

**MINUTES OF A TOWN COUNCIL SPECIAL MEETING
TOWN OF LURAY, VIRGINIA
Friday, March 14, 2008**

The Luray Town Council met in a special meeting on Friday, March 14, 2008 at 9:00 a.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 Present: Nancy Shifflett
Lonnie Arrington
William Menefee
Barry Presgraves
Earl "Rock" Racer**

Council Absent: Leroy Lancaster

**Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Jason Spitler, Town Attorney
Danielle Babb, Deputy Clerk-Treasurer
Andrew Jenner, Page News and Courier
Powell Markowitz, Luray- Page County Airport Commission
Kenneth Painter, Luray- Page County Airport
Dick Mazziotti, Luray-Page County Airport Commission
Dr. Thomas Cardman- Economic Development Director
Mark Belton, Page County Administrator
Tom LaFrance, Page County Board of Supervisors
Attorney Charles Butler**

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

Councilman Earl Racer welcomed the newest member of the Airport Commission, Mr. Dick Mazziotti, to the meeting. Town Manager, Rick Black, began by reviewing Council's actions from Monday night's regular meeting. As well, Mr. Black reviewed recent correspondence with Carolyn Perry, bond counsel for Town and County.

Mr. Black reviewed several items of business for the morning's meeting; including amending the lease agreement with Luray Caverns. Town Attorney, Jason Spitler, advised Council on the lease agreement stating that the agreement should accurately reflect the operations of the airport. Mr. Spitler advised Council that he and Town staff had only had a few days to work on the surrounding issues of the airport short term financing. Therefore he would recommend that Council table this issue for a period of time. Currently there are too many unknown factors to allow Council to make an informed decision. Town Attorney, Jason Spitler, emphasized that Council entrusts himself, staff, and bond counsel to advise them on these issues and they should carefully reflect on their recommendations.

Powell Markowitz responded that he has concerns with delays possibly resulting in re-bidding the hangar project. Mr. Markowitz feels that further delays do not constitute the contractors obligation to extend cost proposals. Rising building costs combined with delays could result in re-bidding the contract. Mr. Markowitz feel that Ms. Perry has valid concerns over the lease agreement but noted that John Graves, Luray Caverns, has issued a letter stating that the income of the hangar rental is property of the Town and County. Mr. Markowitz also reminded Council that the hangar construction will allow for lease income, thus generating needed income to repay the construction loan. Mr. Markowitz emphasized the urgency to meet current obligations with the contractors.

Mayor Dean commented that all parties should form a joint meeting that includes bond counsel from Botkin Rose PLC. Councilman Presgraves requested comments from County of Page representatives regarding their concerns. Councilman Racer stated that he recognizes Mr. Markowitz's sense of urgency; however surrounding questions must be answered based on counsels advice. Councilwoman Shifflett added that she feels a joint meeting would be useful. Overall, Council chose to take no action on the lease agreement with the airport until all parties are able to amend the lease agreement and bring it back before Council for approval.

Regarding the purchase of the Bennett Property; Town Attorney, Jason Spitler advised Council to amend their motion to include additional costs regarding the property acquisition. **Motion:** Councilman Presgraves motioned to amend the motion regarding the purchase of the Bennett Property to include up to \$1500 of additional costs, motion seconded by Councilman Arrington with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Presgraves, Racer. **Approved 5-0**

There being no further business, Mayor Dean adjourned the work session of the Town Council at approximately 9:38 a.m.

Mayor Ralph H. Dean

Danielle P. Babb
Deputy Clerk-Treasurer