

**MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, VIRGINIA
Tuesday, June 29, 2010**

The Luray Town Council met in a work session on Tuesday, June 29, 2010 at 5:30 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 "Rock" Racer**

**Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Treasurer
Danielle Babb, Deputy Clerk-Treasurer
Ligon Webb, Town Planner
Terry Dodson, Luray Little League
Bob Kelley, Kelley Construction
David Puckett, FPW Architects
Ronald Vickers, Council Member Elect
David Lipscomb
Train Club Members
Page News and Courier**

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

Changes or Additions to the Agenda

Mayor Presgraves asked if there were any changes or additions to the agenda. Town Manager, Rick Black, requested to discuss the Wanda Foltz property. Councilman Menefee requested to comment at the end of the meeting.

Public Hearing: Amendment to the FY 2009-2010 Budget

Mr. Black stated that the public hearing was to receive comment on the proposed amendment to the 2009-2010 Budget. The purpose of the amendment is to incorporate funding not to exceed \$176,000 from the Community Block Development Grant that was secured by the town on June 8, 2006 to offset the

expenditures incurred by the project. Also, the purpose of the amendment is to incorporate funding not to exceed \$1,800,666.82 from the Virginia Resource Authority Loan that the town secured on Jun 18, 2009 to offset expenditures incurred by the town's upgrade of the Wastewater Treatment Plant. Mr. Black stated that this amendment to the budget is necessary to balance the books for closing of the fiscal year.

Mayor Presgraves opened the public hearing for citizen comment. With no comments from the public, the hearing was then closed. Mayor Presgraves reminded that it is not customary for the Council to take action at a work session. However, this amendment requires action at tonight's meeting.

Motion: Councilman Arrington motioned to approve the FY 2009-2010 Budget Amendment as presented, motion seconded by Councilwoman Shiffett with the vote as follows: Council Members Shifflett, Arrington, Menefee, Lancaster, Schiro, Racer. **Approved 6-0**

Planning & Zoning: Leroy Miller SUP Application

Town Planner, Ligon Webb, advised Council of a special use permit request from Mr. Leroy Miller. The request is to construct a single family home on a B1 zoned lot. Mr. Webb provided Council with a revised map of the location. Mr. Webb explained that there are several concerns with the parcel. The parcel is located on Nunn Lane which has not been improved to state street specifications. The alternate entrance to the property would be along East Main Street which would require the owner to purchase a parcel with road frontage. Council discussed the location and roadway concerns. Councilman Schiro suggested that Council not entertain the issue until the Planning Commission makes a decision, thus allowing the due process of the request. Mr. Webb reminded Council that the Planning Commission would hear the request at the July 16th meeting.

Depot Development Update- David Puckett

Dave Puckett of FPW Architects updated Council on the developments at the Luray Depot. Mr. Puckett provided handouts on these updates for Council members and staff. Mr. Puckett said that it has been approximately one year since the Chamber of Commerce has inhabited the building. He also stated that the model railroad installation has progressed nicely in that time.

Councilman Menefee asked if the model railway was supposed to look like a previous rendering that was provided to Council. Mr. Puckett replied that this was an initial rendering and that the current display is not required to look like that drawing. Mr. Puckett stated that he recalls that the instructions were to work with the model railroad club on the project. He said that the modifications include the glass and reminded that the display is only fifty percent complete. Mr. Puckett explained that the nature of the grants means that the components of the project have to be done a little at a time. He feels that when the display is complete it will be a great support for tourism. Mr. Puckett stated that if the display was supposed to be done according to the drawing, the fault is his. Mr. Puckett reaffirmed that he is confident that the end result will be pleasing.

Councilman Menefee stated that he recalled that the display was supposed to be movable. Mayor Presgraves agreed that he too thought it would be movable. Mr. Puckett replied that it could never have been movable and still been plugged in. He feels that the overall look will be better once all items are complete including the station masters office. Mr. Puckett verified that the funding is in place to complete the display.

Mr. Puckett said that the first priority now is to finish the display. The display will include a text rail and video screens with oral history. Also, the display will include artifacts found during the renovations. The next step will be to work on the station master's office. The concept is to outfit the office with a theme of "Christmas 1944". This theme would include period decorations, original ticket folders, desk, etc. Mr. Puckett also discussed an interactive exhibit that will be at the station window. The simulation will include sounds and smells of the approaching train and station atmosphere. Mr. Puckett also discussed a map of the Norfolk & Western rail system as well as I-pads. Mr. Puckett said that the overall display will be an education experience and will be able to be customized/updated over time. There will also be an observation area for the approach of oncoming trains. Mr. Puckett said that all of these items will require historical information from the local community. He verified that the current grant is approximately 200,000 dollars and that all of these items can be accomplished with this budget.

Mr. Puckett asked the question "Will we want to do more?" and stated "Absolutely". He said that there are always more things that can be discovered to include in the next round of exhibits. Mr. Puckett is very excited about this and said that it will be very unique. He advised Council that the station is already on the National Historic Railways Tour.

Mr. Puckett said that there are a few remaining architectural items that need to be corrected. These items include additional lighting, HVAC repairs, and snow/ice problems. He said that these are all part of fine tuning the facility. Mr. Liscomb also reminded of the issues with the entrance door; he stated that they did not seem very sturdy. Mr. Liscomb felt that anyone who wanted to get in would be able to do so. Mr. Puckett said that the doors would be taken care of with a stronger bolt; the doors would not be able to be pulled open the way they had been in the past.

Mayor Presgraves and Mr. Puckett agreed that this has been a long project, spanning nearly eleven years. Mr. Puckett reminded that the Town is at the mercy of the funding agencies.

Councilman Schiro verified that it will take approximately 250,000 dollars to fund the items that were listed in the Mr. Puckett's summary (provided to Council during the meeting). Mr. Puckett stated that there would be about \$200,000 in grant funding with about 50,000 dollars in matching funds. Mr. Puckett said that the museum should be fully functioning in the spring of 2011. Mayor Presgraves confirmed that it would take about a year to finish the display. Councilman Racer expressed that he would like to see us take our time and end up with a quality project. Mr. Puckett reminded that work has continued as much as funding will allow. He emphasized that the town has gotten a great value for their money. Mr. Puckett stated that he uses the Luray Depot as an example to others who he wants to convince to take on such projects.

Councilwoman Shifflett stated that she is bothered by the fact that the upgrades have not gotten enough publicity.

David Lipscomb, railroad club member, stated that on June 17, 2010 the Norfolk & Western Railway Association visited the depot. He said that the comments he received were that this stop was the highlight of their convention. He said that everyone was very impressed, liked the layout, and appreciated the architectural rendering. Mr. Lipscomb stated that while the visitors recognized that the station was not complete, they thoroughly enjoyed their visit. Mr. Lipscomb stated that a lot of publicity can be utilized by one's self. He also reminded that a model railway is an ongoing process of redoing and changing. He thanked the town for their support and for staying with the project. Mr. Lipscomb said that the club will do their very best to ensure that the display will be something for everyone to enjoy.

Mr. Lipscomb and Mr. Puckett discussed the concept of inserting artifacts into the lower portion of the display cabinet.

Councilwoman Shifflett suggested a fundraiser from the community to further advance the project. Mr. Puckett replied that he has been more modest by asking the community for their photos, stories, and other historical information on the project. Councilwoman Shifflett said that she feels there are people in the community who have not been approached but would like to make donations. Mr. Puckett said that this issue was not for him to address but perhaps for someone in the community to handle. Mr. Lipscomb stated that over 25,000 dollars has been given to the project from the sale of bricks, and other donations. He reminded that donation flyers go out annually in the water bills to allow for individuals to contribute. Mr. Lipscomb also said that many artifacts/inventory will be turned over to the town for the museum.

Mr. Puckett concluded his presentation by confirming that the project has been long but one that he is very proud of.

Luray Little League

Terry Dodson spoke on behalf of the Luray Little League and thanked the Council for their continued support. He spoke of the facility renovations and quoted "If you build it, they will come!" Mr. Dodson asked for hosts to assist the teams who come into town for the tournament. He said that the hosts would meet the teams and assist with questions. Mr. Dodson said that the Luray-Page County Chamber of Commerce is working up a packet for the teams. Also, he said that the Luray Wranglers are donating tickets for all kids. Mr. Dodson reminded that the tournament is July 29th- August 4th. Mr. Dodson asked to have a reply for hosts by July 6th and provided his phone number for Council.

Mr. Bob Kelley, Kelley Construction, updated Council on the Little League project. He stated that the installation of kitchen equipment is scheduled for July 7th, while the bleacher installation is scheduled for July 5th – 16th. Mr. Kelley reminded that the open house is scheduled for July 17th. He stated that the electrical work is complete as well as the lighting. Mr. Kelley said that the last pour of concrete is scheduled for tomorrow, leaving only the fine grading and sod to be completed. He said that overall there will be just a few odds and ends to be completed. Mayor Presgraves said that the project looks really good. Mr. Kelley said that he hopes the project will serve well for many years to come. Mayor Presgraves asked if the project was still within budget. Town Manager, Rick Black, replied that the project is over budget with a total of about 803,000 dollars. Mr. Kelley said that no large expenses are anticipated. Lastly, Mr. Kelley thanked Council Members Shifflett and Menefee for their service to the town.

Wanda Foltz Property/Century Luray

Town Manager, Rick Black, said that Century Luray purchased the property from Fairview Rd. to the Sours Property which is not within town limits. The property in question is in Luray according to tax records. Mr. Black has no objections to the small parcel being given to the town. Mr. Black described the parcel as a small patch of grass with a fire hydrant on it. Mr. Black said that the total tax revenues from the property amount to only 96 cents per year. He feels that the best solution is for the owner to dedicate the property to the town.

Curb Painting Contract

Councilman Menefee asked if Council has looked at the town curbs. He said that the overspray on them must be removed. Councilman Menefee verified that there is more line/curb painting to be done in

August or September. Assistant Town Manager, Bryan Chrisman, said that there would be more work to come. Councilman Arrington said that the only way to remove the paint is by sanding. Councilman Menefee said that it needs to come off and looks awful. He feels that the contractor should take care of the removal or the town should cancel the contract. Councilman Menefee said that the contractor should not get away with this. Mr. Bryan Chrisman said that the contractor will do what they can to make this right; however physically removing the paint is the only way this can be done. Councilman Menefee asked if anyone from the town has been checking on their work. Mr. Chrisman said that it is not possible for him to be with the contractor at all times.

Councilman Menefee said that the procedure for repairing light bulbs is not correct. He feels that someone is not getting the message. Councilman Menefee said that there are many lights out and that town staff and police personnel should see and report them. Mr. Menefee said that something is wrong and that the gap in communication must be corrected. Councilwoman Shifflett asked if these lights had been reported and not corrected. Councilman Menefee confirmed that they had been reported but not fixed. Mayor Presgraves asked that this matter please be taken care of.

Councilman Lancaster suggested a method of wet sandblasting to remove the excess paint. Councilman Menefee asked why the town does not do their own painting and save approximately 45,000 dollars per year. Councilman Schiro suggested that staff come back to Council with some options for removal. Councilman Racer strongly cautioned against the use of any chemicals. Mr. Chrisman said that the contractor can utilize a straight edge method in the future but that there is an additional cost. Councilman Schiro said that it seems as though the crew is hurried and does not utilize enough traffic control.

Town Attorney's Report

Mr. Black told Council that he had received information from Mr. Spitler about the Lord Fairfax Community College Lease agreement. Mr. Black is recommending that the town go forward with this and finalize the lease. Mr. Black said that Mr. Spitler has received requests for written interrogatories regarding Fielder's Choice.

Adjourn

Mayor Presgraves thanked Council Members Shifflett and Menefee for their years of service. He asked them to feel free to communicate with Council and Staff and thanked them for a job well done.

There being no further business, Mayor Presgraves adjourned the work session of the Town Council at approximately 7:01 pm.

Barry Presgraves
Mayor

Danielle P. Babb
Deputy Clerk-Treasurer