

**A REGULAR MEETING OF THE TOWN COUNCIL OF THE
TOWN OF LURAY, PAGE COUNTY, VIRGINIA
Monday, March 8, 2010**

The Luray Town Council met in regular session on Monday, March 8, 2010 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: Nancy Shifflett
Lonnie Arrington
William Menefee
Leroy Lancaster
Jerry Schiro
Earl Racer

Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Clerk-Treasurer
Danielle Babb, Deputy Clerk-Treasurer
Ligon Webb, Town Planner
Jason Spitler, Town Attorney
Page Campbell, Chief of Police
Charlie Hoke, Director of Utilities
Lynn Mathews, Superintendant of Public Works
Pat Racey, Racey Engineering
Nathan Strickler, Luray Little League
Planning Commission Members
Catherine Stewart, Luray Downtown Initiative
Luther Johnson, Page News and Courier
Darris Ritenour, Uncle D's Pool and Spa
Travis Clark, President-Page Memorial Hospital
Roy Miller, 8 Randolph Road, Luray
Alan Eldridge, Luray Page County Airport Commission
Kaley Alger- LHS Student

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 and then recited the United States Pledge of Allegiance.

CONSENT AGENDA

Motion: Councilman Schiro motioned to approve the Consent Agenda, motion seconded by Councilman Racer with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Consent Agenda

- A) Minutes of February 8, 2010 Regular Council Meeting.*
- B) Minutes of February 23, 2010 Work Session.*
- C) Financial Report for the period February 1 –28, 2010.*
- D) Accounts payable checks totaling \$195,267.02*

PUBLIC HEARING

Page Memorial Hospital: Special Use Permit (SUP 10-1)

Ligon Webb, Town Planner, presented information regarding the public hearing for the special use permit for Page Memorial Hospital. Page Memorial Hospital is requesting a special use permit to construct a 19,000 square foot medical office facility on the PMH campus. The facility would be constructed to the east of the Page Healthcare Associates building. Page Memorial Hospital would like to begin construction on this project in May of 2010. This improvement would be the first in a three phase improvement process. Mr. Webb explained that this facility would provide for a larger improved medical office space and would allow for the current Page Healthcare Associates facility to become a specialty services unit. The final phase of the improvement process would be to demolish a portion of the Page Memorial Hospital building and construct a larger, newer facility. The improvements to the hospital building are anticipated for 2012-2013. Mr. Webb discussed how these expansions will affect the Memorial Drive corridor and explained that several property owners are looking at business expansions in this area. Mr. Webb discussed traffic counts on Memorial Drive with the highest count at 135 trips in a one hour time period. Mr. Webb stated that with these improvements there will need to be discussions with the property owners on what road improvements can be made and how much funding will be needed to make them.

Ligon Webb, Town Planner, provided the Planning Commission's recommendation. The commission voted in favor of the applicant's request by a 4 to 1 vote. The commission concurred that the hospital's request is appropriate at this time, but also believed that the entities considering expansion and/or development located on Memorial Drive should meet to discuss the scope and timing of the needed road improvements. A point of emphasis was made that the Town should facilitate planning initiatives necessary to effectuate needed improvements to Memorial Drive, and also contribute financially towards these improvements. The one dissenting vote was in favor of the hospital's expansions but would liked to have seen a firmer commitment towards contributing funds for road improvements prior to the construction of a new facility.

Councilman Racer was interested in knowing what comments have been made from the hospital in regards to contributing funds for road improvements. Mr. Webb replied that there have been some informal conversations, but no formal commitment. Councilman

Arrington expressed concerns of placing a traffic signal at the intersection of West Main and Memorial Drive. Mr. Webb said that no formal traffic analysis has taken place.

Travis Clark, President of Page Memorial Hospital, stated that Mr. Webb had well summarized their plans for expansion and thanked Mr. Webb. Mr. Clark discussed some of the background information on the project and noted that these improvements were part of a strategic plan that was adopted a few years ago. Mr. Clark said that expanding the medical facilities will help keep quality medical providers. He explained that the hospital's recent merger with Valley Health Systems has taken a great deal of time, but now the hospital can get back on track with its strategic plan. He stated that part of the agreement with Valley Health was to recognize the expansion needs and to go forward with them. Mr. Clark said he is very excited about this project and hopes the additional space will retain more providers and allow space for more specialists. He hopes this first phase of expansion will be complete in early 2011.

Meredith Ward, Valley Health Systems/Valley Engineering, reviewed the engineering maps provided in Council's packet.

Mayor Presgraves opened the public hearing for the special use permit for Page Memorial Hospital. With no comments from the public, Mayor Presgraves closed the hearing.

Motion: Councilman Arrington motioned to approve the Special Use Permit for Page Memorial Hospital and to continue to have Mr. Webb look into the traffic issues regarding Memorial Drive as discussed, motion seconded by Councilman Menefee with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Proposed Amendment to the FY2010 Budget

Town Manager, Rick Black, stated that the Code of Virginia requires a public hearing be held for any amendment that exceeds 1% of the town's total budget. The advertisement for the public hearing also includes a provision for a loan not to exceed \$750,000 in order to fund improvements to the Ralph H. Dean Recreation Park.

Mayor Presgraves opened the public hearing; with no comments the hearing was then closed.

Motion: Councilman Schiro motioned to approve the FY 2010 Budget Amendment as discussed, motion seconded by Councilman Lancaster with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

GENERAL CITIZEN COMMENTS

Kaley Alger- LHS Student/ Music Boosters

Miss Alger spoke on behalf of the Luray High School music boosters regarding the upcoming "Band on the Run" event. She stated that this year the boosters would like to gain

more participation and advertising. She is requesting from the town the closure of Linden Street and Mechanic Street for the race period. The total approximate closure time would be about an hour and a half. Chief Campbell stated that he would recommend a temporary closure with an officer directing traffic. Rick Black, Town Manager, said that the date of the event would be in conflict with the triathlon dates and feels that they should consider moving the date of this event. Mayor Presgraves also suggested the date be changed to allow the music boosters to gain more participation.

Motion: Councilwoman Shifflett motioned to approve the Band on the Run Event as presented and to direct Miss Alger to coordinate the date with town staff as discussed, motion seconded by Councilman Menefee with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Darris Ritenour- Uncle D's Pool and Spa

Mr. Ritenour said that Council decided last year that the Halloween Event should be at the recreation park. As a business person he would like to see more people downtown. He said that the more money spent downtown the more money would be returned to the town. Mr. Ritenour gave examples of other stores that may see sales from downtown events. He said that if Main Street could be closed down for this event then it would help to bring more kids and parents into the downtown. Mr. Ritenour concluded by suggesting that Council re-evaluate their position on this event.

Roy Miller- 8 Randolph Road, Luray

Mr. Miller began by commending the town crew for their work on snow removal. He stated that as a pedestrian there needs to be some improvements in regards to the way the town handles sidewalks. He said that the roadways were cleared enough for two cars to pass but that there was not enough room on the sides of the roadway. He said that the town needs to widen the path and that many businesses did not clear their sidewalks. Mr. Miller said he has mentioned these issues to the Code Enforcement Officer. Mr. Miller suggested that some larger cities have 'snow melters' and that the town should look into purchasing one. Mr. Miller also expressed concerns over roof drainage and sidewalk issues. He said that his overall concern was for safety.

Mayor Presgraves said that Mr. Miller stated that the town crew did a good job on snow removal but that his comments reflect differently. He explained to Mr. Miller that the more services that are provided by the town, the more funding is required. He said that some issues may have fallen through the cracks but that public works did a good job. Mayor Presgraves said that he appreciates Mr. Miller's comments.

TOWN AFFILIATED BOARDS AND COMMISSIONS

Luray Downtown Initiative

Catherine Stewart, Luray Downtown Initiative, provided Council with several handouts. One of the items included for Council was the new “Shop Pass” card. Ms. Stewart explained that the concept was copied from the Roanoke area program. The card can be picked up at downtown businesses and will be provided for the participants of upcoming local events.

Ms. Stewart also discussed the ad layout by Liz Lewis for the Page News and Courier. The ad layout will provide different size ads available for downtown businesses. The advertisement spaces will be available on a first come first serve basis.

Ms. Stewart provided Council with a copy of the downtown newsletter. She advised that note cards will be printed featuring the “Hawksbill Swimming Hole- Revisited” photograph. Lastly, Ms. Stewart notified Council that Luray was one of seven areas to receive National Accreditation from Virginia Main Street.

Luray Page County Airport Commission

Mr. Alan Eldridge of the Luray Page County Airport Commission provided updates on the AWOS system for Council. He noted that the system is up and running, with one legal hoop to take care of. He stated that the weather information is now available by phone at (743-1148) or by computer.

DEPARTMENTAL REPORTS

POLICE – PUBLIC SAFETY AND EMERGENCY SERVICES

Chief Campbell advised Council of 42 Arrests for the month and 202 calls for service.

Councilman Menefee questioned the notation for a non-conforming sign. Chief Campbell said that this was under John Brice’s authority for code enforcement. Mr. Webb explained the issue with this non-conforming sign.

Lastly, Chief Campbell stated that the department had received a resignation from Investigator Lansberry, as he is taking a position with the Page County Sheriff’s Office. A position has been advertised for and should be filled within the next week or so.

PUBLIC WORKS DEPARTMENT

Lynn Mathews, Superintendent of Public Works, reported that his department repaired four water leaks. Mr. Mathews stated that the department will begin checking fire plugs and painting them in the spring.

Mr. Mathews stated that the department responded to six sewer calls and replaced some areas of sewer pipe. Also, the department is checking lines for infiltration. The department has also repaired several manholes in the Westlu area. The next area for manhole repairs will be the Dry Run location.

Upcoming projects for the department will include ditch cleaning, sign repairs, shoulder repairs, and displaying the spring banners.

WTP AND WWTP

Charlie Hoke, Director of Utilities, said that the wastewater construction only lost one week of time. The upgrades are expected to be complete the first week of August.

Mr. Hoke said that all samples in the distribution system came back negative. He said that the water system is putting out a good level of water. The only difference in the taste of the water should be from less chlorination.

PLANNING

Mr. Webb told the Council that he has received compliance with violations to the sign ordinance with the help of Officer Brice. Mr. Webb said the planning commission will have the latest revision of the sign ordinance changes before the June Council meeting.

OLD BUSINESS

Trailside Comfort Stations

Town Manager, Rick Black, explained to Council the bidding process completed for the trailside comfort stations. A spreadsheet was given to Council to show all of the comparative bids. The apparent low bidder was General Excavation with a bid of \$69,375 for two restroom facilities. Mr. Black recommended Council accept this bid as presented.

Motion: Councilman Menefee motioned to accept the bid from General Excavation of the construction of two trailside restrooms, motion seconded by Councilman Arrington with the vote as follows: YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

TOWN ATTORNEY'S REPORT

Jason Spitler, Town Attorney, advised Council that the only business he had for the evening required an executive session.

EXECUTIVE SESSION

Real Property, Section 2.2-3711.A.3
Investment of Public Funds, Section 2.2-3711.A.6
Legal Matters, Section 2.2-3711.A.7

Mayor Presgraves requested a motion to adjourn into Executive Session for the purpose of discussing Sections 2.2-3711.A.3 (Phillips Property), 2.2-3711.A.6 (RDRP Loan & Airport) and 2.2-3711.A.7 (Water Treatment Plant). **Motion:** Councilman Racer motioned to recess the regular session and to convene in executive session; Councilman Lancaster seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, and Racer.

Approved 6-0

Motion: Councilman Menefee motioned to adjourn the closed session and to reconvene in open session; Councilwoman Shifflett seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, and Racer.

Approved 6-0

Mayor Presgraves asked members of Council to certify that to the best of their knowledge the only matters covered under Sections 2.2-3711.A.3, 2.2-3711.A.6, and 2.2-3711.A.7 were heard, discussed, or considered during the closed session. **The roll was called with all members certifying “Yes”.**

ADJOURN

Before adjourning the meeting, Council members discussed the water infrastructure at Luray Landing. Also, Council decided to take action on one issue from Executive Session.

Motion: Councilman Lancaster motioned to accept Page Valley Bank as the lender for the recreation park development loan; Councilman Racer seconded the motion with the following members voting YEA: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, and Racer. **Approved 6-0**

Lastly, Mayor Presgraves reminded of the Earth Day Celebration on April 25th and noted that this is the 40th Anniversary of Earth Day.

There being no further business, Mayor Presgraves adjourned the regular session of the Town Council at approximately 9:47 P.M.

Barry Presgraves
Mayor

Danielle P. Babb
Deputy Clerk-Treasurer