

MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, VIRGINIA
Tuesday, June 3, 2008

The Luray Town Council met in a work session on Tuesday, June 3, 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: William Menefee

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

**Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Jason Spitler, Town Attorney
Danielle Babb, Deputy Clerk-Treasurer
Jerry Schiro, Town Council Member-Elect
Members of the Page County Board of Supervisors
Mark Belton, Page County Administrator
Tom Cardman, Page County Economic Development Director
George Shanks, Page County Attorney
Regina Miller, Page County Executive Secretary
Members of the Luray-Page County Airport Commission
Brian McKeehan, Delta Airport Consultant
David & Laurie Ryman, 804 South Fork Rd, Luray**

The meeting was called to order by the President of Council, William Menefee, and everyone recited the Pledge of Allegiance to the flag.

The roll was called with all Council members present, Mayor Dean was absent for the evenings meeting.

Councilman Menefee noted that Mayor Dean was absent from the meeting due to recent surgery. Mr. Menefee reported that the Mayor was doing well and recovering at home.

President of Council, Menefee, asked for changes or additions to the evenings agenda. Town Manager, Rick Black, asked for time at the end of the meeting to discuss the Water Treatment Plant and Recreation.

Mr. Menefee began the first item on the agenda by welcoming the members of the Page County Board of Supervisors. Chairman of the Page County Board of Supervisors, Tom LaFrance, called the work-session of the Page County Board of Supervisors to order. With both meetings called to order, this began the joint session regarding the Luray Caverns Airport. Mr. Powell Markowitz turned the presentation over to Brian McKeehan for the presentation of several topics; Land Acquisition Projects and Zoning, Luray Landing Drainage Easement, Update on T-Hangar Project, Funding of Future Development, Commission By-Laws. Mr. McKeehan gave a power point presentation on those topics with the opportunity for question and answer from the Council and Board.

- A) Land Acquisition- Mr. McKeehan noted the closing on the purchase of the Bennett Property. He updated members on the progress of the grant reimbursement from the purchase of the property. Mr. McKeehan also discussed adjacent properties that the commission would like to acquire in the future.
- B) Airport Zoning- Commission Member, Alan Aldridge, spoke before the Council and Board regarding the airport zoning. Mr. Aldridge would like to see the airport boundaries adjusted so that the airport lies solely in the county.
- C) Luray Landing Drainage Easement- Mr. McKeehan noted attempts to work with the developer on drainage issues regarding Luray Landing. He stated that an incomplete submittal had been returned.
- D) Update on T-Hangar Project- Brian McKeehan stated that the contractor began work on May 5, 2008. The Airport Commission is working on a draft of the hangar lease agreement.
- E) Action Items for T-Hangars- Mr. McKeehan requested consideration for several action items regarding the T-Hangars.
 - 1. No cost change order for J. Sanders for building changes.
 - 2. Purchase of easement for sewer force main from Kenny Painter for \$750.00.
 - 3. Operating agreement with Luray Caverns Corporation.
 - 4. Status of Rural Development application.
 - 5. Status of interim financing.
- F) Funding of Future Development- Mr. McKeehan briefed members on several options for future funding regarding various grant options and funding for a potential weather observation station.
- G) Commission By-Laws- Mr. Powell Markowitz expressed that he would like to work with the Town Manager and County Administrator to execute the Airport Capital Improvement Plan. Council Members questioned the turn-around time for money that would be fronted by the town and county for such future projects. Page County Supervisor, Charlie Hoke, stressed that he would like for the Airport Commission to continue the current practice of individual requests for funding with the appropriate public hearing and vote procedure.

With Mr. McKeehan's presentation completed, Tom LaFrance recessed the Page County Board of Supervisors meeting to reconvene at the regular work session to be located at circuit court.

The next item of business was a request for a vacation of public right-of-way from David and Laurie Ryman. Council expressed concerns over the existing water and sewer lines and questioned the boundaries of the property in association with the adjacent properties. Town Manager, Rick Black, stated that this item would require a public hearing which he would schedule for the July regular council meeting. The Ryman's were in attendance to answer questions from Council Members.

Town Manager, Rick Black, presented the curbside recycling proposal. Mr. Black stressed that the focus has been on low cost options, extending the life of the current landfill, and an in-house approach. There would be no imposed costs to the customer for the first year and staff would track the expenses associated with the program and report back to Council. Council may choose to adopt this at the regular council meeting.

Town Manager, Rick Black, reviewed the proposed FY2009 Budget. He noted revisions that had been made per Council's request. Mr. Black recommended a cost of living adjustment for council members. As

well, he reviewed the rate schedules and proposed increases. Mr. Black also briefed Council on the contracts for the Water Treatment Plant and proposed that Council vote to authorize the documents at the evening's work-session in order to expedite the process. **Motion:** Councilman Menefee motioned to authorize the documents for the Water Treatment Plant as presented, motion seconded by Councilwoman Shifflett with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Racer, NAY: Lancaster, Presgraves. **Approved 4-2** Also Mr. Black notified Council that Farm Machinery will be eliminated from the Personal Property Taxes for 2008 as the County is no longer taxing them. This will be a very minimal loss in revenue for the Town at approximately \$174.00.

Town Attorney, Jason Spitler, updated Council on negotiations regarding the lease agreement between Lord Fairfax Community College and Luray Building LLC. The town has been asked to facilitate the lease agreement but must consider the liability concerns and research these issues with the Virginia Municipal League.

Other Announcements from the Town Manager included the upcoming Stanley Homecoming Parade, July 3rd Employee Picnic, and Town of Luray 4th of July Celebration. Mr. Black also discussed a possible recreation endeavor concerning the use of the Luray High School tennis courts. The tennis courts are currently in irreparable condition and may be torn down if no other use is needed.

EXECUTIVE SESSION

Property Acquisition, Section 2.2-3711.A.3

Councilman Menefee requested a motion to adjourn into Executive Session for the purpose of discussing Property Acquisition, Section 2.2-3711.A.3. Councilman Racer motioned to recess the regular session and to convene in executive session; Councilwoman Shifflett seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. **Approved 6-0**

After reopening the work session, Council agreed that only property acquisition was discussed during the Executive Session.

Following the Executive Session the Council requested updates on the bridge work and CDBG progress. Assistant Town Manager, Bryan Chrisman, noted that the weather had been a major factor in the delay of the bridge re-surfacing. Town Manager, Rick Black, addressed Phase I of the project and the participants who have not complied with their portion of the match for the construction work. Mr. Black will further research the owner contract obligations. Mr. Black also briefed Council on the Depot, Phase III, progress. He noted that the pre-bid meeting has been previously held with various contractors and sub-contractors in attendance.

There being no further business, Councilman Menefee adjourned the work session of the Town Council at approximately 8:10 pm.

William Menefee
President of Council

Danielle P. Babb
Deputy Clerk-Treasurer