

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
NOVEMBER 8, 2016 – 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 NOVEMBER 8, 2016 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Henry Showalter; Samuel M. Bishop; Harry Collins; R. Cord Hall; Steve Huppert; Bradford J. Stipes. ABSENT: None.

ADMINISTRATION PRESENT: Town Manager Steve Biggs; Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Planning Director Andrew Warren; Finance Director/Treasurer Valerie Tweedie; Planner Sara Morgan; Director of Engineering Wayne Nelson; Senior Building Inspector Bill Aldridge; Director of Parks and Recreation Brad Epperley; Farmer's Market Manager Sarah Belcher.

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. Amendment to the 2013 Comprehensive Plan to designate four (4) Urban Development Areas within the Town of Christiansburg. Town Planner Sara Morgan provided an overview of the boundary details of the four areas in Town identified as urban development areas: Cambria, Downtown, Institute, and Mall. A \$65,000 grant through the Office of Intermodal Planning and Investments, awarded in June 2015, allowed the Town to develop an urban development areas plan that would provide direction and focus for future planning, and would make Christiansburg more competitive in securing future transportation grants. Ms. Morgan then reviewed with Council the 2013 Comprehensive Plan amendments that reflect the changes necessary to accept planning for the urban development areas, noting that the Future Land Use Map would also be amended to include the boundaries of those areas. Ms. Morgan offered to answer questions of Council. There were no public comments on this matter.

IV. CONSENT AGENDA

- A. Meeting Minutes of October 25, 2016
- B. Schedule Public Hearing Dates:
 - 1. November 22, 2016 - Conveyance of a .069 acre portion of Stone Street to Kroger Limited Partnership

Councilman Hall made a motion to approve the consent agenda, seconded by Councilman Collins. Council was polled on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

V. CITIZEN COMMENTS

A. No comments

VI. INTRODUCTIONS AND PRESENTATIONS

VII. OLD BUSINESS

- A. Ordinance vacating a .069 acre portion of Stone Street adjoining Tax Parcel 496-27-4 (555 N. Franklin Street NE) related to the Kroger grocery store expansion. The Public Hearing was held October 25, 2016. Councilman Hall made a motion to approve the ordinance as presented, seconded by Councilman Huppert. Council was polled on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- B. Ordinance vacating a public utility easement on Tax Parcel 496-27-4 (555 N. Franklin Street NE) related to the Kroger grocery store expansion. The Public Hearing was held October 25, 2016. Councilman Stipes made a motion to approve the ordinance as explained during the Public Hearing on October 25, 2016, seconded by Councilman Showalter. Council was polled on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- C. Appointment of Recreation Advisory Commission members as recommended by the Recreation Advisory Commission: Richard Polikoff; John Neel; and Robin Boyd. Student Representatives: Matthew Davidson; Nicole Diloia. Councilman Hall thanked Director of Parks and Recreation Brad Epperley for his leadership role in the efforts to fill the vacancies on the Recreation Advisory Commission, and for the student representative recommendations. The individuals presented for appointment were unanimously recommended by the commission. Mr. Epperley thanked the commission for the recommendations and proceeded to introduce each applicant to Council beginning with the student representatives. Council expressed appreciation for the commission's recommendations and Councilman Hall made a motion to appoint each to the Recreation Advisory Commission as presented by Mr. Epperley. Councilman Collins seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye. Council thanked each member for their willingness to serve and expressed appreciation for the diversity of the commission that would help meet the demographics of the community.
- D. Discussion on New River Valley Regional Water Authority Proposed Capital Improvements and Financing Alternatives. Town Manager Biggs provided Council with a brief recap of the recommended capital improvements to the treatment plant presented during the special joint water authority meeting held at the Inn at Virginia Tech on August 31, 2016. During the joint meeting, Council learned that much of the treatment plant was antiquated and member localities at risk for loss of short-term water supply if improvements were not made soon. Costs presented were \$20M for improvements to the treatment plant and \$7.5M for improvements to the water intake. Current debt service at the plant of \$395,000 could increase to 2.5M by the year 2020 and to \$3M by 2024. A Montgomery County Chamber of Commerce meeting has been scheduled for November 16 to engage the business community in the matter. Financing alternatives were presented during the joint meeting and Town Manager Biggs explained the advantages and disadvantages of each option. He then noted that because the aggregate amount of debt was the same under each scenario, he did not believe that financing approach would impact the Authority's bond rating since total principal amount was not expected to change over time. Councilman Stipes said he was uncomfortable with the estimated costs when initially presented, however, with the detailed information provided at the joint meeting, he understood that the goal was to catch up on necessary facility maintenance that lacked attention for many years. Council was presented three scenarios for generating the funds necessary to cover the Town's financial responsibility of the improvement costs, and Councilman Stipes recommended Scenario 3 which would provide for a gradual water rate increase through the year 2026. The other two scenarios provided for steeper rate increases over a shorter period of time. Councilman Hall said he was enlightened as to the extent of the deterioration of the facility during a tour he took with Councilman Showalter and Town Manager Biggs. He stated that it was crucial that the Town have an uninterrupted flow of water and he understood that upgrades were necessary to protect that resource for citizens. Councilman Hall expressed support for adopting Scenario 3 as a fiscally conservative measure in generating funds for the project. Councilman Huppert said he expected water rates to increase in coming years, which he believed was an important

consideration in the decision making moving forward. Town Manager Biggs reminded Council that the water authority had requested input from member localities on the financial aspect of the project, but that ultimately the Board would make the final decisions on how the debt would be administered. Councilman Stipes made a motion to support the capital improvement plan as presented during the special joint water authority meeting on August 31, with a preference for Scenario 3 in administering the debt. Councilman Hall seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

VIII. NEW BUSINESS

IX. COMMITTEE REPORTS

X. STAFF REPORTS

A. Town Manager Steve Biggs:

1. Reminder that the two-day Council retreat was scheduled to begin November 9 at the Holiday Inn.
2. A follow-up to citizen comments heard October 25, 2016 regarding the Starlight Drive-In Theater matter would be presented at the November 22, 2016 Council meeting. Councilman Huppert recommended keeping the owner of Starlight informed of any Council decisions regarding the matter.

B. Town Attorney

C. Other Staff

1. Assistant Town Manager Randy Wingfield – Local Foods, Local Places Program

Assistant Town Manager Wingfield presented to Council an outline of the Local Foods, Local Places Program Action Plan that focused on building a future farmers' market that meets the needs of customers, vendors, and downtown business, while promoting the downtown area. He offered for consideration preliminary drawings of potential designs of various aspects of the farmers' market and Hickok Street, along with streetscape views, which were designed to improve the area and provide aesthetics for the market. The Farmer's Market Committee met with residents and vendors to introduce the Local Foods, Local Places Program and to receive input during the development of the Action Plan. Mr. Wingfield reported that positive feedback was received from those who attended the meeting. Improvements to the farmers' market and Hickok Street were estimated to be at least \$500,000 with the concept options provided, and the Town is looking at various grants to help with funding. The Farmers' Market Committee has worked in partnership with the Local Foods, Local Places Program under a grant approved in January 2016 to meet the long-term goals of the farmers' market. Council was provided a copy of the draft Local Foods, Local Places Program Action Plan Appendix A, which details goals and actions, in the agenda packet for review. After adoption of the Action Plan, the Town will receive \$20,000 toward implementation of selected items in the plan. Farmers' Market Manager Sarah Belcher reported that the Town had received forty-nine paid vendor applications from three states for the 2016 Christmas farmers' market event.

XI. COUNCIL REPORTS

- A. Councilman Collins thanked Town crews for paving Scattergood Drive in response to his request for improvements to the road in October.
- B. Councilman Bishop – No report.
- C. Councilman Hall – No report.
- D. Councilman Stipes – No report.
- E. Councilman Showalter – No report.
- F. Councilman Huppert reported on the recent three-day swim meet at the aquatic center that drew over 800 swimmers. Another meet is scheduled for December and is expected to draw over 1,000 swimmers.
- G. Mayor Barber – No report.

XII. OTHER BUSINESS

A. Closed Meeting:

1. Councilman Showalter made a motion to enter into a Closed Meeting under Virginia Code Section 2.2-3711(A)(5), for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. The motion was seconded by Councilman Hall and Council was polled as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye. The Closed Meeting was held to consider incentives for proposed economic development investment.
2. Reconvene in Open Meeting.
3. Certification. Councilman Showalter moved 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, seconded by Councilman Hall. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
4. Council Action on the Matter. No action by Council.

XIII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:20 P.M.

Michele M. Stipes, Clerk of Council

D. Michael Barber, Mayor