

**MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, PAGE COUNTY, VIRGINIA
November 7, 2005**

The Luray Town Council met in a work session on Monday, November 7, 2005 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 Dean

Council

Present: Nancy Shifflett Barry Presgraves William Menefee
Leroy Lancaster Earl "Rock" Racer

Absent: Gerald Snyder

Staff Present: Jerry Schiro, Town Manager
Rick Black, Asst. Town Manager
Jason Spitler, Town Attorney
Mary Broyles, Clerk / Treasurer
Shelley Owens, Deputy Clerk / Treasurer

Others Present: Page News & Courier
Others: 7

The proposed Planned Neighborhood Development zoning ordinance amendment was discussed extensively among those present. Town Manager Jerry Schiro stated the draft ordinance presented to Council, reflects the recommendations of the Luray Planning Commission and staff's input into the documents. The draft ordinance was developed following public hearings, work sessions, and joint meetings of the Council and Planning Commission. The work session raised several issues presented by Mark Reed as the legal representative for Baker Development. Issues discussed included base residential density figures, the sale of individual multiplex units, perimeter boundary provisions, and open space conveyances. In consideration of these issues, it was the consensus of Council to return the draft ordinances of the Planned Neighborhood Development to the Luray Planning Commission for further evaluation.

Staff presented a proposed ordinance to provide for the implementation of the 2004-2005 changes to the Personal Property Tax Relief Act of 1998 (PPTRA) and an amendment to Chapter 78 of the Luray Town Code. Following review and discussion of the PPTRA and the proposed draft resolution 2005-11-01, it was the consensus of Council to conduct a formal public hearing at the next regularly scheduled Council meeting to address public comments.

Staff received a proposal from Patton Harris Rust and Associates to design the town's 1.5 million gallons per day water treatment plant. The proposed plant will utilize a submerged membrane technology and will be expandable to 2.0 million gallons per day without major structural changes. The first four phases of design are proposed at a cost of \$280,000 and phases 5 and 6 will be addressed on an hourly rate schedule as directed by Council. Consideration of this construction proposal will be included on the November 14, 2005 Council Agenda.

Council discussed various options for utilizing funds granted for Phase Four of the Hawksbill Greenway Project. Following these discussions, Council agreed to modify the existing plans for further extension of the Greenway into the creation of a pocket park located within the proximity of Phase Three.

Staff and Council discussed a request received by Page County Officials to utilize the office located in the basement of the town office building. Additional space is needed at the courthouse to make room for the Board of Equalization. Chris Anderson, Page County Environmental Services Coordinator would occupy the office in the basement and the County will bear any expenses necessary to make the office functional. Further discussion resulted in the Council agreeing to allow Chris Anderson to use the office space as requested.

Mayor Dean adjourned the work session at approximately 7:35 p.m.

Mayor Ralph H. Dean

Attest:

Michelle Owens
Deputy Clerk / Treasurer