

**MINUTES OF A TOWN COUNCIL WORK SESSION**  
**TOWN OF LURAY, VIRGINIA**  
**Thursday, April 30, 2009**

The Luray Town Council met in a work session on Thursday, April 30, 2009 at 5:30 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 Barry Presgraves

**Council Present:** Nancy Shifflett  
Lonnie Arrington  
William Menefee  
Leroy Lancaster  
Jerry Schiro  
Earl "Rock" Racer

**Also Present:** Rick Black, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Mary Broyles, Treasurer  
Danielle Babb, Deputy Clerk-Treasurer  
Jason Spitler, Town Attorney  
Ligon Webb, Town Planner

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

**Changes or Additions to the Agenda**

Mayor Presgraves asked if there were any changes or additions to the agenda. Councilman Racer requested to comment on the observation deck/pocket park adjacent to Hawksbill Bicycles. Mayor Presgraves requested an Executive Session at the end of the meeting to discuss several items.

**Accessory Dwelling Unit**

Town Planner, Ligon Webb, began by thanking Council for allowing him to participate in a recent planning conference. Mr. Webb stated that he has encouraged the Virginia Annual Planning Conference coordinators to hold a future statewide conference in Luray.

Mr. Webb addressed the Accessory Dwelling Unit Ordinance revisions that were discussed at the previous Council Meeting. Mr. Webb stated that the definition of Accessory Dwelling Unit may need some revisions based on comments from the Council. Mr. Webb stressed that Council specify which zoning districts are to be included. Councilman Arrington requested to include the B-1 zoning district to the ordinance. Town Attorney, Jason Spitler, stated that Council would not need to re-advertise if no substantial changes were made to the ordinance. However, adding the B-1 zoning district would require

re-advertising due to the change of scope of the advertisement. Mr. Webb stated that perhaps we should continue with the R-2, R-3, and R-4 districts and look at the B-1 district being added at a later time. Mr. Webb feels that the B-1 district could be added to the ordinance if a future request is made. Councilman Lancaster and Arrington stated that they were not in favor of the R-2 zoning district being included. Councilwoman Shifflett requested examples of each zoning area. Mr. Webb replied that he will provide Council with a map of the zoning districts. Mr. Webb concluded by reminding Council that he will bring this topic to the May meeting for a vote.

### **Depot Lease**

Town Manager, Rick Black, provided a copy of the Depot Lease Agreement that included changes discussed at the last Council meeting. Town Attorney, Jason Spitler, provided copies of the agreement and reviewed the changes in detail for Council. Town Manager, Rick Black, stated there will need to be a public hearing held for the lease agreement and that he will forward the draft copy to Karen Riddle, Executive Director- Luray Page County Chamber of Commerce, tomorrow morning.

### **FY2010 Budget**

Town Manager, Rick Black, presented the FY2010 budget for Council's review. He began his presentation with the proposed Water and Sewer rates and corresponding Revenue figures. Town Manager, Rick Black, continued by discussing expenditures. Council also discussed overall salary increases and compared a 2.5% cost of living increase with a 50¢/hour increase. Councilman Arrington proposed a 50¢/hour increase per employee. Councilman Arrington expressed concern that a 2.5% raise would provide a greater increase for higher paid employees. He felt that a 50¢ raise would be more equitable to all employees, especially those with a lower salary. Councilman Lancaster disagreed that a 50¢ raise would bring the pay scale range closer together; while a 2.5% raise spreads the difference across the pay scale. Councilman Arrington reiterated that a 2.5% raise was not enough for some lower paid employees. Councilman Schiro reminded that with the current economic status some localities are not getting raises at all or have had to cut back staff members. Councilman Racer clarified that the FY2010 budget proposes a 2.5% pay increase with no merit or step increases. Council members continued their discussion on salary increases. Councilman Racer suggested that staff proceed with the 2.5% cost of living increase and address the possibility of amending the pay scale at a later date. Mayor Presgraves suggested that if there is additional revenue in the budget then Council could look at increasing the pay scale. Councilman Arrington also discussed the uniform reimbursement allowance; he would like to see this item eliminated from the budget. Councilman Schiro feels that presently the Council should not take away any additional items from employees as next year's budget may be even tighter and would require further cuts. Council discussed other areas of the budget such as Contributions, Water Operations, Sewer Operations, and Departmental budgets. Town Manager, Rick Black, concluded his review of the budget by stating that overall the total budget is down nearly 1.6 million from last year's total projection.

### **VRA "Refunding" Series 2001D**

Town Manager, Rick Black, had included in Council's packet information concerning VRA "Refunding". Mr. Black stressed that this procedure may be done only once during the life of the bond. Mr. Black stated that this may provide some substantial savings with minimal costs incurred. Mr. Black will continue to work with Carolyn Perry, bond counsel, on this and prepare a resolution for the May Council meeting.

## **Main Street Parking**

Mr. Black stated that he has received a request from Long's Florist for designated short term parking in front of the business. Council members agreed that parking is already at a premium on Main Street. Council and staff concluded that there was not a need to designate short term parking.

## **Massanutten Ave./ Marye Lane**

Bryan Chrisman, Assistant Town Manager, presented the cost estimates for the project per Council's request. The estimates are for each of the three phases of the walkway. Mr. Chrisman has sent information to the management of Rugby Square for their review. If Council wishes to go ahead with the project, the next step will be to hold a community meeting for those who live in the affected area to receive feedback on the project. Mr. Chrisman stated that Phase II of the project is the most costly, but if the work is coordinated with the normal street paving it could reduce the overall cost of Phase II. Mr. Chrisman concluded his presentation by stating that he will await a response from Rugby Square management while continuing to keep Council updated on the project.

## **Changes or Additions to the Agenda**

Councilman Racer stated that concerning the observation deck/pocket park a meeting is scheduled with the Army Corp of Engineers for May 7, 2009.

## **Deed of Gift**

Town Attorney, Jason Spitler, provided for Council and Staff the Deed of Gift for the Griffith Property (Tax Map# 42A11-(A)-15). The deed of gift will have to be signed by all lawful heirs to the property whom are stated in the document. Mr. Spitler will begin circulating the document for signatures.

## **EXECUTIVE SESSION**

### **Personnel, Section 2.2-3711.A.1**

### **Discussion of the disposition of real property, Section 2.2-3711.A.3**

### **Consideration of the investment of public funds where bargaining is involved, Section 2.2-3711.A.6**

Mayor Presgraves requested a motion to adjourn into Executive Session for the purpose of discussing Section 2.2-3711.A.1, Section 2.2-3711.A.3, and Section 2.2-3711.A.6. Councilman Racer motioned to recess the regular session and to convene in executive session; Councilman Menefee seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. **Approved 6-0**

**Motion:** Councilman Menefee motioned to adjourn the closed session and to reconvene in open session; Councilwoman Shifflett seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. **Approved 6-0**

Mayor Presgraves asked members of Council to certify that to the best of their knowledge only matters covered under Section 2.2-3711.A.1, Section 2.2-3711.A.3, and Section 2.2-3711.A.6 were heard, discussed, or considered during the closed session. **The roll was called with all members certifying "Yes".**

## **Adjourn**

Mayor Presgraves announced that Council has been invited to participate in the Town of Shenandoah's Memorial Day Parade. Also, Mayor Presgraves extended an invitation received to attend the LFCC commencement reception. Council members who wish to attend the reception are to RSVP to the Town Manager.

There being no further business, Mayor Presgraves adjourned the work session of the Town Council at approximately 8:41 pm.

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Barry Presgraves  
Mayor

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Danielle P. Babb  
Deputy Clerk-Treasurer