that the Lancaster family owns the adjoining properties on each side.

Hearing no further comments, the Public Hearing closed.

- B. Rezoning request by Robert P. Fralin, registered agent for F & B Land, L.P., applicant and property owner, to rezone property located on the west side of Moose Drive, NW at the College Street, NW intersection (Tax Parcel 556 – ((A)) – 9; Parcel ID 008095 consisting of approximately 16.330 acres) from A Agricultural and B-3 General Business to R-3 Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Brian McCahill, COO of R.P. Fralin, Inc. addressed Council and explained that the company has recently recruited higher quality and larger staff to address their home building operations. Mr. McCahill added they had built up their leasing maintenance and accounting staff and explained their customer service and maintenance turnaround time was at record lows.

Winn Phillips, Operations Manager of R.P. Fralin, Inc., gave a brief history of R. Fralin & Associates. Ms. Phillips explained they owned several properties and units in the Town of Christiansburg and surrounding areas. She added that R. Fralin & Associates currently have 1,200 residences under management that include apartment homes, townhomes, and single-family homes. Ms. Phillips noted their location for the proposed project was sufficient for the Christiansburg future residents due to being in between Radford and Christiansburg making workforce commutes easy.

Steve Semones, Balzer & Associates, gave an overview of the proposed project. Mr. Semones explained the drive for Good Samaritan Hospice on Moose Drive would be the expected access for the builders on the project and had been constructed to street standards. He added that water and sewer were already extended throughout the property and there was an existing storm water management facility that had been part of the Good Samaritan Hospice project as well.

Mr. Semones reminded Council that zoning for this property had occurred in 2006 along the north side of Diana Drive and a few years after a boundary line adjustment was completed with Montgomery County in order for the remainder to be within Town limits. Mr. Semones explained that several proffers had been made for the Kensington project and adjusted accordingly. He noted the most recent adjustment to the extension to Diana Drive and explained the road connection would cut through a future property.

Mr. Semones explained the proposed project would have a total density of 162 units and a mix of seven buildings. He added the apartments would include 1-2 bedrooms which are in high demand in Christiansburg. Mr. Semones spoke about the access road

that would extend through to Bishops Gate Road to make a full connection from the Kensington subdivision out to Moose Drive. He explained that area would be a full public street with sidewalks on both sides along with pedestrian access.

Mr. Semones explained there were 3 variances within the application they have asked for. Those variances included more units within the buildings, setbacks reduced to 10 feet in front of the building, and a building height up to 50 feet.

Mr. Semones added that the Fralin management company will maintain the grounds and buildings. He stated there would be 2 parking spaces per unit plus guest parking spaces, landscaping provided by Town Code with buffering, and trash and recycling enclosures scattered throughout the property.

Mr. Semones noted 3 proffers that were offered for the property. The proffers included substantial conformance with the master plan, that the use be for the apartment complex, and the main road would be built and completed prior to the issuance of the certificate of occupancy. Mr. Semones touched on the eight conditions that were agreed upon and one additional condition that focused on concerns with Moose Drive and incoming traffic for the school. Mr. Semones offered a signage restriction that would restrict a lefthand turn between the hours of 7 a.m. to 8 a.m. in order for school traffic to move through accordingly. Mayor Barber questioned Council if they agreed to the additional condition for the proposed property. Council agreed.

Hearing no further comments, the Public Hearing closed.

- C. Conditional Use Permit request by Robert P. Fralin, registered agents for F & B Land, L.P., applicant and property owner, to allow a planned housing development for a multi-family project of a maximum of 162 apartments in the proposed R-3 Multi-Family Residential District zoning district on property located on the west side of Moose Drive, NW at the College Street, NW intersection (Tax Parcel 556 – ((A)) – 9; Parcel ID 008095 consisting of approximately 16.330 acres). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Hearing no further comments the Public Hearing closed.

IV. OTHER BUSINESS (*moved to earlier in the agenda due to Public Works staff leaving early*)

A. Closed Meeting:

1. Councilwoman Hockett made a motion to enter into a Closed Meeting under Code of Virginia § 2.2-3711(A)(1), for the discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, seconded by Councilman Bishop. The Closed Meeting is being held for discussion of personnel, specifically the Treasurer/Finance Director position and benefits. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

2. Councilwoman Hockett made a motion to enter into a Closed Meeting under Code of Virginia § 2.2-3711(A)(3), for the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, seconded by Councilman Bishop. The Closed Meeting is being held for discussion of potential purchase of property located on the northern side of Roanoke Street for Public Works purposes. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

3. Reconvene in Open Meeting
4. Councilwoman Hockett made a motion to certify that the Town Council of the Town of Christiansburg meeting in Closed Meeting, to the best of each member's knowledge, discussed only the matters lawfully exempt from open meeting requirements by Virginia Law and only such matters as are identified in the Resolution to enter into Closed Meeting. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

5. Council action on the matters

Mayor Barber explained the Town Manager would continue to negotiate for the piece of property discussed and would schedule a rezoning request in an open meeting.

Mayor Barber explained that Council had interviewed Katie Miano, Deputy Finance Director for the Treasurer/Finance Director position. He added that the appointment of the Treasurer would begin January 1, 2025 per Council.

#### V. CONSENT AGENDA

- A. Approval of Minutes of September 24, 2024
- B. Resolution Recognizing October 6 – October 12, 2024 as Fire Prevention Week
- C. Set Public Hearing for Fiscal Year 2024-25 Budget Amendment #2 for November 12, 2024

Councilman Wilson made a motion to approve the consent agenda as presented, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

VI. INTRODUCTIONS AND PRESENTATIONS

No introductions or presentations

VII. CITIZEN COMMENTS

Arthur Hamrick, 2150 Palmer Street, N.E. expressed concern for the electrical substation at 2100 Cambria Street, N.E. Mr. Hamrick expressed concern that the station was built on a business lot and the lot has a gas line on one side and a railroad on the other. Mr. Hamrick expressed that he believes the substation does not comply with safety codes and by putting this substation in this location the Town has created a bomb situation. Mr. Hamrick concluded that he would continue to address Council until something was done.

Shelly Sayers, 14 Alleghany Street, expressed concern for the amount of traffic that comes through Alleghany Street. Ms. Sayers stated the area was unsafe for children that play and ride the school bus, as well as residents, and asked Council to investigate the matter before someone gets hurt.

VIII. COMMITTEE REPORTS

Councilman Wilson reported the Parks and Recreation Advisory Board met on October 7<sup>th</sup> and discussed converting the fields at Christiansburg Huckleberry Park to softball fields due to the large tournament scheduled for the upcoming weekend.

Councilwoman Hicks reported that Façade Grants were still being reviewed by the Central Business Committee. Mrs. Hicks also reported that Tina King, Executive Director of the Agency on Aging, had announced her retirement.

IX. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Appointment of Hampton Inn General Manager Andrew Crowder as Hotel Representative to the Montgomery County – Blacksburg – Christiansburg Regional Tourism Office Tourism Development Council for the remainder of Logan Kessinger's term (ending December 31, 2024)

Councilman Wilson made a motion to approve the appointment of Hampton Inn General Manager Andrew Crowder as Hotel Representative to the Tourism Office Development Council, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

- B. Resolution for the Disposition of a Town-owned Property Located on the Western Side of Silverlake Road, N.W. (0.05-acre Tax parcel; 525 – ((2)) – 63: Parcel ID 080323)

Town Manager Wingfield noted that Childress Farms Inc. offered \$675.50 for the Silverlake Road property and that the current assessment was \$400. He explained this had been advertised for sealed bids and Childress Farms was the only response.

Councilman Wilson made a motion to approve the resolution for the disposition of Town-owned property on the Western Side of Silverlake Road, N.W. and accept the offer, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

- C. An Ordinance Amending Article I. In General. of Chapter 18 Finance and Taxation of the Christiansburg Town Code by Adding Sec. 18-4 Imposing Administrative and Collection Fees Upon Delinquent Accounts

Town Attorney Broughton explained the code of Virginia authorizes the Town to collect a \$30 administrative fee for delinquent tax accounts. He further explained that the firm Taxing Authority Collection Services (TACS) collects the delinquent fees from citizens and along with that fee they are allowed to impose a 20% attorney's fee. Finance Director Tweedie explained that the TAC collects multiple delinquent bills for the Town and was very successful. Mrs. Tweedie added that citizens have one year to settle with the Town before it goes to collections (TACS).

Councilman Wilson made a motion to approve the ordinance amending imposing administrative and collection fees upon delinquent accounts, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

- D. An Ordinance Amending Sec. 2-108 of Division I.-Generally of Article III. Officers and Employees of Chapter 2 Administration of the Christiansburg Town Code Authorizing Town Attorney to Prosecute Criminal Matters on Behalf of the Town with the Consent of the Commonwealth's Attorney

Councilman Wilson made a motion to approve the ordinance amendment authorizing the Town Attorney to prosecute criminal matters on behalf of the Town, seconded by Councilwoman Hockett.

Councilwoman Hicks made a motion to move item D. to another meeting until there was further information. Hearing no second, the motion died.

Mr. Broughton explained these would be cases that the Montgomery County Commonwealth Attorney would not prosecute. He added that he would help with code enforcement matters in both the Town Building Department and Police Department. Councilwoman Hicks expressed that she felt it was the county's job and would vote against this item. Mr. Broughton explained that most cases would be misdemeanor cases. Councilwoman Hockett noted this was to clarify so the public would have language behind what is being done. Mr. Broughton added that this makes the Town Code clearer.

Council voted as follows: Bishop – Aye; Bowman – Nay; Hicks – Nay; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

- E. Cooperation Agreement among the Counties of Giles, Montgomery, Pulaski and Floyd, the City of Radford, and the Towns of Blacksburg, Christiansburg, Glen Lyn, Pearisburg, Pembroke, Pulaski, Rich Creek, Narrows, Floyd, Dublin, for Designation as a Participating Consortium under the Housing and Urban Development Home Investment Partnership Program

Councilwoman Hockett made a motion to approve the cooperation agreement for designation as a participating consortium under the Housing and Urban Development Home Investment Partnership Program, seconded by Councilman Jenkins. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

*Motion Approved*

## X. STAFF REPORTS

### A. Town Manager

Town Manager Wingfield reported the following updates:

- Virginia Municipal League's (VML) Annual Conference would be held October 13<sup>th</sup> through the 15<sup>th</sup> in Virginia Beach, VA.
- The New River Valley Regional Water Authority tour had been postponed and rescheduled for October 23<sup>rd</sup> at 2 p.m.
- Fall Clean Up is ongoing until Friday, October 18<sup>th</sup>.
- The October 16<sup>th</sup> Town Council Work Session has been canceled due to the VML Annual Conference

Mr. Wingfield asked Council if they would like to cancel the November 26<sup>th</sup> and December 24<sup>th</sup> Town Council meetings due to the upcoming holidays. Council agreed to cancel both meetings.

Mr. Wingfield asked for a public hearing on November 12, 2024, for a rezoning and conditional use permit for property pending a signed purchase agreement. Council agreed.

Mr. Wingfield updated Council that as of today the boil water notice for certain areas of Christiansburg/Montgomery County had been lifted. He added that all information concerning the notice could be found on the Town and County's websites. Mr. Wingfield noted that subject to testing the rest of the area should be lifted no later than Friday, the 11<sup>th</sup>. Mr. Wingfield explained this had been a team effort with the surrounding areas and thanked everyone for their involvement especially the Town's Public Works Department who has been working around the clock.

Councilwoman Hicks questioned if this boil water notice would affect the meals taxes in Town. Mrs. Tweedie explained it would be a while before the Town would see the affects. Mrs. Hicks also questioned if there would be reimbursement from the state regarding the loss of revenue. Mr. Wingfield stated that the Town was waiting for an answer from FEMA concerning the flushing and disinfection of the water. He added that concerning meals tax it would be difficult to show the affects due to monthly reporting.

B. Town Attorney – no report.

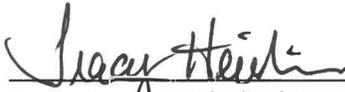
C. Other Staff – no report.

XI. COUNCIL REPORTS

No Council reports.

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:00 p.m.

  
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Tracy Heintz, Clerk of Council

  
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D. Michael Barber, Mayor