

**MINUTES OF A TOWN COUNCIL WORK SESSION  
TOWN OF LURAY, PAGE COUNTY, VIRGINIA  
Monday, May 21, 2007**

The Luray Town Council met in a work session on Monday, May 21, 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  
William Menefee  
Leroy Lancaster  
Barry Presgraves  
Earl "Rock" Racer**

**Also Present: Rick Black, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Danielle Babb, Deputy Clerk-Treasurer  
Jason Spitler, Town Attorney  
Mark Belton, Page County Administrator  
Charlie Hoke, Page County Board of Supervisors  
Attorney Mark Reed  
Members of the Luray-Page County Airport Commission  
Brian McKeegan, Delta Airport Commission  
Members of Racey Engineering  
Rodney Jenkins, Manager of Baker Development Partnership, LLC**

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

The purpose of the evenings meeting was to provide council with information regarding the issues between the Luray-Page County Airport Commission and Baker Development. Mr. Black began the evenings meeting by reviewing the minutes of the May 25, 2006 Planning Commission meeting. Mr. Black noted the developer's agreement with its covenants and proffers as stated.

Mr. Powell Markowitz reviewed the issues surrounding the drainage easement. Mr. Brian McKeegan was on hand for the evenings meeting to discuss the conditions of this easement.

Attorney Mark Reed, representing Baker Development, reviewed two major issues; the concept and design of a water retention pond and the land tract easement with associated compensation. Mr. Reed offered several solutions for drainage problems. Mr. Reed reviewed in detail the e-mail from Mr. McKeegan that provided for 18 conditions. (see attached)

After Mr. Reed's presentation, Councilman Presgraves asked for clarification of two items; the swap of easement for land needed and the land clearing to be done by the developer. Mr. Reed further discussed maintenance issues and the Wal-Mart drainage easement.

Councilman Lancaster questioned the issue of the detention pond and doubted that this issue had ever been stated to council in previous discussions.

Overall, Baker Development is requesting that the town sign the proposed easement. Mayor Dean concluded the evenings meeting by suggesting that the Airport Commission resume discussions with Baker Development and come back to council when more details have been resolved.

There being no further business, Mayor Dean adjourned the **work** session of the Town Council at 7:30pm.

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Mayor Ralph H. Dean

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Danielle P. Babb  
Deputy Clerk-Treasurer