

**MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, PAGE COUNTY, VIRGINIA
Tuesday, February 6, 2007**

The Luray Town Council met in a work session on Tuesday, February 6, 2007 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 Ralph H. Dean

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

**Town Staff: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Jason Spittle, Town Attorney
Ligon Webb, Town Planner
Mary Broyles, Clerk- Treasurer
Danielle Babb, Deputy Clerk-Treasurer
Charlie Hoke, Director of Utilities**

**Members of the Page County Board of Supervisors:
Mark Belton, County Administrator
Thomas Cardman, Economic Development Director/ Assistant County
Administrator
George Shanks, County Attorney
Tommy LaFrance, Chairman, At-Large
Charlie Hoke, District 1
John Rust, District 2
Charles C. Ballard, Vice Chairman, District 3
Gerald Cabbage, District 4
Carol Lee Fischer-Strickler, District 5**

**Also Present: Sheriff Daniel Presgraves
Page News & Courier – Jamie Turner**

Council met to discuss issues concerning the Regional Jail, Tax Relief for the Elderly, updates from the Planning Commission, and several issues concerning the Hawksbill Greenway.

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

Mayor Dean turned the meeting over to County Administrator, Mark Belton for the Board of Supervisors portion of the meeting. Chairman LaFrance declared a quorum present and the Board of Supervisors work session open for the purpose of discussing the Regional Jail as it pertains to Page County.

Mr. Belton began by addressing the council regarding a site located within the Town of Luray Corporation limits. The goal of this discussion was to gain feedback from the Town Council on their impression of locating a Regional Jail in the Town Limits before filing a site application. The potential location being addressed is in the industrial park area adjacent to Emco. Mr. Belton focused on obtaining feedback from the council and addressing any questions. Mr. Belton stated that the site is zoned M-1 which requires

town council's approval of a special use permit. The cost of a site evaluation would be approximately \$10,000. The Regional Group planning committee would rather not spend such funds if the town is against the possibility of a regional jail within the town limits.

Council Members addressed several concerns, including the site location being partially in a flood plain area. As well, council's desire was to bring this issue before the Town Planning Commission before making any further decisions. Overall, the council felt they were not able to make any decision or commitment to the Board of Supervisors due to the many variables of this project at such an early stage.

Sheriff Daniel Presgraves briefed council on this topic and addressed comments made public by the press from the Sheriff of Shenandoah County. Sheriff Presgraves stressed that the Regional Group is at step one of a five phase process. Thus, meaning that everyone involved still has many unanswered questions. He also emphasized that a Regional Jail being located in Page County would be best situated in Luray, as the Town of Luray is the County Seat. Mr. Presgraves highlighted other issues concerning funding, transportation costs, etc.

Council Members concluded this discussion by determining that they were not at liberty to make a decision to accept or deny a site in the town limits due to limited information at this stage in the process. Members felt that the next appropriate step would be to bring this topic before the Town of Luray's Planning Commission per council recommendation. Chairman Tommy LaFrance declared the open portion of the Board of Supervisors work session to be closed.

Mary Broyles, Treasurer, addressed council on the topic of Tax Relief for the Elderly. Ms. Broyles noted that with the re-assessments in the upcoming tax year, we should review the amount of exemption allowed for tax relief. The town's current scale caps out at an annual income of \$8,000. Council's consensus was to increase the eligibility by following the county scale which begins at \$14,000 and caps at \$21,500.

Ligon Webb, Town Planner, addressed council on several topics from the planning commission. He noted that there would be a public hearing regarding Luray Heights at the February 12, 2007 council meeting. Mr. Webb briefed council on the Fair View Meadows subdivision; a 218 townhouse complex by right. Council addressed their main concern of traffic patterns and how it pertains to local VDOT standards. Council will continue this discussion at the regular council meeting on Monday night. Mr. Webb also reminded council of the Comprehensive Plan meeting/ workshop to be held at the Luray Fire Hall on February 7th and 8th at 6:00pm.

Bryan Chrisman, Assistant Town Manager, addressed Mr. Racer's request to research the town code on sewer and water service outside the town limits. There are two sections in the code that allow this to happen with no time limits regarding application. Provided that the applicant pay the deposit and meet the council requirements, the town could provide service to any out of town applicant. Of course, this is at the town council's discretion.

Mr. Chrisman briefed council on Allegheny Power's proposal to relocate their power poles to the western side of the Hawksbill Creek along Phase III of the Greenway. This would eliminate any maintenance traffic by Allegheny Power across the Greenway and would preserve the pavement areas. Allegheny Power is also willing to provide the town with a service drop at the parking area which would be very beneficial for town functions.

Next on the agenda were the easements for the water treatment plant. The County and ShenPaco have both agreed to a utility easement along Stoney Brook Lane for the installation of a force sewer main.

Bryan Chrisman also briefed council on the stilt house area at the Greenway Phase II. Town crews have been working on the clean-up of this area and a request has been entered to disconnect power from the dwelling. Council consensus was to have Page County Jail inmates work to tear down the house and attempt to salvage useful materials.

Jason Spitler, Town Attorney, addressed the easement that the town was acquiring from Joseph and Paula Vile. Mr. Vile has agreed to give the town a 20ft. drainage easement and the deed must be signed by the Mayor to finalize this issue. The town had previously agreed to reimburse Mr. Vile for the fees incurred from Mr. Spitler's services and the fees from Dodson Surveying. Mr. Spitler continued by briefing council on his monthly activities for the town. Mr. Spitler noted a busy month for the town as he has been working on several items; the Waste Management contract, the termination of contract with G & K Services, the release of the lien on the annex building, the Colvin suit, the slip and fall case of Ms. Mary Sullivan, and the suits concerning Attorney Robert Janney with regard to Luray Corporation limits.

Rick Black, Town Manager, requested feedback from council regarding the Prizmo crosswalks. Also, he noted that according to CDBG guidelines the town council must select a Housing Rehabilitation Board for the façade project.

Mr. Black informed council of his receipt of a Thank-You note from the Luray High School After Prom Chairperson. The town has also received a request of donation from Page County High School for their after prom event; council decided to refrain from making this donation.

Senate Bill 1377 and House Bill 2200 did not make it out of committee and were not discussed further at this meeting.

Mr. Bill Menefee presented before council a suggestion to extend Christmas Wreaths on to the northern and southern portions of Broad Street.

The executive session for the evenings meeting concerning land acquisitions was held for Monday's regular council meeting.

Lastly, the council discussed issues concerning the Bridge Theatre and its relationship to the town and town events.

There being no further business, Mayor Dean adjourned the meeting at approximately 7:55 pm.

Mayor Ralph H. Dean

Danielle P. Babb
Deputy Clerk-Treasurer