

**MINUTES OF A TOWN COUNCIL SPECIAL SESSION
TOWN OF LURAY, VIRGINIA
Wednesday, December 5, 2007**

The Luray Town Council met in a special session on Wednesday, December 5, 2007 at 6:00 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 Ralph H. Dean

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

**Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Ligon Webb, Town Planner
Jason Spitler, Town Attorney
Danielle Babb, Deputy Clerk-Treasurer
Andrew Jenner, Page News and Courier**

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

Mayor Dean asked if there were changes or additions to the agenda. There were several additions: Curbside Recycling, Water and Wastewater Report Summary, and an issue Councilman Menefee would like to discuss with Council regarding damages. Staff noted that they were still gathering information on the curbside recycling issue and would report back when further information was available.

The first item on the agenda was presented by Town Planner, Ligon Webb. He stated that there will be a public hearing on the Laurence Hotel. The building has been used as apartments for many years and Mr. Webb believes this will expedite the renovation process. The Planning Commission voted on November 14, 2007 to approve the special use permit. Commission members believed the rehabilitation of this property is a positive for the Town. The only issue concerning this is the parking area for residents.

Assistant Town Manager, Bryan Chrisman, addressed Council regarding the rezoning of the wastewater treatment plant. Both Luray and Stanley's plants are located in Agricultural Zoned areas. Bryan Chrisman noted an email from Page County Zoning Administrator, Michelle Somers, that stated Staff intentions are to amend the County Ordinance to permit the plants to be allowed by right in Agricultural zoned areas.

Bryan Chrisman also addressed the short term financing issues for the Wastewater and Water Plants. Based on a document drafted by Carolyn Perry the Town sent out requests for proposals to seven local lending institutions. The proposals have been received and reviewed. The two lenders presenting the most viable proposals are Carter Bank and Trust and SunTrust Bank. At this point, the best option and lowest rate lie with SunTrust Bank. Council will need to take action on this at the regular Council Meeting on Monday.

Next Bryan Chrisman informed Council of his recent meeting with Jerry Van Lear of the Staunton VDOT office. The Town Council will need to make the choice of which project on the Luray Six Year Improvement Plan to be the Town's first priority. The decision will be between the Reservoir Road or Leaksville Road improvement projects. VDOT recommends putting 100% of the funds available into the "first priority" project as opposed to splitting between multiple projects. The council will need to take action on this at Monday night's regular monthly meeting. Bryan also gave Council some additional options for continued improvements to Reservoir Road in relation to pedestrian traffic.

Also, Mr. Chrisman stated that the Railroad Crossings on Campbell and Wallace Avenues are scheduled for work in the Spring of 2008.

The next item on the agenda concerned funding and financing issues for the Airport Hangars. Rick Black, Town Manager, reminded council of the funds that had already been issued to the Airport Commission and addressed funds that were not in the Fiscal Year 2008 budget. Councilman Racer expressed concerns from the previous Council Meeting and is still not comfortable with the financial data received from the Airport Commission. Mr. Racer felt that we should proceed with the Hangar project but hold on any additional issues. The next project is a terminal study with additional funding requested from the Town. Town Attorney, Jason Spitler, continues to recommend that the airport give regular updates to the Council and Staff. Staff is to request additional budget information from the Airport Commission.

Bryan Chrisman updated Council on the CDBG project. On Friday there will be a pre-bid conference held at Town Hall for the bridge renovation portion of the project. The Façade project seems to be moving slowly as the initial bids came in too high. Currently Doug Meredith of LMW, PC is checking pursuing a historical architect who completed projects in Madison, Virginia. The architect is a pre-qualified federal contractor and would complete the façade renovations for contract cost with no bidding involved. Council expressed concerns over the project moving too slowly and the concern of participants losing interest in the project.

Mr. Chrisman also updated Council on the train depot progress. The Phase III interior renovation is still being reviewed by VDOT. However, the Phase IV plans have been sent to VDOT for application. The Depot Restoration Committee plans to be at Monday's Council Meeting.

The Payday Lending Resolution adopted at the last Council meeting was sent and acknowledgement received from Senator Mark Obenshain.

Town Attorney, Jason Spitler, updated Council on the Phase IV Land Acquisitions concerning the Greenway. Mr. Spitler has made changes per Mr. Mrotek and plans to have everything ready for Council to vote on Monday night. Also, Mr. Spitler hopes to do the same regarding the Dofflemeyer property.

Lastly, Councilman Menefee addressed fellow members regarding an issue from Dr. Edward Gilbert regarding vehicle damages located on his property. There were issues over whether or not the tree that caused the damages was on Dr. Gilbert's property or on Town property.

There being no further business, Mayor Dean adjourned the work session of the Town Council at approximately 7:47 P.M.

Mayor Ralph H. Dean

Danielle P. Babb
Deputy Clerk-Treasurer