

MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, VIRGINIA
Tuesday, January 26, 2009

The Luray Town Council met in a work session on Tuesday, January 26, 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 (*after roll call*)
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
Ligon Webb, Town Planner
Jason Spitler, Town Attorney
Pat Racey, Luray Little League
Bob Kelley, Luray Little League
Chris Gould, Page Valley Cycling

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. Town Manager, Rick Black, requested to add several items at the end of the meeting.

Chris Gould, Page Valley Cycling

Mr. Chris Gould came before Council to discuss a proposed bike race sponsored by Page Valley Cycling. Mr. Gould provided Council with a power point presentation. He began his proposal with a description of the Page Valley Cycling group; he stated that the group meets and rides several times per week. The group advocates cycling for healthy living. Mr. Gould said that he also feels that cycling could play an important role in the economic future of Page County. Mr. Gould displayed a map of the current race that takes place in Page County. He hopes to expand the race into a two day event. The first day would be the Page County race, the second day would be an in town event. The proposed dates are August 7th and 8th of this year. Mr. Gould continued his presentation and described the specifics of the event and gave a

potential map of the downtown course. He also provided an estimated schedule of the day's events and emphasized the benefits of the race.

Proposed 2010 Events and Activities Schedule

Town Manager, Rick Black, stated that in Council's packets was a proposed 2010 Events schedule. Several of these events will require the closure of Main Street, which will require a vote from Council. Mr. Black stated that all items could be voted on at one time or individually before each event. Councilwoman Shifflett confirmed that we would be closing Main Street for the festival of spring. Councilman Racer suggested on voting on these items all at one time. Mr. Black concluded that he would put this motion on the consent agenda.

2010 Arbor Day Proclamation

Town Manager, Rick Black, reviewed the 2010 Proclamation of Arbor Day. The event will be held at Lake Arrowhead on April 17, 2010. Council must vote on this proclamation at the February Council meeting.

Public Hearing: Proposed Arts and Cultural District

Town Planner, Ligon Webb, stated that this concept had come about through Luray Downtown Initiative. The Arts and Cultural district can provide tax incentives and other benefits; however this ordinance has left that completely to the discretion of Town Council. He stated that basically LDI had expressed an interest in this district for the purpose of potentially applying for grants. Mr. Webb stated that he had customized this ordinance for the Town of Luray. Mr. Webb reviewed the ordinance amendment and noted that it acts as a type of zoning district. Mr. Webb stated that the boundaries for the district are much larger than just the downtown area, but he sees no problems with this. Mr. Webb estimates that approximately 30-40% of the town will be included in the area. Mr. Black verified that the underlying zoning districts will not be affected by this amendment.

Luray Little League- "Project Softball"

Mr. Bob Kelley gave Council a quick update on behalf of the Luray Little League. He stated that the architectural drawings are basically finished and that he is awaiting some structural drawings. Mr. Kelley said that the site plan will be done on Thursday of this week, and they plan to rough stake the buildings then also. The mechanical, plumbing, and electrical plans will be completed by the end of the week. If the structural plans come back, Mr. Kelley anticipates that they will be submitted by Tuesday, February 2. Mr. Kelley stated that he plans to mobilize construction by February 3rd with office trailers, equipment, demolition work, and pedestrian fencing. Mr. Kelley has a meeting scheduled with Pat O'Brien to see how much of the parking lot can be used for a staging area. He stated that all work is to begin by February 8th, and that work on the buildings will be first with excavating to come later.

Councilwoman Shifflett questioned if fundraising is taking place. Mr. Kelley stated that Keeler Chapman has volunteered to do an artist rendering for display purposes for a fundraising tool. Mr. Pat Racey stated that the fundraising kick-off meeting has been rescheduled for next week, possibly on Monday. Mr. Racey stated that invitations will go out to attend the meeting to brainstorm for fundraising ideas. Mr. Racey and Mrs. Shifflett discussed coordinating which night of the week to schedule the meeting in order to minimize conflict. Mr. Racey stated that he could contact Karen Riddle, Page County Chamber of Commerce, to help minimize conflict in the meeting schedule. Mayor Presgraves verified that Greg Foltz

has been selected to chair the fundraising efforts. Lastly, Mr. Kelley stated that as soon as the site plan is completed he would bring it before Council to sign off on.

Town Manager, Rick Black, stated that even though Council has discussed ways to fund this project, Council would still be required to make a budget amendment. Mr. Black stated that Council would need to decide on a figure to extend the budget by. Mayor Presgraves instructed Mr. Black to get back to Council with a dollar amount. Mr. Black stated that a loan could be taken for the project at a rate of approximately 3%, paying interest only over the next few years. Mayor Presgraves and Councilman Schiro concurred that this was a good idea rather than using the “rainy day” fund.

Massanutten and South Marye Street Improvements

Mr. Black reminded Council that they had asked for some updates on the pricing for the project. Mr. Black reviewed a document from Racey Engineering with various options and cost estimates. The first two options are the project as originally designed. Option number three utilizes sidewalks with curb and gutter. Along with option number three comes the consideration of storm water drainage and the issue of channeling water in this area. Option number four is the concept of extending an asphalt trail, while number five extends curb and gutter. Mr. Black asked Council if they would like to go forward with this project.

Councilwoman Shifflett stated she did not want to put any water issues on the residents. Mr. Black stated that extending the asphalt would not add any water issues. Ms. Shifflett also said that she was bothered by the fact that the owners of the Rugby Square property do not seem to be interested in the project. Mayor Presgraves questioned our means of contact with the owners. Assistant Town Manager, Bryan Chrisman, stated that the management of the property is located in Indiana. He stated that the property manager position had changed during the project making communication more difficult. Overall he stated that they have not given any response in favor or against the project. Mr. Chrisman feels that the residents would most likely be in favor of the project, but the owners/managers have remained silent.

Councilman Lancaster stated that with the economy the way it is, he would like to wait until next year to look at this. Councilman Schiro agreed due to the fact that the property owners have shown little interest. Councilman Arrington agreed with Mr. Lancaster that we should hold off on the project until VDOT funds increase in the future. Councilman Arrington discussed past water issues and drainage easements. Mr. Black emphasized that regardless of the walkway project the road will have to be repaved.

Rural Development Loan Resolution

Town Manager Rick Black spoke to Council regarding the Rural Development Loan Resolution that could be found in Council’s packets. The resolution was received from Carolyn Perry and would require a vote at this evenings meeting. Mayor Presgraves stated that normally Council does not take action at a work session however this item would necessitate an exception.

Motion: Councilman Lancaster motioned to approve the Rural Development Loan Resolution as presented; Councilman Menefee seconded the motion with the following members voting YEA: Council members Shifflett, Arrington, Menefee, Lancaster, Schiro, and Racer. **Approved 6-0**

Budget FY2009

Town Manager, Rick Black, provided Council with a synopsis of the FY2009 actual versus budget for the first six months of the fiscal period. He stated that most line items were within five percent of where they should be. Overall the total general fund is at 46% remaining funds for the fiscal year.

Council and staff discussed the Depot and CDBG line items. Councilman Lancaster suggested some repairs that need to be made to the exterior painting of the Depot. Mr. Black stated that Dave Puckett, FPW Architects, will be here on Monday and he will address this issue at that time.

Budget FY2010

Mr. Black stated that overall we are going to see some reductions in revenue in the coming year. Mr. Black has advised department heads to begin their budget worksheets. At the February work session, staff will have a preliminary look at the FY2010 budget. Mr. Black also provided a summary of the gross receipts revenues and noted that there has been little change in the amount of business license tax despite the economy. Mr. Black said that the town is in jeopardy of losing the personal property tax relief amount received from the state. Also, he said that we could also lose funds from the new real estate tax assessments. Mr. Black believes that the tax assessments are going to go down thus affecting tax revenues as much as twenty percent. Mr. Black is concerned about the timing of the assessments and the associated tax rates for the budget year. Councilman Schiro stated that this may necessitate a rate increase at July 1, 2010. He stated that the town may have to cushion itself against a large loss in revenue. Mayor Presgraves suggested that Council and Staff look at the preliminary budget before discussing tax increases. Mr. Black said that overall several areas of revenue are going to see decreases. Councilman Lancaster said that services may have to be cut back. Councilman Racer suggested minimizing other areas before increasing taxes. Councilman Schiro suggested that it may be a good idea to look at an eighteen month projection. Town Manager, Rick Black, said that we must be prepared to make some difficult decisions for the coming year.

Changes or Additions to the Agenda

Mr. Black had received an inquiry from Councilman Lancaster about extending the sidewalk in front of the depot towards the cooperative. Mr. Black said that estimates for the project are around \$18,000. He asked Council if they would like to pursue this project at this time. Mayor Presgraves said that he could not see spending the funds on this at the current time. Councilman Lancaster stated that he would like to see the project take place but not at this time.

Councilwoman Shifflett said that she would like to see the town limits "squared up". Council and staff said that this would require boundary adjustments with the County. Councilman Schiro feels that this would require an annexation and would not result in a friendly boundary line adjustment. Councilwoman Shifflett would like for staff to look into this topic. Mr. Black said that a defined area needs to be addressed.

Town Manager, Rick Black, stated that there had been some road deletions from VDOT street maintenance funds. He stated that this resolution would be a part of the consent agenda at the February meeting.

Mr. Black notified council of the draft Draught Ordinance that must be passed as part of the regional water plan.

Mr. Black reminded Council of the Eric Cantor dinner at both the Mimslyn and Graves Mountain Lodge. He requested that members RSVP no later than this Friday.

Councilman Menefee questioned the compliance on the Route 211 billboard. Town Attorney, Jason Spitler, said that Officer John Brice had been in contact with the owners to take care of the problem. If there is no compliance, then a uniform summons will be issued. Councilman Racer questioned the signage on the old Schewels building. He would like to see Mr. Webb take care of this matter.

Town Attorney Report

Town Attorney, Jason Spitler, noted that the items for his report would require an Executive Session.

EXECUTIVE SESSION

Disposal of Public Property, Section 2.2-3711.A.3

Legal Matters, Section 2.2-3711.A.7

Mayor Presgraves requested a motion to adjourn into Executive Session for the purpose of discussing Sections 2.2-3711.A.3 and 2.2-3711.A.7. **Motion:** Councilman Menefee motioned to recess the regular session and to convene in executive session; Councilman Racer seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, and Racer.

Approved 6-0

Motion: Councilman Schiro motioned to adjourn the closed session and to reconvene in open session; Councilman Racer seconded the motion with the following members voting YEA: Council members Shifflett, Arrington, Lancaster, Schiro, and Racer. **Approved 5-0** *Councilman Menefee was absent at the reopening of the meeting.*

Mayor Presgraves asked members of Council to certify that to the best of their knowledge the only matters covered under Section 2.2-3711.A.3 and 2.2-3711.A.7 were heard, discussed, or considered during the closed session. **The roll was called with all members certifying “Yes”.**

Adjourn

There being no further business, Mayor Presgraves adjourned the work session of the Town Council at approximately 7:41 pm.

Barry Presgraves
Mayor

Danielle P. Babb
Deputy Clerk-Treasurer