

Minutes
Clifton Town Council Meeting
Tuesday, September 4, 2001
Clifton Town Hall

Present: Mayor Jim Chesley, Council members Mac Arnold (8 P.M.), Margo Buckley, Bill Hollaway, Wayne Nickum, Town Attorney Rod Williams; residents and guests of the town

The Pledge of Allegiance was said by all.

1. Minutes from Town Council meeting of August 7, 2001, approved unanimously: Chesley, Buckley, Hollaway, Nickum.
2. Treasurer's report: motion made to approve. Passed unanimously: Chesley, Buckley, Hollaway, Nickum.
3. Planning Commission: Bill Hollaway
 - a. Peter Market use permit for Market Financial Services, 12644 Chapel Road #109-111. Approved unanimously: Chesley, Buckley, Hollaway, Nickum.
 - b. R.J.L. - Taylor property: reaffirmation of application with subdivision plat included. Passed unanimously: Chesley, Buckley, Hollaway, Nickum, with the stipulation that a path or sidewalk be constructed from Clifton Creek Road to Clifton Elementary School.
 - c. CBA application for interior structural work amendments to original use permit for CBA barn. Motion made to approve interior trusses and replacement of the barn roof, with no expansion of footprint. Passed unanimously: Chesley, Buckley, Hollaway, Nickum.
 - d. CBA application for lot #9, expanded use of CBA barn property, four times yearly, 7 A.M. to 1 A.M., Thursday through Sunday. Permit will be written with these revisions, and a release signed so that the town is not held responsible for damage in flood plain. Item tabled until next Town Council meeting in October.
 - e. Apollo Group use permit, 7150-B Main Street. (No client visits.) Approved unanimously: Chesley, Buckley, Hollaway, Nickum.
4. Mayor Chesley opened Public Information meeting to discuss proposed Town of Clifton Affordable Housing program. Bill Hollaway gave details of program, how it works, and pointed out the potential financial benefits to the town. He also introduced the two separate entities (Nationwide Affordable Housing and Welcome Home Affordable Housing) who have approached the town as applicants. Each gave a brief overview and passed out literature. At this point the town has offered both entities the opportunity to submit proposals and contracts for review. Comments/questions from the audience and Town Council members are as follows:
 - a. Michelle Stein (7227 Dell Avenue): Is this a nationwide program? What benefits do the entities receive?
 - b. Bill Hollaway: This is a nationwide program, and we would only bid on properties located in the state of Virginia. The entities receive a 15% discount, and are allowed to operate under the name of the town of Clifton. HUD makes regular checks on entities.
 - c. Levon Buller (7211 Main Street): How did this come up? Did the town have any previous connections to these entities? Have we talked to other municipalities who are doing this?
 - d. Bill Hollaway: A Clifton citizen spoke to Mr. Eubank and more talked followed. We have not yet had the opportunity to talk to any other municipality but feel this would be a good idea.
 - e. Chuck Rusnak (Chapel Street): Do we have the experience to attend closings? Do we have a plan? legal help? funding? Do we know all the costs? How about liability? How will program be administered? I am concerned that HUD will be expecting us to report on what we are doing.
 - f. Bill Hollaway: The service contractor takes care of closings and closing costs, as well as liability;

- g. Phil Sampson (Water Street): An attorney should look into all facets of this program. It is a big risk to take before investigating in detail.
- h. Rod Williams: We have a limited liability, would be indemnified by agent against any liability arising out of town's participation.
- i. Ken Buckley (Chapel Road): Town should investigate track record of two service providers, such as which one has more experience in this area.
- j. Chuck Rusnak: Who is able to buy these properties?
- k. Bill Hollaway: Homes initially go on auction block, not open to investors. Property then goes on MLS and purchaser must meet income requirements and plan to be owner/occupant.
- l. Diane Dygve: Can we work with more than one service provider?
- m. Bill Hollaway: This would be very difficult.

5. Mayor Chesley closed public information meeting. Motion made to continue this discussion and look into pursuing HUD plan and choosing a suitable service provider. Passed unanimously: Chesley, Arnold, Buckley, Hollaway, Nickum.

6. Motion made to hold a special Town Council meeting on September 18, 2001, at which time the Town Council will go into executive session to discuss the HUD plan and service providers. Passed unanimously: Chesley, Arnold, Buckley, Hollaway, Nickum.

7. ARB: no report

8. BZA: no report

9. October 7, 2001, is date for Mayor's Golf Tournament. Our town will participate.

10. Master plan for county trails will be discussed at a public hearing on October 3, 2001.

11. Bill Hollaway mentioned National Capitol Land Company's refund request, pertaining to Clifton Heights subdivision fees. There will be no refund until trees are restored and path built. A letter will be sent.

12. Letter received from Chris O'Donnell who is resigning from Planning Commission. The position will be advertised.

13. March 10, 2001, is the date of Clifton's 100th anniversary of incorporation. Lynne Garvey Hodge will be chairing this event, with Bill Hollaway acting as Town Council liaison. Next meeting: September 11, 2001, Acacia Lodge.

14. Motion made to adjourn. Passed unanimously: Chesley, Arnold, Buckley, Hollaway, Nickum.