

**MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, VIRGINIA
Tuesday, September 27, 2011**

The Luray Town Council met in a work session on Tuesday, September 27, 2011 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: Ronald Vickers
Lonnie Arrington
Mary Menefee
Leroy Lancaster
Jerry Schiro
Earl Racer**

**Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Ligon Webb, Town Planner
Mary Broyles, Treasurer
Danielle Babb, Deputy Clerk Treasurer
Jason Spitler, Town Attorney
Gary Shirley, Racey Engineering
Chad Gregg, Luray Rescue Squad
Daniel Runyon, Schwartz and Associates
Bill Turner, Luray Wranglers**

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

Changes or Additions to the Agenda

The roll was called and Town Manager, Rick Black, requested that Council add discussion regarding updates on the Bicentennial Committee and Luray Train Depot. Also, there was a request for an Executive Session at the end of the regular meeting.

Main Street Bridge

Mr. Daniel Runyon, Schwartz and Associates, spoke before Council to update members on the Main Street Bridge rehabilitation project. He added that Schwartz and Associates has been working with this

structure since 2001 and that he will discuss with Council the conditions and recommendations for improvement. Mr. Runyon provided Council and Staff with a handout that provided a detailed study of the bridge condition. Mr. Runyon then presented a power point presentation that included recommendations and the associated costs. Mr. Runyon discussed the deck evaluation and noted the delamination percentage, electrical readings, and overall corrosion issues. He stated that chloride sample readings found active rebar corrosion. The overall worksheet calculations from this study found 55.8% of the bridge needing repairs. He advised Council that this evaluation does not take any sidewalk issues into consideration. Mr. Runyon then discussed the overall beam issues with the structure. The beams of the structure show delamination spalls, the lack of bearing pads, utilization of temporary supports and seat spalls. Lastly, Mr. Runyon discussed the substructure and its condition. Mr. Runyon noted that this project is given a rating of 63.4 and that this number is important in determining funding for the project. He explained that when the rating falls below 50.0, the structure is eligible for the maximum amount of funding.

Councilman Vickers inquired what it means to “post” a bridge. Mr. Runyon explained that a legal weight limit is placed on the bridge in order to maintain safety.

Mr. Runyon then discussed the various recommendations for rehabilitation of the bridge. The four options were to 1- Repair the existing structure, 2- Replace the structure with a two span bridge, 3- Replace the structure with a single span bridge, and 4- Replace the bridge with a superstructure. All of these options would utilize the existing abutments. Mr. Runyon then explained each of these options in detail and noted the cost difference for each. His final recommendation to members was to construct a two span continuous bridge, reusing the existing abutments. He added that this would provide the town with a mostly new structure, utilizing newer and better products that are more corrosion resistant.

Next, Mr. Runyon discussed a two phase project versus a one stage project. He added that a two stage project may be more functional and have less impact on area businesses. Also, this will accommodate the existing utility lines on the bridge. The two phase project would take longer; the one phase process would have a shorter time frame. A one phase process would close down the street and may affect the nearby businesses.

The overall cost estimate for the recommended plan includes engineering, contingencies, permitting, and inspections at a cost of \$1,620,400.

Mr. Runyon asked for questions from Council members and staff. Councilman Racer inquired about cost estimates that would use the existing piers. Councilman Arrington asked about the time frame for the project. Mr. Runyon said that a two phase project would leave one lane of traffic open and take approximately 9-12 months to complete. He noted that a total shut down of the bridge could shorten the project to about 6-9 months. Councilwoman Menefee asked about the cost of repairs in comparison to replacement. Mr. Runyon explained that repairs would still be about \$1.2 million dollars. Council also discussed the interruption in utilities for nearby customers. Mr. Runyon explained that this could be done at night in order to have minimal impact on residents and businesses. Councilwoman Menefee asked when it would be feasible to start the project. Mr. Runyon advised putting money in place for this project as soon as possible. He noted that Schwartz and Associates has been inspecting this bridge since 2001 and that more findings are noted each year. He expressed that the condition continues to worsen each year.

Mayor Presgraves stated that he felt closing the bridge would be too hard on the merchants within the project area. Councilman Vickers expressed concern over the affect a two phase project would have on slowing traffic. Councilman Schiro said that a two phase project would still affect traffic with decreased parking and other considerations. Councilman Schiro said that neither option is good for the downtown businesses. Mr. Runyon said that a best case scenario may be 3-4 months for construction but that a timeline like this would be very costly to the town. He emphasized that this case would definitely be the most expensive option. Councilman Schiro questioned the amount of space needed for the construction crew's set-up area. Mr. Runyon said at least 100 feet on ends of the bridge and that there would be some cranes in the area during certain phases. He added that the area needed will depend on the phase of construction at the current time. Again, Councilman Schiro said that it is difficult to determine which option is best in order to achieve the least impact on merchants.

Councilman Vickers inquired about the life of the new structure. Mr. Runyon said that the new structure will have about a 50 year life. Councilwoman Menefee asked about the time frame from start to finish for the project. Mr. Runyon said that the time frame is approximately two years; with 3-6 months needed for the permitting process alone.

Council and Staff then discussed the geology of the area and remembered the effects of the 1996 flood on the bridge and neighboring businesses.

Councilman Arrington asked Mr. Runyon when the bridge would be posted. He indicated that this would probably take place within the next month. At this time the necessary paperwork will be submitted to Mr. Black and to VDOT. Councilwoman Menefee asked what type of year is best for this kind of construction. Mr. Runyon said that some work can be done in cold weather, such as the demolition phase. The concrete work will need to be done in the summer and fall, with the bridge deck surface needing completion before winter. Councilman Arrington inquired about the number of contractors the town could expect to bid on a project like this. Mr. Runyon said approximately 5-6 bids could be anticipated.

Councilman Lancaster asked if there would be any change to the road and/or sidewalk widths. Mr. Runyon said that this is not always feasible when the project considers reusing the existing abutments. This requires the beam to be a certain width and he emphasized that the sidewalk cannot be cantilevered off of the existing beams, more importantly the wheel load cannot be placed farther out.

With no further questions from Council, Mayor Presgraves thanked Mr. Runyon for his presentation.

Luray Wranglers

Bill Turner spoke on behalf of the Luray Wranglers and began with a brief history on the team. He stated that the team is a member of the Valley League and was formed in 2001. The team became a non-profit organization in 2011. Mr. Turner provided statistics on the teams players who have gone on to play in the big leagues and the number of wins and other achievements. He emphasized that he is very proud of the success of the team. He added that there are many benefits to having the team; including the host family program, community involvement of players, family entertainment, the player leadership program, and tourism. Mr. Turner said that all communities like to have a winning team and

fans like to follow a winner. He said that the community also receives economic benefits such as food, lodging, and other purchases.

Mr. Turner said that due to lower attendance and a shorter season schedule, the team has not been able to meet its financial obligations. The team has held fundraisers to try to meet its needs, such as chicken bar-b-ques, bake sales, and yard sales. He added that despite these efforts, the team has still fallen short financially. Mr. Turner said that it is evident that without additional support the team will not be able to continue in 2012. With additional support, he is confident that the team could be successful in the coming year. Councilman Vickers asked how much the team is short on its obligations. Mr. Turner replied that originally the amount was over \$9,000; but with fundraisers they have been able to reduce this amount to about half. He said that approximately \$3,000- \$4,000 would be needed just to break even for the year. Mayor Presgraves asked about the expenses of the team. Mr. Turner said that the expenses include coach salaries, uniforms, umpire salaries, utilities, and trash collection. The overall budget for the team is about \$68,000 with the playoffs bringing in the most revenue per game. Councilwoman Menefee verified that the Town of Luray provided a contribution of \$3,000 in July 2011. Mr. Turner said that the team will need to report to the Valley League in October on whether or not it will be participating in the 2012 season. He said that without paying off all debts it would be impossible for the team to go ahead into the next season. Councilman Schiro asked Mr. Turner if he was confident that with assistance a team would be possible for next year. Councilwoman Menefee asked if Mr. Turner felt that the team could end up in the same situation at the end of next season. Mr. Turner said that he was confident that a team would be possible in 2012 and that by using the same recruiting strategies they make the playoffs thus increasing revenues. Mayor Presgraves asked how much money is still needed. Mr. Turner said that approximately \$3,000-\$4,000 is still needed and that the team is still trying to raise additional funds. He added that some organizations did not provide any funding and some reduced their funding amount. Mayor Presgraves reminded Council members that there is still about \$2500 remaining in budgeted contributions that has not been earmarked. Councilman Schiro said that he would like to see Council match the donations of other organizations.

Motion: Councilman Schiro motioned to approve a matching contribution to the Luray Wranglers of up to \$2,000 based on the amount of funds raised from other organizations, motion seconded by Councilwoman Menefee with the vote as follows: YEA: Council Members Vickers, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Luray Rescue Squad

Mr. Gary Shirley, Racey Engineering, provided a packet for Council's review. The packet included larger views of the plan for Luray Volunteer Rescue Squad's proposed facility. Mr. Shirley said that the water pressure demand needed for the building is about 86 gallons per minute and that a two inch line to the facility would not be adequate in providing this. Therefore, a six inch line is being proposed. Mr. Shirley emphasized that he understands that exceptions cannot be made for specific organizations but that he believes the proposed improvement in line size will benefit existing customers as well. Council and staff discussed other customers in the area and water pressure issues. Councilman Arrington asked if there was any way to tie into the line with the school. Mr. Shirley said that the school would like to reserve any improvements for its own future development.

Councilman Arrington said that he would like to see this discussion tabled until further information can be determined. Councilwoman Menefee said that she anticipated the Council choosing an option at tonight's meeting. Mayor Presgraves asked what dollar amount the Council is considering. Mr. Shirley said that the LVRS is not asking for a specific amount but has discussed the total fees and is asking for some consideration. Town Manager, Rick Black, said that there are two questions at hand; 1-can the water service be added, and 2-can any consideration be given from Council on upgrading the service line. Councilman Lancaster expressed concern over these considerations putting the town in a financial bind in the future. Councilman Vickers verified that the rescue squad is a nonprofit organization. Mr. Vickers said that the town has provided consideration for the school system and he would like to think that the town would also give some level of consideration for the squad as well. Mr. Shirley said that he does not have issue with asking for consideration. He feels that any consideration given will only help other customers as well. He said that ideally the squad would need a 3 inch line to serve its utility needs, thus anything above that will be helpful to all.

Mr. Chad Gregg discussed the volunteer status of the organization and noted that Page County provides supplemental assistance with paid daytime only personnel. Mayor Presgraves noted that this organization requires a very trained volunteer with many hours invested in that training. Councilman Schiro questioned why in the current economic times, the rescue squad feels that this is a good time to make a move. He added that with so many things are competing for public funding, does the organization feel this is a prudent and urgent decision. Mr. Gregg said that he feels this is urgent since the move has been delayed for many years. He emphasized that night time staffing is very difficult with the housing available at the current location, thus lengthening response times. Mr. Shirley added that the nature of medical equipment has also changed over the years requiring different electrical capacities, as well as housing the ambulances themselves. Both added that Lord Fairfax Community College has expressed an interest in sponsoring satellite classes at a newer facility.

At this point the squad has not been able to make any agreements with Page Memorial Hospital. Mr. Gregg reminded that the two questions at hand are; if the organization can have water service and if any consideration will be given on the cost. Mr. Shirley said that the squad has been given preliminary estimates on construction and is o.k. with those figures. Mayor Presgraves asked about the time frame that Council has to make a decision. Mr. Shirley said that this determination is needed with regard to where they are on the plans. They hope to have bids complete and be ready for spring construction. Mr. Gregg said that they are already behind schedule in terms of where they had hoped to be at this point. Mr. Shirley said that the organization has already discussed funding options with Rural Development and several banks. Councilman Lancaster said that he understands that they would like a commitment regardless of any cost consideration, but the town needs to look at if they have the water and sewer capabilities to commit. Councilman Lancaster said that he would like to see this discussion tabled.

Motion: Councilman Lancaster motioned to table the discussion on water and sewer utilities for the Luray Rescue Squad, motion seconded by Councilman Arrington with the vote as follows: YEA: Council Members Vickers, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Council then discussed the time frame for tabling the discussion. Councilman Arrington asked for staff to provide any additional information possible. Members decided that the discussion could be tabled for up to 90 days, but would provide a decision sooner if possible.

Town Planner Report

Town Planner, Ligon Webb, said that a meeting is scheduled for Thursday with VDOT representatives regarding the six year improvement plan. Mr. Webb said that town staff, council members, and VDOT representatives will attend. Mr. Webb reminded that the follow up meeting on this will be held on October 11th and will be a public meeting; Mr. Webb plans to place a small informational advertisement in the newspaper. Mr. Webb then discussed the revenue sharing funds regarding the hospital improvements. Mr. Webb said that Seth Roderick, Valley Engineering, advised that he believes the application for revenue sharing funds will be stronger once the hospital is under construction. The construction of the new facility is scheduled to begin in the spring. Mr. Webb said that this would allow for the Main Street bridge project to be in this year's revenue sharing plan.

Court Street School

Town Manager, Rick Black, said that he has met with Mark Belton concerning the Court Street School building. The building currently houses Page County employees. Mr. Black said that in Council's packet is information from Jim Allen, USDA, concerning the "old school" on Court Street. Mr. Black said that he believes most people are aware that the county hopes to build a new office complex on this site. The information from Mr. Allen states that unless the county can work out an agreement with the town, then the USDA will not fund any portion of the project. The agreement is necessary because the building lies within the designated Historic Downtown Luray area. An absence of an agreement would require that the county utilize only private banks for funding. Mr. Black said that the town may want to have some comment on the structure and any alterations. Councilman Racer said that he is uncertain why County Officials would want to remove this historical structure when they own a great deal of other property. Councilman Schiro said that he fears the building would be torn down and nothing would be built in its place. Councilman Racer said that he felt the building was worth restoring due to its historical value and that it should be saved. Councilman Schiro asked what the town's role was in this decision. Mr. Black said that the USDA has asked for participation from the town because the property is within the town's historic district. Council's consensus on this was to take no action at this time, as they are opposed to tearing down the property.

Bicentennial Committee Update

Mr. Black provided an update from the Bicentennial Committee in the form of a handout. He noted several new events on the schedule and the graphics included for downtown banners. Mr. Black also informed Council members that the Roadtrip to History film has begun production.

Luray Train Depot

Mr. Black said that there will be a bid opening on October 6th at 2:00pm with Mr. Puckett.

Announcements

Mr. Black provided Council and Staff with information regarding a Harvest Faire to be held at the Luray Page County Chamber of Commerce with proceeds benefiting the LPCCC, Page County Grown Initiative, and the Page Valley Arts Council.

Mr. Black reminded members of the upcoming VML conference to be held in Richmond. Members and Staff will be leaving on Sunday to attend the annual conference.

Mr. Black asked Council if they would like to consider other options for the flower baskets on Main Street. He suggested something other than live flowers, due to the amount of maintenance required for these. Council said they did not want to see any changes and prefer to keep the baskets as they have been.

Town Attorney

Town Attorney, Jason Spitler, discussed a complaint regarding the interpretation of State Code 15.2-915.4 concerning the regulation of pneumatic guns. Mr. Spitler said that there is merit to this complaint as the General Assembly has changed the code regarding this topic. Mr. Spitler said that the town has two options; 1-change the current code reference to air guns or 2-address the air gun issue with a separate ordinance that models the language of the state code. Mr. Spitler said that same changes may be necessary regarding bows/crossbows. Council agreed to take out the current language from the town code.

Mr. Spitler also advised Council that he had received no response on the Navotney sewer claim. Mr. Spitler said that he continues to work with staff on the boundary line issues at Lake Arrowhead. He said that the project has been divided out into four phases of surveying and that currently the project is in the third phase. He added that a fifth phase would involve the consolidation of all four smaller surveys into one parcel.

EXECUTIVE SESSION

Personnel, Section 2.2-3711.A.1

Mayor Presgraves requested a motion to adjourn into Executive Session for the purpose of discussing Section 2.2-3711.A.1.

Motion: Councilman Racer motioned to recess the regular session and to convene in executive session; Councilwoman Menefee seconded the motion with the following members voting YEA: Council Members Vickers, Arrington, Menefee, Lancaster, Schiro, 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 Vickers, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Mayor Presgraves asked members of Council to certify that to the best of their knowledge only matters covered under Sections 2.2-3711.A.1 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 7:58 pm.

Danielle P. Babb
Deputy Clerk-Treasurer

Barry Presgraves
Mayor

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