

**MINUTES OF A TOWN COUNCIL WORK SESSION  
TOWN OF LURAY, VIRGINIA  
Tuesday, March 4, 2008**

The Luray Town Council met in a work session on Tuesday, March 4, 2008 at 6:00 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 Ralph H. Dean**

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

**Also Present: Rick Black, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Jason Spitler, Town Attorney  
Mary Broyles, Treasurer  
Danielle Babb, Deputy Clerk-Treasurer  
Andrew Jenner, Page News and Courier  
Attorney Mark Reed  
Ron Llewellyn, Fair View Meadows Townhouse Project  
Pat Racey, Luray Little League  
Peter Dunning, President- Bluemont Concert Series**

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

Mayor Dean asked Council Members, Staff, and attendees if there were changes or additions to the agenda. Several items were added to the agenda including; CDBG updates, LHS Basketball, and the Bluemont Concert Series.

The first item on the agenda was to be presented by Mr. Rod Graves concerning the expansion of attractions by Luray Caverns. Mr. Graves could not be present and has requested to be on the agenda for next months work session.

Mr. Pat Racey spoke on behalf of the Luray Little League in regards to improvements at the Recreation Park Concession Stand. Recently the Town has been working with the Page County Health Department to bring the concession stand into compliance with health and building codes. The Luray Little League would like to be able to offer a larger menu at sporting events that includes fried foods. In order to serve these fried foods, equipment upgrades would have to be made. Mr. Racey would like to propose the installation of a small commercial hood and fire suppression unit with an estimated cost of \$10,000. Mr. Racey spoke in favor of these upgrades and offered a partnership for the associated costs. Mr. Racey provided a sketch of the concession stand area that depicts the location of the unit within the existing structure. Town staff noted concerns for the safety of such equipment and the training for the individuals that will be using the equipment. Mayor Dean requested a cost estimate for the total project.

Attorney Mark Reed represented the owners of Fair View Meadows Subdivision. The Town Council has previously approved the final plat for the Fair View Meadows Project and set the surety/performance bond for the on-site road, sewer, and water management facility improvements. Mr. Reed is requesting an extension for the posting of the bonds for the project. Town Manager, Rick Black, advised that he

sees no advantage for the Town to deny this request or to go through the final plat approval process again.

Councilman Racer addressed fellow council members regarding a candidate for the Luray Airport Commission. Mr. Racer would like to suggest Mr. Richard Mazziotti (324 Lazy River East Rd, Luray) to serve on the commission. Mr. Mazziotti told Council of his willingness to serve on the commission and provided a resume for council's review.

Councilman Menefee asked council members to reconsider the previous decision made to discontinue participation in the Bluemont Concert Series. Mr. Peter Dunning, President of Bluemont Concert Series, spoke before Council and thanked them for the Town's long standing relationship with the program. Council members raised several questions concerning the charge of admission to the concerts and the number of concerts that are provided for the cost. Mr. Dunning asked for Council to revisit the previous decision.

Town Planner, Ligon Webb, reviewed several updates for Council. There will be two upcoming public hearings; A) Subdivision Definition & Re-subdivide elimination B) Lighting and Landscaping. Mr. Webb noted application for a special use permit from Mr. John Mrotek. Mr. Mrotek plans to allow for commercial storage for recreational vehicles, boats, and other equipment in his 8,000 square foot accessory building. Mr. Webb updated Council on his research regarding options for a recycling program in the Town. There are two alternatives for this project 1) provide recycling containers located in the Town for residents to drop-off their recyclables or 2) provide a "curbside" recycling program that follows a regular collection schedule. Mr. Webb is reviewing both options and the associated costs for each. Mr. Webb also discussed the issue of blighted properties. This issue has been discussed in the past and often the Town has not imposed enforcement on these properties. Mr. Webb is going to pursue other options the town may have to offer as incentives to restore blighted properties and report back to Council with a proposal. Mr. Webb noted that the Final Plat for Phase I of the Luray Height's Development was approved by the Planning Commission at the February meeting. Lastly, Mr. Webb asked for Council's direction on the County Proffer Model. Consensus was to endorse the proffer model proposal but to look at rezoning issues on a case by case basis.

Town Manager, Rick Black, would like to attend the upcoming Virginia Municipal League Forum, entitled "Go Green". Mr. Black noted that he would like to see the Town explore options to become more environmentally friendly. Councilman Racer added that he would also like to attend the forum.

Regarding current projects, Mr. Black, updated council on the progress of the Water and Sewer Plant financing and the CDBG Downtown Façade Improvements. Mr. Black briefed Council and Staff on the February 27<sup>th</sup> CDBG bid opening; overall the bids came in much more closely to the architect appraisals. Mr. Black hopes that by Spring we will see façade improvement activities beginning for Phase I participants.

Assistant Town Manager, Bryan Chrisman, advised Council of the bid deadline for the Greenway Phase IV. He noted that the pre-bid conference was last week and received noteworthy participation. Upon the deadline for bids there should be some solid estimates for the total cost of the project.

Mayor Dean requested that Council consider a contribution to the Luray High School Athletic Department. The contribution would assist in the charter of a bus to transport athletes to the State Basketball Championship. Council agreed to contribute \$500 to assist with the cost of the trip.

Bryan Chrisman presented Council with a proposal regarding advertising in the *Virginia Living* Magazine. Mr. Chrisman proposed a joint advertising partnership between the Town, LDI, and the Luray-Page County Chamber of Commerce promoting downtown Luray.

Town Attorney, Jason Spitler, updated Council on the Deed of Easement for the Fair Association Agreement. He noted that the document was being re-executed due to errors in the document's

execution. He also told Council of the continuing negotiations regarding the Bennett Property acquisition by the Luray Airport Commission. Also, regarding the airport, Mr. Spittler noted the need for amending the lease agreement regarding the T-Hangar lease payments.

Council and Staff also discussed the property located at 25 Forest Hills Drive regarding non-compliance with the property set-backs. Due to the violations of the property line boundaries regarding this home, the County has not issued a certificate of occupancy however there are occupants in the home. Mr. Webb stated that the only resolve for the issue is to meet the property line set-backs by altering the structure of the home.

There being no further business, Mayor Dean adjourned the work session of the Town Council at approximately 7:20 P.M.

---

Mayor Ralph H. Dean

---

Danielle P. Babb  
Deputy Clerk-Treasurer