

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

The Luray Town Council met in a work session on Tuesday, March 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 Spitler, Town Attorney
Ligon Webb, Town Planner
Mary Broyles, Clerk- Treasurer
Danielle Babb, Deputy Clerk-Treasurer
David Puckett, FPW Architects
Attorney Mark Reed
Representative of Luray Caverns Airport- Mr. Painter & Mr. Markowitz**

Council met to discuss issues concerning the Train Depot, Tax Relief for the Elderly, Real Property Tax Rate, and updates on CDBG progress.

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 David Puckett of FPW Architects for discussion regarding the Train Depot plans. The focus of this discussion was on the area of the design that would be designated for use by the Luray-Page County Chamber of Commerce. Mr. Puckett presented several design variations before council. Council expressed concerns regarding the updated drawings versus earlier plans on the interior design allocation. Mr. Puckett reviewed the specifications expressed by the Chamber of Commerce concerning their requests for office space. In conclusion, Council expressed to Mr. Puckett the revisions they wanted and asked that he make revisions according to Council's requests so that the project could move forward.

Rick Black, Town Manager, addressed council on the topic of Tax Relief for the Elderly. Mr. Black pointed out the enclosure in council's packet that was published in the Page News and Courier for public notice. Council chose the amendments and language with which to use at Monday night's council meeting for adoption.

Mr. Black also addressed council concerning the Real Property Tax Rate and pointed out the public notification included in council's packet. Councilman Racer suggested rolling the rate back from \$0.26 to \$0.22 while adding a \$1.00 surcharge to both water and sewer base rates.

Mr. Powell Markowitz addressed council on behalf of the Luray Caverns Airport Commission regarding the proposal to build T-Hangars and the associated aprons. Mr. Markowitz presented council with information concerning the budget estimates for the project with the associated profit and loss for several scenarios. Overall, Mr. Markowitz would like to see the airport go ahead with this project to promote future growth and to take advantage of the state funds available for such expansion. Mr. Markowitz

asked for a commitment of \$94,000 total from the Town of Luray and County of Page to use as a loan in order to go to the August Department of Aviation Meeting with bids.

Town Planner, Ligon Webb, updated council on the Fair View Meadows bond agreement. A meeting was conducted with the Page County Fair Association and both parties are satisfied with terms of the agreement. This issue will be up for vote at the Monday, March 12th, Council Meeting.

Bryan Chrisman, Assistant Town Manager, briefed council on his findings regarding the possibility of utilizing a VML-VACO Loan. Mr. Chrisman feels this could be a good option for the town in light of upcoming capital project spending. The loan is attractive due to its low interest rate and interest only option for the first few years of the loan. Mr. Chrisman would like council's permission at some point to pursue the application process for this loan due to its many advantages.

Mr. Chrisman also addressed council on the Reservoir Road Expansion Project. Mr. Chrisman put together a compilation of requests from the Town Council to address with VDOT. Councilman Racer stressed the issue of creating a "utility district" which would provide for underground power service through this area. Also, Mr. Racer suggested the possibility of using Oak Crest Drive as a potential detour route to ensure quality traffic flow for residents of the area. Councilman Lancaster stated that this may be a good opportunity to look at the potential of sidewalks being created on both sides of the roadway as opposed to one side only. Council members also discussed topics such as drainage issues, bike-paths, etc.

Town Manager, Rick Black, updated council on CDBG progress. The mandatory CDBG project sign has been posted and bids are to begin soon on Phase I Façade Designs. Mr. Doug Meredith will be here on March 12th, 2007 to attend the evening's Council meeting. Mr. Black feels that this would be a good opportunity to express any concerns to Mr. Meredith over non-participants of the project. As well, the Prizmo Company will be in town on March 12, 2007 to measure the crosswalks in order to respond with accurate estimates.

Mr. Black had several other issues to bring before council at the evenings meeting. The first item was the Bluemont Concert Series; Council agreed to continue with this program. Mr. Black noted a request from Luray Caverns to use the town's bucket truck for the filming of upcoming commercials; Council agreed to fulfill this request. Also, Mr. Black noted that he would like to see employees vaccinated for Hepatitis B and Tetanus in light of working conditions and safe health practices. Lastly, Mr. Black noted a request from the estate executors of the Price Home adjacent to town property to use the vacant lot for parking at an upcoming estate sale. Also, the town will be submitting a request to VDOT for the addition of streets to the municipal reimbursement list. This will need a resolution at the March 12th, 2007 council meeting.

Council members discussed several issues concerning future expansion of the Greenway.

Mayor Dean requested a motion to adjourn into Executive Session for the purpose of the discussion to be property acquisition. Councilman Presgraves motioned to recess the regular meeting and to convene in closed session. Councilman Lancaster seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Presgraves, and Racer. **Approved 6-0**

After reopening the regular session, Council agreed only property acquisition issues were discussed during the Executive Session.

There being no further business, Mayor Dean adjourned the meeting at approximately 8:30 pm.

Mayor Ralph H. Dean

Danielle P. Babb
Deputy Clerk-Treasurer

