

**MINUTES OF A TOWN COUNCIL
SPECIAL MEETING
TOWN OF LURAY, VIRGINIA
Tuesday, August 29, 2017 2:00PM**

The Luray Town Council met in a special session on Tuesday, August 29, 2017 at 2:00 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: Councilman Leroy Lancaster

Council Present: Jerry Dofflemyer
Jerry Schiro
Leah Pence (after roll call)
Ron Vickers (after roll call)

Absent: Mayor Barry Presgraves
Joseph Sours

Also Present:

Bryan Chrisman, Assistant Town Manager
Danielle Babb, Deputy Clerk Treasurer
Sara Levinson, Corecon/ Downtown Redevelopment Concept Plan

Councilman Lancaster led members in the United States Pledge of Allegiance. The roll was called with several members absent, Councilwoman Pence and Councilman Vickers both arrived after roll call.

ACTION ITEM

Frazier & Associates Proposal

Mr. Bryan Chrisman presented information from the Frazier and Associates proposal regarding the Downtown Redevelopment Concept Plan. Mr. Chrisman said that he had included the proposal in the weekly staff report to Council and spoke on the two major components of the plan. The first portion of the plan is preliminary and the second being conditional upon the grant approval. The total estimate from Frazier & Associates is \$9,750, however Mr. Chrisman said that he would prefer the town spend somewhere around \$7,500 or less. The total scope of the Frazier & Associates Plan would cover six projects and include the area between the Performing Arts Luray Center down Main Street to the Fairview Apartments. The plan is for a more comprehensive area attraction. Mr. Chrisman noted that these components of the redevelopment plan focus on the outdoor area and are not building related. The concept plan would lend to the town's overall scoring in the grant application process. Mr. Chrisman

said that even if the grant were not achieved, the Frazier & Associates plan would still be a useful tool in the future. Councilman Schiro questioned if consulting fees were reimbursable according to grant guidelines. Ms. Levinson said if the grant is achieved, all consulting fees are inclusive as reimbursable. Councilman Lancaster discussed the design renderings from the bridge public meetings. Mr. Chrisman said that these were older designs but that the street level view of the bridge will remain unchanged. Councilman Schiro asked about funding for the Frazier & Associates proposal. Mr. Chrisman said that there should be available funding in the economic development budget, town planner benefits, or town manager's budget as those are currently being unspent. Councilman Schiro questioned if the estimate from Frazier & Associates is negotiable. Mr. Chrisman said that in order for this cost to be reduced it would likely decrease the scope of the plan.

Councilman Dofflemyer requested that Ms. Levinson update members on the grant application process. Ms. Levinson said that she is currently in discussions with the owners of the Printz Building and the Fairview Apartments. She has held many conversations with these owners and is close to a commitment. The owners of these buildings have also discussed funding from affordable housing and are utilizing resources from the Small Business Development Center. Ms. Levinson has also been in discussions with DHCD and her target is to have the concept paper to Richmond by September 8th. She hopes that DHCD will be conducting a walk through by mid-September and the preapplication is due by the end of October 2017.

EXECUTIVE SESSION

Real Property, Section 2.2-3711.A.3

Councilman Lancaster requested a motion to adjourn into Executive Session for the purpose of discussing matters relevant to Section 2.2-3711.A.3.

Motion: Councilman Schiro motioned to recess the special session and to convene in executive session; Councilman Dofflemyer seconded the motion with the following members voting YEA: Council Members Dofflemyer, Schiro, Lancaster, Pence. Approved 4-0

Motion: Councilman Schiro motioned to adjourn the closed session and to reconvene in open session; Councilman Dofflemyer seconded the motion with the following members voting YEA: Council Members Dofflemyer, Schiro, Lancaster, Vickers, Pence. Approved 5-0

Councilman Lancaster asked members of Council to certify that to the best of their knowledge only matters covered under Section 2.2-3711.A.1 were heard, discussed, or considered during the closed session. The roll was called with all members certifying "Yes".

ACTION TAKEN

Motion: Councilman Vickers motioned to approve the proposal from Frazier & Associates for Phase I of the Downtown Redevelopment Concept Plan up to \$9,750; Councilwoman Pence seconded the motion

with the following members voting YEA: Council Members Dofflemyer, Schiro, Lancaster, Vickers, Pence. Approved 5-0

Motion: Councilman Dofflemyer motioned to allow Councilman Schiro to facilitate any meeting related to real property sessions regarding the Brown's building in the event that Mayor Presgraves and President of Council, Leroy Lancaster are both absent; Councilman Vickers seconded the motion with the following members voting YEA: Council Members Dofflemyer, Lancaster, Vickers, Pence. ABSTAIN: Schiro. Approved 4-0.

Adjourn

With no further business, Councilman Lancaster adjourned the special meeting of the Luray Town Council at approximately 4:37 p.m.

President of Council, Leroy Lancaster

Deputy Clerk, Danielle Babb