

**MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, PAGE COUNTY, VIRGINIA**

Tuesday, October 03, 2006

The Luray Town Council met in a work session on Tuesday, October 03, 2006 at 6:00 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia at which time there were present the following:

Presiding: Mayor Ralph H. Dean

Council:
Nancy Shifflett
Lonnie Arrington
Bill Menefee
Leroy Lancaster
Barry Presgraves
Earl "Rock" Racer

Also Present:
Jerry Schiro, Town Manager
Rick Black, Assistant Town Manager
Jason Spitler, Town Attorney
Danielle Babb, Deputy Clerk-Treasurer
Mark Reed, PC
Pat Racey, Racey Engineering
Rodney Jenkins, Luray Landing Developer

Council met to discuss issues concerning the final plat of the Luray Landing Commercial Subdivision, updates on the Addison Property Acquisition, updates on the Airport Lease Agreement, and to discuss information provided by the School Board Ad Hoc Committee.

The meeting was called to order by Mayor Dean and everyone recited the Pledge of Allegiance to the flag.

Mr. Schiro turned the meeting over to Mark Reed, P.C. to present the final commercial subdivision plat for the Luray Landing Business Park and to address any questions concerning the proposal. Mr. Reed reviewed the specifications of the plat and added that the lots will be served by a 55ft. road, proposed to be named "Luray Landing Drive". Mr. Reed noted that VDOT recommends four entrances to the subdivision and that all utilities will be located underground, with public water and sewer lines will be located under the streets. Estimated construction costs for roads, sewer, water, curb, gutter, and sidewalks total \$524,165.57. Mr. Spitler is working on the surety bond to be executed by the developer for those improvements. Mr. Reed asked if action could be taken on this at the October 10, 2006 meeting so that construction could begin before the onset of winter weather conditions. Mr. Arrington expressed concerns regarding the water and sewer lines being under the street. The option of the water and sewer being located behind the curbs in the same easement as the power and telephone was discussed. Mr. Racer noted that he was not in favor of putting the water/sewer lines in the same easement. Mr. Arrington stated that he did not want the project to be held up by any changes to the water/sewer line location. Council discussed holding a public hearing regarding final plat proposal and the effects of this hearing causing further delay to the project.

Motion was made by Nancy Shifflett not to have a public hearing regarding the final proposed plat for the Luray Landing Commercial Subdivision, noting that Public Hearing is not required by Town nor State Code to approve a "by-right" subdivision plat. The motion was seconded by Lonnie Arrington with the

following YEA: Council Members Shifflett, Arrington, Presgraves; NAY: Menefee, Lancaster, Racer
Since the vote was a tie Mayor Ralph Dean was the deciding vote of Yes. Therefore there would not be a public session held.

A joint session will be held with the Planning Commission on Wednesday, October 11th, at 7:00pm.

The town attorney provided updates on the Addison Property acquisition, noting that he has drafted a real estate contract between the town and the Addison's. The agreement included a description of the property, purchase price, and that the property would be held by the Addison's until Jan. 1, 2007. Settlement on this is scheduled for Friday, October 20th, 2006 at Mr. Spittler's office.

Motion was made by Mr. Arrington for Mr. Schiro to sign the contract and all according documents. Motion was seconded by Mr. Lancaster with the following YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. Approved 6-0.

Mr. Spittler also provided updates on the Airport Lease agreement with the County, Town and Luray Caverns. Concerning the appointments to the Airport Commission, Mr. Schiro would like to write letters to see if individuals who may still be on the commission or have recently expired terms would be willing to continue service.

Motion was made by Mr. Presgraves to approve the Airport Lease Agreement. The motion was seconded by Mr. Lancaster with the following YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. Approved 6-0.

The School Board Ad Hoc Committee, consisting of Mr. Presgraves and Mr. Arrington, reported on the request for a "free" 1 ½" water tap, with a cost estimated at \$92,000. Discussion concluded that a 1 ½" tap would **not** be sufficient for the new school. The zoning application fee of \$350 may be waived.

Mr. Clyde Freeze previously donated the LDI's "Hawksbill Revisited" photo to the town. Council decided that the photo be displayed in the council chambers. Upon completion of the train station project the photo may be displayed there.

There were previous suggestions that the name of the "Ruffner Plaza" be changed, council consensus was that the name remain the same.

In conclusion, Mayor Dean asked if the council would be willing to make a donation to Newspaper In Education, which provides the Page News & Courier to the local schools for educational purposes.

Mr. Menefee made the motion that a \$200 donation be made for Newspapers in Education. Mr. Presgraves seconded the motion with the following YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. Approved 6-0.

Mayor Dean adjourned the worksession at approximately 7:35 pm.

Mayor Ralph H. Dean

Danielle P. Babb
Deputy Clerk-Treasurer