

Subdivision, Site Plans, Development and Construction



August 6, 2013

Subdivision

- * Subdivide - “The division of any tract, parcel or lot of land into two or more parts, in fact or by plat or replat, for the purpose, whether immediate or future, of sale or of building development; except, however: . . .”
- * There are several exemptions to the definition of “subdivide”
- * Subdivision Agent administrative approval is allowed for lot line vacation or relocation of a single lot line (but not creation of any lots)
- * Subdivision plat review process – Engineering, Planning, and Administrative review; referred to the Street Committee for recommendation and Council approval of any plats not administratively approved by the Subdivision Agent
- * Submittal to Planning Dept. with review fee of \$50.00 plus \$10.00 / lot

Rezoning

- * May be initiated by the property owner or as a Town-wide rezoning
- * Referral to Planning Commission and Town Council action required for approval
- * Conditional rezoning/Proffers - Proffers must be voluntary and in writing prior to the governing body (Town Council) public hearing per Code of Virginia §§ 15.2-2297 and 15.2-2298

Conditional Use Permits

- * Provides for an allowance of particular uses, though not by right
- * Referral to Planning Commission and Town Council action required for approval
- * Valid for two years after discontinuance of use or two years of inaction on approval
- * Planning/Zoning staff review of properties (if conditioned)
- * Addition of approved CUPs to Interactive GIS

Board of Zoning Appeals

- * The BZA can hear appeals to the decision of the Zoning Administrator and hear variance requests
- * Variance – “A reasonable deviation from the provisions of this chapter regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of this chapter would result in unnecessary or unreasonable hardship to the property owner.”
- * “No such variance shall be authorized by the Board unless it finds:
 - a. That the strict application of the chapter would produce undue hardship.
 - b. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
 - c. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.”

Traffic Impact Statement

- * Rezoning, Conditional Use Permit, site plan, and subdivision plat submissions shall include a traffic impact statement whenever proposals substantially affects transportation on Town streets through traffic generation of either:
 - 100 vehicles trips per pack hour by residential development, or
 - 250 vehicles trips per peak hour by non-residential development, or
 - 2,500 vehicle trips per day by non-residential development

Site Plan Review

- * Submittal to Engineering Department
- * Review fee of \$250 plus \$50 per acre (rounded up to nearest whole acre)
- * Stormwater quality review fee (if necessary) of \$1,000
- * Public streets, water and sewer facilities, and stormwater management areas must be designed by a licensed Virginia professional
- * Site plans are valid for a minimum of 5 years from final approval per Code of Virginia § 15.2-2261

Engineering Review

- * street design
- * water extension
- * sewer extension
- * erosion and sediment control
- * stormwater quantity
- * stormwater quality
- * sidewalk or trail design
- * site amenities

Planning Review

- * permitted uses and required zoning approvals/conditions/proffers
- * 100-Year Floodplain
- * required parking, parking aisle width and parking signage
- * advertising/signage
- * overall greenspace, landscaping, and tree requirement
- * interior parking greenspace and tree requirement
- * building and parking setbacks
- * sidewalk/trail requirement
- * lighting
- * dumpster screening

Bonding

- * The Town accepts a cash bond, bond, or letter of credit.
- * Bonds are required for erosion and sediment control and public improvements.
- * The Town will accept bonding for site improvements in order to obtain a Certificate of Occupancy if there are no life-safety issues.

Site Inspections

- * erosion and sediment control – required every 14 days
- * stormwater management facilities
- * streets
- * utilities (water and sewer)
- * zoning inspections (see Site Plan Planning Review items in previous slide)
- * Building Inspections (in upcoming slides)

Building Plan Review

- * Building Plans are reviewed by Building Inspections or may be done by an independent third party.
- * Only select plans are reviewed by third party agencies. Plans that are reviewed by a third party agency are determined by some of the following:
Size of the structure, the hazards associated with the structure, number of use groups associated with the structure and work load at the time of submittal.

Building Plan Review

Building Plan Review Commercial Structures Overview

- * Criteria (Seismic zone, wind loads, snow load, wind exposure....etc)
- * Type of construction
- * Size and height of the building
- * Location on lot
- * Fire protection systems
- * Fire protection of structural elements
- * Design Means of Egress
- * Accessibility
- * All associated trades
- * Energy compliance

Building Plan Review

Building Plan Review Residential Structures Overview

- Design criteria
- Foundation
- Structural
- All associated trades
- Energy compliance

Building Code Appeals

- * People may appeal the decision of the Building Official to the Board of Building Code Appeals.

Building Permits

- * Building Permit approval for new construction requires site plan approval and building plan approval. Remodeling requires building plan approval.
- * New construction requires shrink-swell soils report or compaction test if soil conditions dictate.
- * Asbestos certification is required for demolition or remodel of structures built prior to 1985 (unless existing residential use to proposed residential use).

Building Inspections

- * Setbacks (Planning Dept.)
- * Footers
- * Deck footers
- * Temporary electrical
- * Foundation wall, rebar placement inspection
- * Foundation drain/water proofing
- * Seal plate inspection
- * Under slab plumbing
- * Slab prep
- * Water/Sewer utilities
- * Framing (rough-in)
- * Electric (rough-in)
- * Plumbing (rough-in)
- * Mechanical (rough-in)
- * House wrap
- * Ice guard
- * Permanent electrical inspection
- * Insulation
- * Final Inspection

Meth Lab Clean-up

- * We are including a provision with the recodification (which we will be bringing to you in the next month or so) which should clarify that the property owner can be charged for the clean-up (as a nuisance).

- * Proposed recodification wording:

Chapter 10 Building and Building Regulations
Article III. Unsafe Building, Walls and Structures

Sec. 10-59. Recovery of costs.

The costs and expenses of abating, removing or obviating the condition or nuisance, less any recovery for materials sold, shall be assessed against the persons responsible for the condition or nuisance and/or property owner and shall constitute a lien against the property or premises and shall be collected and recovered in like manner as state or local taxes.

Pavement Maintenance Communication

* The recent Cold-in-Place Project:

- Created www.christiansburg.org/pavement webpage, dedicated to information and updates about the project
- News & Announcements posting on main page of website
- Notifications placed on Town Facebook page and Twitter account
- Media coverage of the project in The Burgs and News Messenger
- Customized fliers were hand delivered to all residents directly affected by the project; generic fliers are currently located at the Aquatic Center & Recreation Center
- Signs placed along entire street segment of the project prior to commencement of project
- Message board placed one week prior to construction and it remained throughout project

Garbage Communication Plans

- * Informational flier mailed to all Town utility customers
- * Dedicated webpage regarding new program and related FAQ's: www.christianburg.org/trash
- * Over the next 8 months, prior to project implementation, plans are being developed for public outreach meetings, additional fliers, creation of applicable request forms, website & social media information, media coverage, etc.

Detail of Residential Communication Efforts for Future Projects

- * The Town uses a diverse array of communication tools regarding projects ranging from our website and social media accounts to soliciting local media coverage to various fliers and targeted public information meetings, signage, mailings, and telephone notification services
- * The scope of outreach varies from project to project

Recreation Master Planning and Bikeway / Walkway Committee

- * The Recreation Department and Recreation Advisory Commission will serve as a support committee along with the NRVPDC through the development of the Master Plan. The Recreation Department has also formed a staff support committee to assist with the coordination of the Bikeway/Walkway Plan in conjunction of the Recreation Master Plan. The NRVPDC is currently working on both plans.
- * The Recreation Master Plan process will include a Community Needs Identification process. This will include the development and distribution of surveys of high use facilities and/or via mailings or electronically via survey monkey platform. There will also be conduction of focus groups and public input meetings with recreation users as identified by the Recreation Advisory Committee.
- * The Planning Commission has expressed interest in participating in the process. Town Council, the Planning Commission, and Recreation Advisory Commission will all be invited to any public meetings.
- * Town staff will approach the Mayor and Town Council with recommended composition for the Bikeway/Walkway Committee in the future.

Timeline of Ordinances Relevant to Development (not all local, state, or federal amendments are included)

June 2, 1998 – Council adoption of original Town sidewalk requirement for Business Districts only (B-1, B-2, and B-3)

November 6, 2001 – Council adoption of allowance of private access subdivisions in B-3 General Business and I-2 General Industrial

March 5, 2002 – Council adoption of requirement of interior parking greenspace and trees for parking lots of 20 or more spaces and Town requirement for a 15-foot parking setback for all Districts except B-2 Central Business

June 4, 2002 – Council adoption of civil penalties and stop work order provisions for violations of erosion and sediment control ordinance.

November 5, 2002 – Council adoption of grandfathered status in the B-2 Central Business District for parking – Sec. 30-9(e)

June 15, 2004 – Council adoption of fees for site plan review (\$200 initially)

September 7, 2004 – Council adoption of two Mixed Use Districts (MU-1 and MU-2), adoption of paving methods standards (surface treatment and prime and double seal no longer acceptable), provision added to allow the Town Manager or Zoning Administrator to waive the sidewalk requirement in the Business Districts when the sidewalks would not provide desired connectivity and/or are not physically practical due to site limitations provided the developer pays the approximate cost into a Town sidewalk fund, and 20% front yard greenspace requirement added for I-1 and I-2 Districts.

February 1, 2005 – Council adoption of Responsible Land Disturber requirements in regards to erosion and sediment control

April 3, 2007 – Council adoption of provisions for occupancy of housing units in regards to family relationship (related by blood, marriage, adoption, or legal guardianship) based on Zoning District, adopted by right allowance of residential use in B-2 for apartments above street level, amended I-1 and I-2 setbacks, added provisions for planned housing developments R-1 and R-2 Residential Districts with a Conditional use Permit (previously only allowed in R-3), and amended Town review comment turnaround from ten days to twenty working days.

July 1, 2007 – effective date of Code of Virginia § 15.2-2222.1 - VDOT Traffic Impact Analysis requirement (Chapter 527)

July 1, 2007 – effective date of Code of Virginia § 15.2-2223.1 (<http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+15.2-2223.1>) Urban Development Area (UDA) provisions (not applicable to Town of Christiansburg at this time as the population was under 20,000)

November 6, 2007 – Council adoption of Article II Stormwater Management and Article III Illicit Discharge in Chapter 10 Erosion and Sediment Control

December 16, 2008 – Council adoption of amendments to erosion and sediment control (minor changes)

January 1, 2009 – effective date for Code of Virginia § 15.2-2209.1. Extension of approvals to address housing crisis. (<http://leg1.state.va.us/cgi-bin/legp504.exe?091+ful+CHAP0196>) which provided that outstanding recorded subdivision plats and final site plans shall remain valid until July 1, 2014. This was extended until July 1, 2017 made effective on January 1, 2011 by current Code of Virginia § 15.2-2209.1. (<http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+15.2-2209.1>)

May 19, 2009 – Council adoption of new site plan review fee of \$200.00 plus \$25.00 per acre (effective July 1, 2009).

September 15, 2009 – Council adoption of Floodplain Ordinance revisions including additional 1-foot of freeboard

December 21, 2010 – Council adoption of requirement of either sidewalks and curb and gutter or a 10-foot paved trail required for Residential Districts (roughly equivalent to VDOT SSAR)

February 3, 2011 – release of 2010 Census data for Christiansburg mandates that Christiansburg adopted UDAs within two years (UDA requirement later made optional)

January 1, 2012 – Effective date of VDOT Traffic Impact Analysis requirement roll back to much less stringent requirements – 24VAC30-155-10 et seq.

http://www.vdot.virginia.gov/projects/resources/chapter527/Traffic_Impact_Analysis_Regulations_24VAC30-155_1.2012.pdf

February 2, 2012 – Council adoption of allowance for 20 units per acre in the B-3 District (still requiring Conditional Use Permit approval).

June 5, 2012 – Council adoption of increase in site plan review fee of \$250.00 plus \$50.00 per acres and new subdivision fee of \$50.00 plus \$10.00 per lot (effective July 1, 2012)

June 19, 2012 – Council adoption of major Zoning rewrite including provision that Conditional Use Permit approval is void after two years if the use is not commenced (Sec. 30-8).

July 1, 2012 – effective date of revision to Code of Virginia makes UDA adoption optional (<http://leg1.state.va.us/cgi-bin/legp504.exe?121+ful+CHAP0518>) – current Code of Virginia § 15.2-2223.1 is here: <http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+15.2-2223.1>

November 20, 2012 – Council adoption of Town Traffic Impact Statement requirement for Subdivisions(Sec. 26-2 and 26-6) and Zoning (CUP - Sec. 30-8, Rezoning - Sec. 30-10, and site plans - Sec. 30-185).

May 7, 2013 – Council adoption of provision allowing a paved multiuse trail a minimum of ten feet in width in lieu of sidewalks if approved by Town Manager in B-1 and B-3 Districts.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF MILITARY AFFAIRS

*Adjutant General's Office
Building 316, Fort Pickett*

BLACKSTONE, VIRGINIA
23824-6316

DANIEL E. LONG, JR.
THE ADJUTANT
GENERAL

July 1, 2013

Facilities Engineering
and Management

Barry Helms
Town Manager
100 East Main Street
Christiansburg, VA 24073

Dear Mr. Helms:

As you may be aware, our usage of the Christiansburg facility has increased significantly. Realignment of units has resulted in relocation and consolidation of some assets. As the number of personnel increases, we find that we do not have adequate parking for the service members or for the military equipment assigned to the units.

In order to alleviate this problem, we will need to construct a new parking lot. We have space available on our existing site; however, some of the developable property is currently being used as a recreational area. This severely limits our possibilities for expansion. Having the area open to the public also causes concern for the Commonwealth of Virginia in terms of liability for injuries or damages to third parties. While we have no desire to interfere with community activities, we do need to develop courses of action for expansion and also resolve the issue of potential liability to the State.

During your meeting with CPT Provost on May 16, 2013, you mentioned that some additional property, adjacent to the Readiness Center, might be available. If so, we would like to propose a of land exchange. The attached graphic illustrates a possible solution to both our parking expansion and encroachment problems:

The area designated as Parcel "B" currently belongs to the Commonwealth of Virginia for use by the Virginia Army National Guard. This area is being used by the Town for recreational purposes. We would propose returning this to you. In exchange, we would ask the Town to transfer the area shown as Parcel "A" to the Virginia Guard. Our intention would be to construct a large parking lot using this area along with existing property southwest of the Readiness Center. The lot would not be fenced in and could provide additional parking to residents

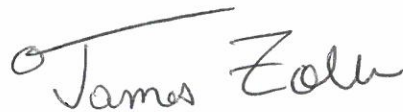
depending on our troop load. We would also need access to the lot via an existing entrance near the Fire Department.

Although the two lots are not equal in size, I think we will be able to construct a parking area that will accommodate our needs. This will also leave the existing recreational area in tact. I believe it would provide an easily workable solution for the Virginia Guard and would directly benefit the town.

I would like for you to present this proposal to your Town Council or other Town officials as appropriate. However, the Virginia Army National Guard is not the final approval for any real estate transactions concerning State property. All State property is controlled by the Virginia Department of General Services (DGS). If you agree, we can recommend this proposal to DGS.

Point of contact with the Virginia Army National Guard is Ms. Sandra Ragan, telephone (434) 292-8258, fax (434) 298-6400, e-mail sandra.ragan@us.army.mil or mail to: Department of Military Affairs, ATTN: NGVA-FMO-PP, Building 316, Fort Pickett, Blackstone, VA 23824.

Sincerely,

A handwritten signature in dark ink, appearing to read "James Zollar". The signature is fluid and cursive, with a long horizontal line extending from the top of the "J".

James A. Zollar
Lieutenant Colonel, VaARNG
Assistant Chief of Staff
Facilities Engineering and
Management



PARCEL "B"
1.432 acres

PARCEL "A"
0.601 acres

**AN ORDINANCE AMENDING CHAPTER 30 “ZONING” OF THE
CHRISTIANSBURG TOWN CODE IN REGARDS TO PARKING
REQUIREMENTS AND IN REGARDS TO THE ADDITION OF SEC. 30-9 (I)
“EXCEPTIONS RELATING TO CONDITIONAL ZONING AND/OR
CONDITIONAL USE PERMITS”.**

WHEREAS, the Planning Commission of the Town of Christiansburg, Virginia has recommended to the Council of the Town of Christiansburg amendments to the Zoning Ordinance of the Town of Christiansburg; and,

WHEREAS, notice of the Planning Commission public hearing regarding the intention of the Town Council to pass said ordinance was published two consecutive weeks (July 6, 2013 and July 13, 2013) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (August 9, 2013 and August 15, 2013) in The Roanoke Times, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission of the Town was held July 22, 2013 and resulted in a recommendation by the Planning Commission that the following proposed ordinance revisions be adopted; and,

WHEREAS, a public hearing of Council of the Town was held August 20, 2013; and,

WHEREAS, Council deems proper so to do,

Be it ordained by the Council of the Town of Christiansburg, Virginia that Section 30-9 (d) of Chapter 30 “Zoning” of the *Christiansburg Town Code* be amended as follows:

ARTICLE I. IN GENERAL

Sec. 30-9. Lighting and minimum off-street parking.

(d) Design standards.

1. *Minimum space area and paving.* For the purpose of these regulations, ~~an one~~ off-street parking space is an area, not in a street or alley, and having an area of not less than 162 square feet (nine feet in width and 18 feet in length minimum). ~~or If the space is designed for parallel parking, it shall have an area of 144 square feet (eight feet in width and 18 feet in length minimum). for parallel parking, exclusive of driveways. Each parking space shall be permanently reserved for the temporary storage of one vehicle and connected with a street or alley by a driveway which affords ingress and egress for an automobile the vehicle without requiring another automobile vehicle to be moved. Paved parking with spaces delineated by four-inch striping is required for all parking lots. Acceptable paving methods/surfaces include asphalt, concrete, brick paving, and other~~

~~methods~~ alternative pavements (such as porous pavement) as approved by the Zoning Administrator or Town Engineer (but does not include surface treatment or prime and double seal). An all-weather surface paving is permitted for a single-family or two-family dwelling. Parking lot striping shall be maintained to the satisfaction of the Zoning Administrator.

Be it ordained by the Council of the Town of Christiansburg, Virginia the *Christiansburg Town Code* be amended by the addition of Section 30-9 (i) of Chapter 30 "Zoning" as follows:

ARTICLE I. IN GENERAL

Sec. 30-9. Lighting and minimum off-street parking.

(i) Exceptions relating to conditional zoning and/or conditional use permits.
When the size, scope, or intensity of a permitted use is significantly decreased either by voluntary proffers under conditional zoning or by conditions under a conditional use permit, then Town Council may, upon recommendation from the Planning Commission, grant an exception to the minimum off-street parking spaces required and the design standards relating to acceptable paving methods and surfaces. Such exceptions shall run concurrently with the applicable conditional zoning or conditional use permit.

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid. Ordinances or parts of any ordinances of the Town whose provisions are in conflict herewith are hereby repealed.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held _____, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Richard G. Ballengee*				
D. Michael Barber				
Cord Hall				
Steve Huppert				
Henry Showalter				
Bradford J. Stipes				
James W. "Jim" Vanhoozier				

*Votes only in the event of a tie vote by Council.

SEAL:

Michele M. Stipes, Town Clerk

Richard G. Ballengee, Mayor

Resolution of the Town of Christiansburg Planning Commission

Christiansburg Comprehensive Plan

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on July 8, 2013, that the public necessity, convenience, general welfare and good zoning practices encourage Council to adopt the proposed Christiansburg Comprehensive Plan.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council adopt the proposed Christiansburg Comprehensive Plan.

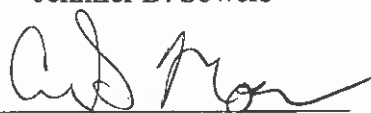
Dated this the 22nd day of July 2103.



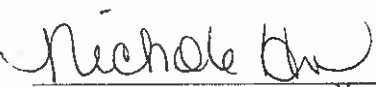
Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Dorsett seconded by Beasley at a meeting of the Planning Commission following a duly advertised Public Hearing on the above on July 8, 2013. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

	<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
<u>ABSENT</u>				
Matthew J. Beasley	X			
Ann H. Carter	X			
Harry Collins	X			
M. H. Dorsett, AICP	X			
David Franusich	X			
Jonathan Hedrick	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Ashley Parsons	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			



Craig Moore, Chairperson



Nichole Hair, Secretary ^{Non-voting}

Hello all,

The Planning Commission passed a resolution recommending the draft Christiansburg 2013 Comprehensive Plan for Town Council adoption after a lengthy planning process including the July 8, 2013 Planning Commission public hearing. The Town Council public hearing is set for Tuesday, August 6, 2013. The full plan document is available for your review prior to the public hearing at <http://www.christiansburg.org/index.aspx?NID=155> by clicking on the draft link at the top of the page or directly at <http://www.christiansburg.org/DocumentCenter/View/3923>. The resolution is included in your Agenda packet for the meeting. Please let me know if you have any questions, comments, or concerns. Thank you in advance,

Kali Casper
Planner II
100 East Main Street
Christiansburg, VA 24073
540.382.6128 x 120
kcasper@christiansburg.org

Resolution of the Town Council of Christiansburg, Virginia

Adoption of the 2013 Christiansburg Comprehensive Plan

WHEREAS the Town Council of Christiansburg, Virginia has found, that the public necessity, convenience, general welfare and good zoning practices encourage the adoption of the 2013 Christiansburg Comprehensive Plan including the Future Land Use Map.

WHEREAS, notice of the intention of the Town Council to pass adopt the 2013 Christiansburg Comprehensive Plan including the Future Land Use Map was published two consecutive weeks (July 24, 2013 and July 31, 2013) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission of the Town was held July 8, 2013 and resulted in a recommendation by the Planning Commission that the proposed 2013 Comprehensive Plan be adopted; and,

WHEREAS, a public hearing of Council of the Town was held August 6, 2013 and resulted in a determination by the Council that the proposed Comprehensive Plan be adopted; and,

THEREFORE be it resolved by the Town Council of Christiansburg, Virginia that the Town adopts the 2013 Christiansburg Comprehensive Plan.

Dated this the ____ day of August 2013.

Upon a call for an aye and nay vote on the foregoing resolution on a motion by Councilman ____ seconded by Councilman ____ at a regular meeting of the Council of the Town of Christiansburg, Virginia held August __, 2013, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

Aye

Nay

Abstain

Absent

Mayor Richard G. Ballengee*

D. Michael Barber

Cord Hall

Steve Huppert

Henry Showalter

Bradford J. Stipes

James W. Vanhoozier

*Mayor votes only in the event of a tie vote by Council.

A True Copy Test:

Richard G. Ballengee, Mayor

Michele M. Stipes, Clerk of Council

CERTIFICATE

The undersigned Clerk of the Town Council (the "Council") of the Town of Christiansburg, Virginia (the "Town"), hereby certifies that:

At a meeting of the Council of the Town duly called and held on August 20, 2013, following a presentation of the recitals and the resolutions for adoption and on a motion duly made and seconded, the Council adopted and approved the following Resolution according to the votes stated below:

Member Name	Voting				
	Present	Absent	Yes	No	Abstaining
Richard G. Ballengee, Mayor	_____	_____	_____	_____	_____
D. Michael Barber	_____	_____	_____	_____	_____
Cord Hall	_____	_____	_____	_____	_____
Steve Huppert	_____	_____	_____	_____	_____
Henry Showalter	_____	_____	_____	_____	_____
Bradford J. "Brad" Stipes	_____	_____	_____	_____	_____
James W. "Jim" Vanhoozier	_____	_____	_____	_____	_____

WITNESS my signature and the seal of the Town of Christiansburg, Virginia, dated August __, 2013.

Clerk, Town of Christiansburg, Virginia

(SEAL)

CHRISTIANSBURG, VIRGINIA

TOWN COUNCIL

RESOLUTION

DECLARING ITS INTENT TO REIMBURSE ITSELF FROM THE PROCEEDS OF ONE OR MORE TAX-EXEMPT FINANCINGS FOR CERTAIN EXPENDITURES MADE AND/OR TO BE MADE IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN CAPITAL IMPROVEMENTS PROJECTS

WHEREAS, the Town of Christiansburg, Virginia, (the “Town”) is a political subdivision organized and existing under the laws of the Commonwealth of Virginia; and

WHEREAS, the Town Council (the “Council”) expects to pay for certain expenditures (the “Expenditures”) in connection with the improvement, renovation, construction, development, and equipping of capital facilities for (i) its water system, including water meter replacements, phase 6 system upgrades along and adjacent to Depot Street, new service lines along and adjacent to Roanoke Street, and water storage improvements at its Lubnna pump station; (ii) stormwater and culvert improvements along and adjacent to various streets in the Town, including Brown, Church, Independence and Lucas Streets; (iii) a new diesel generator for wastewater operations, including its connection to the system; and (iv) various improvements and equipping to Town administrative offices, all together with related planning, engineering, administrative and financing costs (collectively, the “Project”); and

WHEREAS, the Council has determined that any moneys previously advanced no more than sixty (60) days prior to the date hereof, and those moneys to be advanced on and after the date hereof to pay the Expenditures, are or will be available only for a temporary period and it is necessary to reimburse the Town for the Expenditures from the proceeds of one or more issues of tax-exempt bonds (“Bonds”);

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Town Council of the Town of Christiansburg, Virginia as follows:

1. The Council adopts this declaration of official intent under Treasury Regulation Section 1.150-2.
2. The Council declares its intent and reasonably expects to reimburse with the proceeds of a tax-exempt financing advances made or to be made by the Town on and after that date which is no more than sixty (60) days prior to the date hereof to pay the Expenditures with respect to the Project.
3. The maximum principal amount of the Bonds expected to be issued for the Project is \$4,900,000.

4. The Town will make a reimbursement allocation, which is a written allocation by the Town that evidences the Town's use of proceeds of the Bonds to reimburse an Expenditure, no later than eighteen (18) months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three (3) years after the date on which the Expenditure itself is paid. The Town recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain *de minimis* amounts, expenditures by "small issuers" (based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least five (5) years.
5. This Resolution is hereby effective immediately.

The undersigned Clerk of the Town of Christiansburg, Virginia, hereby certifies that the foregoing constitutes a true and correct extract from the minutes of a meeting of the Council held on August 20, 2013. I hereby further certify that such meeting was a regularly scheduled meeting and that, during the consideration of the foregoing resolution, a quorum was present.

WITNESS my hand and seal of the Town Council of Christiansburg, Virginia, this 20th day of August, 2013.

Clerk, Town of Christiansburg, Virginia

SEAL

TOWN OF CHRISTIANBURG
PRELIMINARY
MONTHLY REVENUE AND EXPENDITURE REPORT

FOR THE TWELVE MONTHS AND YEAR TO DATE ENDING JUNE 30, 2013

TOWN OF CHRISTIANBURG
CASH, CD'S, INVESTMENT BALANCES ALL FUNDS
June 30, 2013

CASH GEN FUND	\$7,029,466.24
TOC GENERAL FUND CDS AND INVESTMENTS	6,183,829.02
FIRE DEPT TRUCK RESERVE	478,845.90
TOC EMERGENCY SERVICES BUILDING	1,925,282.81
TOC PUBLIC WORKS COMPLEX	405,415.40
RESCUE SQUAD TRUCK RESERVE	88,673.57
SOFTWARE RESERVE	162,453.20
AQUATIC MAINTENANCE RESERVE	201,670.48
STREET FUND RESERVE	201,670.48
SPEC REVENUE KNOWLES ESTATE	813,727.89
TOC VA FIRE PROGRAMS	548,042.65
SPEC REVENUE FEDERAL ANTI DRUG	1,509.64
SPEC REVENUE STATE ANTI DRUG	13,068.55
SPEC REVENUE POLICE OFFICERS FUND	18,264.66
SPEC REVENUE FIRE COUNTY OPERATING	100,508.66
SPEC REVENUE FIRE COUNTY EQUIPMENT	122,559.72
SPEC REVENUE RESCUE DONATIONS	441,481.06
CEMETERY RESERVES CDS	402,018.68
TOTAL	<hr/> 19,138,488.61 <hr/>

TOWN OF CHRISTIANBURG
REVENUE REPORT
For the Twelve Months Ending June 30, 2013

	Budget 2013	Month June	2013 YTD	Balance Remaining	Percent Collected
General Property Taxes	3,020,840.00	75,413.63	3,110,612.59	89,772.59	102.97%
Consumer Utility Taxes	500,000.00	82,835.23	522,468.81	22,468.81	104.49%
Peg Fees			5,029.02	5,029.02	
Business License Taxes	1,977,000.00	7,974.43	2,082,395.36	105,395.36	105.33%
Franchise License Taxes	140,000.00	13,222.69	153,114.54	13,114.54	109.37%
Motor Vehicle Licenses	480,000.00	4,080.00	479,816.96	(183.04)	99.96%
Bank Franchise Taxes	500,000.00	95,579.00	635,674.36	135,674.36	127.13%
Transient Lodging Taxes	1,053,400.00	249,513.24	1,303,425.07	250,025.07	123.74%
Prepared Meal Taxes	5,995,000.00	1,068,223.76	6,163,941.24	168,941.24	102.82%
Cigarette Tax	750,000.00	50,220.00	619,209.36	(130,790.64)	82.56%
Building & Zoning Fees	178,000.00	14,105.60	170,580.37	(7,419.63)	95.83%
Court & Parking Fines	100,000.00	7,348.52	170,048.95	70,048.95	170.05%
Alarm Fees		850.00	2,511.00	2,511.00	
Interest	125,000.00	96,792.31	196,622.97	71,622.97	157.30%
Rentals	206,000.00	11,483.17	217,127.79	11,127.79	105.40%
Solid Waste Service	1,391,000.00	233,228.87	1,393,080.94	2,080.94	100.15%
Parks, Recreation, Aquatics	994,950.00	74,457.39	1,021,767.42	26,817.42	102.70%
Miscellaneous	216,970.00	77,878.55	270,265.14	53,295.14	124.56%
Non-Categorical State Aid (ABC)	1,328,550.00	89,703.28	1,333,192.57	4,642.57	100.35%
Sales Tax	1,550,000.00	257,752.44	1,458,918.56	(91,081.44)	94.12%
DJCP Grants			21,015.32	21,015.32	
Emergency Service Grants	46,000.00			(46,000.00)	
St. Maintenance Payments	2,930,000.00	748,663.13	2,994,652.52	64,652.52	102.21%
Litter Control Grant			6,183.00	6,183.00	
Law Enforcement Funds	416,700.00	104,143.00	416,572.00	(128.00)	99.97%
National Guard Armory	3,000.00	2,696.13	6,488.94	3,488.94	216.30%
Non-Revenue Receipts	30,000.00		3,318.66	(26,681.34)	11.06%
General Fund Total	23,932,410.00	3,366,164.37	24,758,033.46	825,623.46	103.45%
Permanent Fund-Cemetery	97,040.00	11,399.59	106,410.71	9,370.71	109.66%
Special Revenue Funds	2,798,232.00	169,934.64	667,306.08	(2,130,925.92)	23.85%
Enterprise fund					
Water Sales	2,882,000.00	472,542.25	2,767,991.95	(114,008.05)	96.04%
Water Connections	180,000.00	57,929.72	248,329.24	68,329.24	137.96%
Penalties	110,000.00	(372.57)	128,295.97	18,295.97	116.63%
Water Restore Fees	18,000.00	6,725.00	27,750.00	9,750.00	154.17%
Water Turn on Fees	16,000.00	2,250.00	20,300.00	4,300.00	126.88%
TOTAL WATER	3,206,000.00	539,074.40	3,192,667.16	(13,332.84)	99.58%
Wastewater Service Fees	3,842,000.00	656,511.80	3,763,665.42	(78,334.58)	97.96%
Wastewater Connections	175,000.00	34,000.00	158,005.00	(16,995.00)	90.29%
Miscellaneous		245.48	245.48	245.48	
TOTAL WASTEWATER	4,017,000.00	690,757.28	3,921,915.90	(95,084.10)	97.63%
Total Water and Waste Water Revenue	7,223,000.00	1,229,831.68	7,114,583.07	(108,416.93)	98.50%
TOTAL REVENUE ALL FUNDS	34,050,682.00	4,777,330.28	32,646,333.32	(1,404,348.68)	95.88%
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TOWN OF CHRISTIANSBURG
Expenditure Report
For the Twelve Months Ending June 30, 2013

	Budget 2013	June	YTD 2013	Remaining Budget	Percent Spent
General Funds					
General Government Admin.	5,609,497.45	816,730.98	5,516,772.47	92,724.98	98.35
Police Department	5,865,673.00	609,980.44	5,860,349.87	5,323.13	99.91
Volunteer Fire Department	1,692,103.50	(205,603.16)	1,126,887.95	565,215.55	66.60
Lifesaving and Rescue	827,672.00	80,652.34	661,978.97	165,693.03	79.98
Inspections	337,092.00	30,232.67	316,636.74	20,455.26	93.93
Street Department	5,565,449.40	1,107,453.60	4,684,799.94	880,649.46	84.18
Solid Waste Service	1,637,802.46	219,360.93	1,614,842.68	22,959.78	98.60
Buildings and Grounds	158,425.07	18,318.19	169,576.06	(11,150.99)	107.04
National Guard Amrory	27,950.00	525.12	27,873.09	76.91	99.72
Town Hall	113,067.16	10,998.47	131,274.35	(18,207.19)	116.10
Municipal shop	252,209.37	25,057.23	224,587.55	27,621.82	89.05
Welfare/Social Services	3,193.00	0.00	3,193.00	0.00	100.00
Parks & Recreation	2,097,961.00	237,358.28	1,887,926.33	210,034.67	89.99
Aquatic Center	1,853,552.00	212,172.21	1,911,166.63	(57,614.63)	103.11
Library	15,000.00	0.00	15,000.00	0.00	100.00
Planning/Community Development	654,069.00	41,324.09	642,619.37	11,449.63	98.25
Engineering	799,341.02	70,528.46	775,103.22	24,237.80	96.97
Debt Services	1,112,850.00	0.00	1,111,162.50	1,687.50	99.85
General Fund Support Cemetery	206,967.00	170,437.78	170,437.78	36,529.22	82.35
Total General Fund Appropriations	28,829,874.43	3,445,527.63	26,852,188.50	1,977,685.93	93.14
Permanent Fund Cemetery	278,006.60	77,210.67	209,695.16	68,311.44	75.43
Special Revenue Fund					
State Funds					
Other	370,985.18	0.00	0.00	370,985.18	0.00
Virginia Department of Criminal Justice	0.00	0.00	1,135.00	(1,135.00)	0.00
Virginia Department of Health	37,209.82	0.00	32,990.85	4,218.97	88.66
Virginia Fire Programs	0.00	349,712.00	349,712.00	(349,712.00)	0.00
Total State Funds	408,195.00	349,712.00	383,837.85	24,357.15	94.03
Federal Funds					
Department of Justice	132,033.00	9,796.95	81,257.97	50,775.03	61.54
Housing and Urban Development	201,000.00	23,773.63	104,724.88	96,275.12	52.10
Department of Transportation	554,722.00	15,601.55	49,771.43	504,950.57	8.97
Total Federal Funds	887,755.00	49,172.13	235,754.28	652,000.72	26.56
Other Special Revenue Funds	2,286,744.00	94,320.31	492,978.06	1,793,765.94	21.56
Total Special Revenue	3,582,694.00	493,204.44	1,112,570.19	2,470,123.81	31.05
Enterprise Fund					
Water Department	5,035,879.18	390,304.26	2,986,363.98	2,049,515.20	59.30
Waste Water Department	4,247,677.18	309,435.58	3,436,755.69	810,921.49	80.91
Total Enterprise fund	9,283,556.36	699,739.84	6,423,119.67	2,860,436.69	69.19
Total All Funds	41,974,131.39	4,715,682.58	34,597,573.52	7,376,557.87	82.43