

**A REGULAR MEETING OF
THE TOWN COUNCIL
OF THE TOWN OF LURAY, PAGE COUNTY, VIRGINIA**

MONDAY, SEPTEMBER 09, 2013

The Luray Town Council met in regular session on Monday, September 09, 2013 at 7:00 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 Barry Presgraves

Council Present: Ronald Vickers
Pam Flasch
Mary Menefee
Leroy Lancaster
Joey Sours
John Meaney

Also Present:

Charlie Hoke, Temporary Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Town Clerk/Treasurer
Danielle Babb, Deputy Clerk/Treasurer
Ligon Webb, Town Planner
Jason Spitler, Town Attorney
G.R. Anderson, Luray Police Department
Liz Lewis, Luray Downtown Initiative
John Robbins, Luray Page County Chamber of
Commerce
Jeff McMillan, Page News and Courier

A quorum being present, Mayor Barry Presgraves declared the Council to be in session for the transaction of business. Mayor Presgraves asked that everyone remember the upcoming anniversary of September 11th and those affected by this tragedy. All present stood for a moment of silence. Councilwoman Menefee led everyone in reciting the United States Pledge of Allegiance. The roll was called with all members present.

CONSENT AGENDA

Motion: Councilman Lancaster motioned to approve the Consent Agenda, motion seconded by Councilwoman Menefee with the vote as follows: YEA: Council Members Vickers, Flasch, Menefee, Lancaster, Sours, Meaney. **Approved 6-0**

Consent Agenda

- A) Minutes of the August 12, 2013 Regular Council Meeting.
- B) Minutes of the August 19, 2013 Special Council Meeting.
- C) Financial Report – Pending due to Audit.
- D) Accounts payable checks totaling \$145,133.81.

DEPARTMENTAL REPORTS

PLANNING AND ZONING

Town Planner, Ligon Webb, advised Council members that there are currently two vacancies on the Luray Board of Zoning Appeals. One appointment will be that of Mayor Presgraves and the other appointment will need to be made by Councilman Meaney. Mayor Presgraves stated that he has spoken with Mr. Mike Swenson, current member of the BZA, and he would like to serve another term.

Motion: Mayor Presgraves motioned to appoint Mike Swenson to the Board of Zoning Appeals, motion seconded by Councilwoman Menefee with the vote as follows: YEA: Council Members Vickers, Flasch, Menefee, Lancaster, Sours, Meaney. **Approved 6-0**

Mr. Webb stated that he may have someone that would be interested in filling Councilman Meaney's appointment.

Mr. Webb advised that Planning Commission has two public hearings scheduled for its regular meeting on Wednesday. The first public hearing is a request from Ms. Susan Custer. Ms. Custer is seeking a special use permit to convert an existing residential and accessory structure into apartment units. The residence is located on Main Street, next to the former East Coast gas station. Ms. Custer would like to convert the residence into apartment units and is also seeking to convert an Accessory Dwelling Unit into an apartment. Mr. Webb explained that she will need to work with the Page County Building Official in this process and he believes this is an up-use of the property. Mr. Webb said that the water and sewer connections for the property will need to be worked out with town staff. The second public hearing will be for the Commission to receive comments on the 2013 Town Comprehensive Plan. If adopted by the Planning Commission, the plan will come before Council for approval in October. Mr. Webb stated that a few minor revisions have been made to the Sign Ordinance. Mr. Webb advised that Mr. Mayes is in compliance with the provisions of his permit and he is happy to report of this compliance.

As Council may recall, during the 2011 rezoning, Page Memorial Hospital proffered to contribute to a signal at the intersection of West Main Street and Memorial Drive. The amount proffered toward this improvement was \$165,000 with a five year window from the date of issuance of the zoning permit. Mr. Webb said that while the town still has a great deal of time, he wants to revisit this issue with Page Memorial Hospital. Mr. Webb said that a traffic study will need to be conducted and a determination will be made if the signal is needed. Staff feels that likely the warrants will not be met for a traffic signal but there may be potential for using the funds for other traffic improvements; such as a turn lane, or improved drainage, etc. Mr. Webb reminded that utilizing VDOT's Revenue Sharing Program may be a possibility as well.

Lastly, Mr. Webb advised Council members of the Main Street Bridge meeting on Wednesday beginning at 11:30 at the Mimslyn Inn.

Councilman Vickers recalled discussion of an observation deck in association with the bridge replacement. Assistant Town Manager, Bryan Chrisman, clarified that VDOT funding will only

cover matters directly related to transportation withstanding any aesthetic designs. Councilman Lancaster recalled the observation deck concept being discussed for a walkway behind Brown's Restaurant. Councilman Vickers expressed concern for the businesses located in the affected area, as they will be without traffic during the construction period. Mr. Webb stated that he, along with Liz Lewis, have discussed ways to keep foot traffic moving in this area to allow for access to these businesses in order to minimize the overall affect. Mayor Presgraves felt that there will be no easy solution to this issue and Mr. Chrisman suggested that it would be prudent for the town to hold a stakeholder's meeting in the future. The project kick-off meeting will take place next week on September 18th. Assistant Town Manager, Bryan Chrisman, stated that the option of a one phase or two phase project may not be a decision but rather a fact that the replacement will take place in one phase. Many other factors will be considered for the project such as alternate routes, street parking, and roadway improvements.

TOWN AFFILIATED BOARDS AND COMMISSIONS

Luray Downtown Initiative

Ms. Liz Lewis added to the conversation on the bridge project, noting that she has spoken with Virginia Main Street about obtaining some conceptual drawings for that space at no cost to the town.

Ms. Lewis said that the planting beds at Main and Broad Street are near completion and have made a huge improvement in this area of the gateway. She reminded that this was a streetscape project made possible by grant funding from Virginia Main Street.

She said that LDI continues to work on the pop-up retail space for the Farmer's Market during the winter months. She currently has ten vendors signed up for October through December and is hoping to gain as many as fifteen vendors. The indoor market would not only incorporate the Farmer's Market and local artisan's; but, possibly Page County Grown and Luray Caverns and Shenandoah National Park souvenirs.

LDI has been invited to sit on the board of the statewide *Place Space Economic Movement (formerly Virginia Microprise Network)*. The Virginia Main Street fall workshop is coming up next week in Culpepper and LDI will be participating in this session.

Ms. Lewis discussed other upcoming events including the Yard Sale/Business Expo, Oktoberfest at the Mimslyn Inn, LDI's Halloween Costume Party, Trick or Treating on Main Street, and the Turkey Trot.

Luray-Page County Chamber of Commerce

Mr. John Robbins, Chamber Director, said that there are some new figures out on tourism spending in the state which reflect 2012 statistics. Overall, the statistics say that tourism generated \$21.2 billion in revenue statewide. This reflects a 4% increase over 2011 and is a record high for the Commonwealth of Virginia. Page County Tourism generated a total of 61.2

million dollars in 2012 which is a 2% increase over the 2011 statistics. The Chamber saw 2,618 visitors in August 2013, with tourist phone calls up at a total of 626 for last month.

Mr. Robbins reported that within the last week he has heard from three cabin owners concerning credit card scams. The chamber has sent out a mass email to make all members aware of this problem. Mr. Robbins reported that the chamber has been contacted by a group called the Community Transportation Association of America who has some USDA transportation funding. This group is looking at areas that need public transportation to and from an inland port, such as the one located in Front Royal, Virginia. The 2014 Visitors Guide is nearing completion and should go to the publisher in the next couple of weeks with an approximate 200,000 copies scheduled for print.

Mr. Robbins advised that the Annual Chamber Banquet is coming up on November 7th at the Mimslyn. The banquet will celebrate the 20th Anniversary of the Tourism Council.

As mentioned by Ms. Lewis, Mr. Robbins stated that the Sidewalk Sale, Business Expo, and Community Yard Sale are all coming up. As well, a seminar for members is scheduled for September regarding cabin renovations.

TOWN ATTORNEY'S REPORT

Town Attorney, Jason Spitler, stated that he had a few updates for members for open session. Mr. Spitler advised that he is still awaiting a survey from Mr. Erik Fox in order to complete the alleyway vacation that has been previously approved by Council. Mr. Spitler said that the members have been selected for the Airport Authority and will be waiting for the authority to apply for the transfer of property approval from the FAA. Once this approval is gained, the process will begin to transfer ownership from the Town of Luray and Page County to the Airport Authority. Mr. Spitler reminded that a special election is set for November for the Luray Town Council, with Ms. Flasch as the only candidate. Mr. Spitler stated that he had no further business for open session.

EXECUTIVE SESSION

Personnel, Section 2.2-3711.A.1

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

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

Motion: Councilwoman Menefee motioned to adjourn the closed session and to reconvene in open session; Councilman Meaney seconded the motion with the following members voting YEA: Council Members Vickers, Flasch, Menefee, Lancaster, Sours, Meaney. **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 were heard, discussed, or considered during the closed session. **The roll was called with all members certifying “Yes”.**

Action Items

Motion: Councilman Lancaster motioned to approve the contract for Charles Hoke as written with two changes that counsel has requested be made and to appoint Charles Hoke as the Town Manager beginning September 9, 2013; Councilman Sours seconded the motion with the following members voting YEA: Council Members Menefee, Lancaster, Sours, Meaney. NAY: Vickers. ABSTAIN: Flasch. **Approved 4-1**

ADJOURN

Before adjourning the meeting, Mayor Presgraves reminded of the luncheon at the Mimslyn on Wednesday at 11:30am concerning the Main Street Bridge Project. Members should RSVP to Bryan Chrisman if they plan to attend.

Council members discussed the upcoming VML Conference and plans for dinner, transportation, lodging, etc.

With no further business, Mayor Presgraves adjourned the regular session of the Luray Town Council at approximately 9:07 pm.

Barry Presgraves
Mayor

Danielle Babb
Deputy Clerk-Treasurer