

**A REGULAR MEETING OF
THE TOWN COUNCIL
OF THE TOWN OF LURAY, PAGE COUNTY, VIRGINIA**

MONDAY, JUNE 13, 2016

The Luray Town Council met in regular session on Monday, June 13, 2016 at 7:00 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 Barry Presgraves

Council Present: Ronald Vickers
Jerry Dofflemyer
Jerry Schiro
Leroy Lancaster
Joseph Sours
John Meaney

Also Present:

Charlie Hoke, Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Clerk Treasurer
Ligon Webb, Town Planner
Chief Carl "Bow" Cook, Luray Police Department
Gina Hilliard, Luray Page County Chamber of Commerce
Jeff McMillan, Luray Downtown Initiative
Robbin Jo Holland, Citizen Comments
Thomas Fink, Citizen Comments
Penny Pettit, Citizen Comments
Anthony Turner, Citizen Comments

A quorum being present, Mayor Barry Presgraves declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Councilman Meaney led everyone in reciting the United States Pledge of Allegiance.

CONSENT AGENDA

Motion: Councilman Vickers motioned to approve the Consent Agenda, motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Consent Agenda

- A) Minutes of Regular Council Meeting – 05-09-2016
- B) Minutes of a Council Work Session – 05-24-2016

- C) Financial Report for the Month Ended May 31, 2016
- D) Accounts payable checks totaling \$ 271,835.32

GENERAL CITIZEN COMMENT

Robbin Jo Holland, 124 North Court Street

Ms. Holland spoke before Council to express concern about a structure that is being erected on North Court Street. She said that this was an old Victorian home in need of repairs. The property was purchased and has since been altered and looks like a commercial structure rather than a residence. She said that many people in the neighborhood renovate their homes and spend a great deal of money on landscaping. Ms. Holland said that she was told by a worker on the site that the structure is going to be apartment units. Ms. Holland said that she hopes an agreeable solution can be achieved for the owner and neighbors.

Town Planner, Ligon Webb, said that he has been in contact with Page County Building and Zoning regarding the property. Mr. Webb said that it could meet setbacks for a duplex but is not permitted to be an apartment building. Mayor Presgraves suggested staff make a site visit tomorrow. Councilman Lancaster stated that he has not seen a building permit posted on the premises.

Tom Fink, 106 North Court Street

Mr. Fink added that he is thankful for some renovations to the property. He stated that his concern is the intent of the property, especially if it is for apartment units.

PUBLIC HEARINGS

Budget 2016-2017

Town Manager, Charlie Hoke, said that this is a public hearing for the town's fiscal year 2016-2017 budget. The advertising states a total budget of \$9.9 million. The proposed budget includes a 2% increase for town employees, no fee increases for water and sewer, and no tax increases.

Mayor Presgraves opened the public hearing for comments. With no one present to speak, the hearing was then closed.

Adoption of Official Zoning Map

Town Planner, Ligon Webb, provided council with a revised copy of the Official Zoning Map. Mr. Webb detailed the changes to the zoning map which included:

- 800 Massanutten Avenue (R1 to B1 with conditions)
- 128 S. Court Street (R2 to B1 with conditions)
- 9 Hite Spring Road (R1 to B1 with conditions)
- Airport Road (PND to R5)
- 22 Zerkel Street (M1 to B1)
- 1 Cave Street (M1 to B1)

Mr. Webb said that these changes are reflected on the new map. He complemented the Page County GIS Department and Mr. Josh Hahn on his continued work with the town.

Mayor Presgraves opened the public hearing for citizen comment. With no one present to speak the hearing was then closed.

Motion: Councilman Schiro motioned to approve the Zoning Map Revisions as presented, seconded by Councilman Lancaster with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

DEPARTMENTAL REPORTS

Planning and Zoning

Town Planner, Ligon Webb, provided his monthly report for council. He reported on the traffic light at West Main Street and said that Racey Engineering is working with the contractor on finalizing the plans. Mr. Webb reminded that these improvements are being funded by the hospital and VDOT. Mr. Webb also said that the public hearing will be held on June 15th at the commission's meeting for the Town's Sign Ordinance. The Town Attorney, Jason Btokins, has reviewed the ordinance and recommended changes. The Planning Commission will also be reviewing a special use permit submitted by Mr. Eric Fox. The application is to construct a triplex on a R4 zoned parcel. The Commission tabled the request at the May meeting in order to review potential issues with drainage near the proposed site. Town staff has reviewed this issue and will be presenting findings to the commission. Mr. Fox will also be presenting a subdivision application for the land on Collins Avenue. Mr. Webb also stated that Mr. Bill Brown has requested that the town consider vacating a roughly 60 foot public right-of-way which adjoins five lots which he owns. The right-of-way in question is the unimproved "Fifth Street". Mr. Brown would like to build duplexes on Dogwood Drive. Mr. Brown does not need the subject public right-of-way in order to construct these, but has been maintaining the area. He understands the adjacent landowners would also be offered an equal share of the right-of-way. Mr. Webb said that it is his opinion that the subject unimproved Fifth Street will not be constructed by the Town. If Mr. Brown wishes to incorporate the area into his lots it would relieve the town of future maintenance. Councilman Schiro felt this situation was different than the typical alleyway vacation. He said the town would be required to advertise for the disposal of public property and to notify all adjacent property owners. These owners are also entitled to share ownership. Council and staff discussed concerns and the notification of adjacent property owners.

TOWN AFFILIATED BOARDS AND COMMISSIONS

LURAY DOWNTOWN INITIATIVE

Jeff McMillan, Luray Downtown Initiative

Jeff McMillan presented a power point presentation. His noted a busy month with the TRI movie premier and National Main Street conference in Milwaukee. Mr. McMillan reviewed the profits from the Chicken Chow Down event and said that approximately \$6,000 was the net profit. He added that sponsors have already committed to next year's event. The Page County Board of Supervisors did not fund LDI's request for free downtown Wi-Fi. LDI received \$15,000 in façade funding from the state and so far \$6,724 has been reimbursed to the Town. Mr. McMillan reviewed the National Main Street Conference. He noted that it lasted four days and was held in Milwaukee; this was his first national conference attended. Mr. McMillan displayed several photos from the conference and noted other highlights of the trip. An open house will be held on June 29th at the Mimslyn's Manor House. He also updated members on other downtown business openings. LDI is running low on downtown brochures and will be re-ordering these soon. LDI's Tailgate Party is scheduled for September

10th. This weekend, LDI will be working with the town's Parks and Recreation Department to coordinate the Racine Multisports Swim fest at Lake Arrowhead.

Councilman Schiro asked how many of the Virginia Main Street communities have National Main Street accreditation. Mr. McMillan estimated about 10-12 of 26 in Virginia. Council and Mr. McMillan discussed the downtown Wi-Fi initiative.

LURAY PAGE COUNTY CHAMBER OF COMMERCE

Gina Hilliard, President

Ms. Gina Hilliard said that members should have a copy of the monthly newsletter. She highlighted several happenings at the Chamber for the month. Ms. Hilliard said that the floors at the Chamber Office have been refinished and look terrific. Also, fire alarms have been installed in the building by Vector Security. She also noted that Priscilla Montcalm is back in the office after maternity leave. Ms. Hilliard said that she is preparing for maternity leave and plans to be out about six weeks. She noted that Katie Long, Communications Assistant, will be filling in in her absence. The Blue Ridge Mountain Mudurance is scheduled for October 1st and flyers and postcards have been created. The website for the event is up and running as well. Ms. Hilliard discussed the recent "Small Business Week" and the Chamber's recognition of local small businesses. She displayed the new Chamber "Certificates of Membership" that were created in 2016 for all new or renewed memberships. Statistics for the month of May are 129 local calls, 298 local walk-ins, 149 tourist calls, 1320 tourist walk-ins, and unique web hits have increased. In May there were six new chamber members, bringing total membership to 385. Social media statistics were also up for the month. Ms. Hilliard reviewed meetings attended for the month, which included scholarship review meetings with the Page News and Courier. Upcoming meetings and events include the Relay for Life event, Page County Board of Supervisors meeting, Chamber Board meeting, Business After Hours, Tourism Tuesday, and another Sip and Create event.

UPDATES AND DISCUSSION ITEMS

FY2016 Adjusting Entries

Town Manager, Charlie Hoke, said that once a year we have adjusting entries to the budget and this year the format is presented slightly different. Mr. Hoke said that each category is identified along with the line item used to adjust the funds. He recommends reviewing these adjustments quarterly in the future. Mr. Hoke reviewed the report that was included in Council's packet.

Motion: Councilman Schiro motioned to approve the adjusting entries as presented, seconded by Councilman Vickers with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

ANNOUNCEMENTS/ ADJOURN

Mayor Presgraves reminded members of the Employee Appreciation Picnic on July 1st. Also, the Stanley Homecoming Parade will be on Saturday, July 2nd.

Councilman Lancaster discussed the depot roof repairs and materials. Councilman Dofflemyer thanked Mr. Hoke for the recent information on event associated tourism revenues. Mr. Dofflemyer said that he finds some of the race statistics overly optimistic from Mr. Stanley's presentation. Mr. Hoke said that it is important to consider

the town's availability to provide food and lodging for such a large number of visitors. Council members complemented Mr. Stanley's recent presentation.

With no further business, the meeting was adjourned at 8:20pm.

Barry Presgraves
Mayor

Danielle Babb
Deputy Clerk-Treasurer

