

**MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, VIRGINIA
Tuesday, August 24, 2010**

The Luray Town Council met in a work session on Tuesday, August 24, 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: Ronald Vickers
Lonnie Arrington
Mary Menefee
Leroy Lancaster
Jerry Schiro

Council Absent: Earl Racer

Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Treasurer
Danielle Babb, Deputy Clerk-Treasurer
Ligon Webb, Town Planner
Bob Harrison- *The Laurence Property*
Ms. Martha Hills, Dr. Donald DePoy – *Shenandoah Music Trail*

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 Luray Little League.

50th Anniversary of the First Bluegrass Festival

Ms. Martha Hills and Dr. Donald DePoy (266 Inglewood Court, McGaheysville, VA) came before Council to provide information and answer questions regarding the 50th Anniversary of the First Bluegrass Festival. The dates for the event are July 2, 3, 4, 2011. Ms. Martha Hills stated that Dr. DePoy is the Executive Director and Mr. Craig Honeycutt is the Creative Director for the Shenandoah Valley Mountain Music Makers Association.

A power point presentation was provided for Council.

Dr. DePoy stated that this is a topic he could discuss for hours and the event has been a work in progress for the last three years. Councilwoman Menefee asked what types of media will be involved in promoting the event. Dr. DePoy said that he has been in public relations for a very long time and is working to promote the event. Councilman Schiro asked about other similar events. Mr. DePoy clarified that this is a first time event. Mayor Presgraves asked where the event will be held. Mr. DePoy said that the three day event will be held at the Page Valley Fairgrounds. The event will also have an arts and crafts element; with Saturday being the most affordable for all attendees.

Dr. DePoy and Ms. Hills also discussed how this event will link to the 75th Anniversary of the Shenandoah National Park. Dr. DePoy said that this event will be the kick-off for the Shenandoah Music Trail and that they have received grant funds from the Virginia Arts Commission.

Mayor Presgraves wished them good luck in their endeavors and advised them to let Council know if they need anything further.

Bob Harrison- The Laurence Property

Mr. Harrison stated that he wanted to update Council on the Laurence Properties regarding Page County. Mr. Harrison stated that he came to Luray about 6 years ago and purchased the Laurence Hotel. At this time there were many vacant properties on West Main Street; this problem remains today. Mr. Harrison stated that having an anchor on Main Street would help to fill these vacancies. Mr. Harrison stated that he has made the proposal to the Page County Board of Supervisors to utilize this property for county administration offices. This would include an approximate area of 1.4 acres that includes the Laurence Property. Mr. Harrison stated that this would offer a large footprint for additional development. He reminded that while the property is an old building it is structurally sound with the interior being new construction. Mr. Harrison stated that he is offering the Laurence and adjacent properties to Page County at a cost of \$985,000. Mr. Harrison is also offering to finance the purchase with a flexible payment plan and he will offer consulting on the build out. Mr. Harrison fears that the Board of Supervisors is not considering this as a serious option. Also, he is concerned that the structural problems with the current facilities could lead to disaster. Mr. Harrison said that the Board of Supervisors has agreed to reconstitute the committee on this subject. He feels that due to economic conditions, this option is more viable than a new 4 million dollar office complex. Mr. Harrison is asking for Council to make some phone calls in support of this concept or perhaps pass a resolution of support.

Councilwoman Menefee asked if there had been a response from Page County. Mr. Harrison said that he has received no calls. Councilman Vickers questioned the current usage of the Laurence Property. Mr. Harrison stated that it is currently a vacant structure. Mayor Presgraves said that he has no issues with this proposal; however the Town Council should be cautious of advising other entities how to spend their funds.

Town Planner Report

A) Urban Development Area Identification

Ligon Webb, Town Planner, discussed the Urban Development Area Identification Plan. He noted that Page County has been awarded a grant for the program and this is a requirement for the town. He stated that Page County will be utilizing a consultant to assist with the plan. Mr. Webb said that the town already has something like this in place that will only need some additional refinement. The deadline for the plan is July 1, 2011 and there should be no difficulty in meeting the deadline. Mr. Webb feels that overall this

will be a good project for the Planning Commission and he will keep Council and Staff posted on the progress.

B) Recycling Update

Mr. Webb stated that he has previously drafted a letter to the Mayor and Town Council regarding recycling collection. He said that currently the town is collecting recyclables six days per week with the bulk of items being cardboard and paper. Mr. Webb noted that the cardboard is the most labor intensive and is mainly from commercial customers. He also said that Friday's have become an entire day of collection and that collection could nearly fill a schedule of seven days per week.

Mr. Webb would like to suggest that Council consider adding a part time employee to assist with public work's duties while Larry Wilson is conducting recycling collection. Mr. Webb feels that the town is offering a really great service, while remaining a good cost value for the town. Councilman Lancaster stated that the Council needs to consider how far they would like to go with the recycling program. Councilman Schiro said that while we do not want to discourage users with fees, the cost of operating the program is expensive. Mr. Schiro reminded that we are not recovering any revenues from the program to offset these expenses. He emphasized that few localities offer this degree of service without some recovery of funds. Councilman Schiro asked if we are tracking the tonnage from Waste Management. Assistant Town Manager, Bryan Chrisman, said that the town is charged per rollout and volume is irrelevant to our billing. Councilman Vickers discussed glass crushing and its lack of economic value. Councilman Schiro and Councilman Vickers agreed that the Town does not want to discourage participation in the program. Councilman Schiro emphasized that the program sends a positive message about the town but that Council may have to give more consideration to the funding of the program. Mr. Schiro suggested contacting other localities regarding the usage charges. Councilman Vickers stated that commercial users need to have their items ready for pick-up. Town Planner, Ligon Webb, re-emphasized that the program is operating fine for now; however Council will need to look at this more in the spring of 2011.

Proposed Drought Ordinance

Bryan Chrisman, Assistant Town Manager, provided Council with a rough draft of the Drought Ordinance. Mr. Chrisman said that this had not yet been reviewed by the Town Attorney. Mr. Chrisman asked Council to please review and contact him with the changes. Mr. Chrisman said that he tried to keep the ordinance as simple as possible while still giving the town the options needed. Also, Council and staff discussed the enforcement of the ordinance. Lastly, Mr. Chrisman said that this would need to be voted on at the October or November Council Meeting.

Councilman Lancaster stated that there was probably no need to review the ordinance until it had been reviewed by the Town Attorney. Town Attorney, Jason Spitler, said that he would need more time to review the supporting documents.

Public Hearings:

A) Lord Fairfax Community College

Town Manager, Rick Black, said that the public hearing had been advertised for the lease with LFCC. Councilwoman Menefee asked if there was anything further that Council needed to be informed of about the lease. Mr. Black said that the agreement is of great value to the town and helps keep the college here.

B) Harrison Property

Town Manager, Rick Black, presented information on the Harrison Property. Mr. Black stated that a public hearing is not needed on this because it is the acquisition of property. He explained that this is a small portion of land that adjoins the property line in the area of the Luray welcome sign. Mr. Harrison is donating the property so that the welcome sign is completely on town property.

C) SVEC Building in an M-1 District

Mr. Black said that Shenandoah Valley Electric Cooperative has requested to construct a building in an M-1 zoned district. The purpose of the building is to park equipment. Mr. Black explained that the parcel is in the flood plain but not in the floodway. He said that additional requirements will be required from the building official. Mr. Webb said that the Planning Commission has approved this.

Main Street Bridge

Town Manager, Rick Black, said that based on previous information from Schwartz and Associates, sooner or later the Main Street Bridge will have to be addressed. Mr. Black said that something will have to be done and that Council and Staff will need to seriously consider this in the next budget year. Mr. Black said that he feels it will be much more costly to repair than to replace the bridge. Councilman Vickers asked what the estimated value of the bridge would be. Mr. Black said that it would be roughly a three million dollar capital project. Mr. Black explained that VDOT funds can be used toward this or matching funds can be utilized. Councilman Arrington reminded that a main water line will also be affected. Mr. Black said that all departments within the town will be affected by the project. Council discussed that the bridge was built around the 1930's. Mr. Black emphasized that this is something the Council will need to seriously consider.

Depot Lighting

Mr. Black told Council that he feels we should consider the brightness and cost issues associated with operating 22-175 watt bulbs every night at the depot. Mr. Black said that he is still hearing issues about the brightness of the lighting. He said that there are several ways that this problem can be addressed. Mr. Black said that more light can be shielded, bulbs can be replaced, ballasts can be changed, or lights can be put on timers. Mr. Black said that in addition to the lights at the Depot, there are also five street lights in that immediate area. Mr. Black added that a new security system has been installed at the Depot.

Councilman Lancaster said that he feels this is the most beautiful thing in town. He said that the lights were designed to prevent light pollution and to direct light on the ground. Mayor Presgraves stated that he feels more lighting is needed on the trackside. Councilman Lancaster said that he has no issue with them being turned off at around 1:00am or so. Councilwoman Menefee asked if Council thought the lights were too bright. Councilman Lancaster said that he does not think they are too bright. Councilman Arrington said that he felt it would be alright to turn them off at some point during the night. Mr. Black discussed the circuitry of the lights and showed a lighting diagram. Councilman Vickers stated that the least expensive option is to install timers. Mr. Chrisman asked if the lights should be on separate timers. Councilman Lancaster said that they need to be all off at once. Council agreed on a time of approximately 1:00am. Mayor Presgraves stated that this is the best building in the town and we are going to put it in the dark! Councilman Lancaster said that the consumption of electricity by these lights is very little. Mayor

Presgraves stated that this is not a cost issue, but a lighting issue. He concluded by asking staff to advise Council when the change is made and that they take a look and decide.

Town of Luray Bicentennial

Town Manager, Rick Black, said that the Luray Bicentennial is not that far away. Mr. Black would like to have some volunteers to serve on a committee for the event. Mr. Black reminded that next year's budget should have funds set aside for this.

Town Attorney

Town Attorney, Jason Spitler, stated that he had a few items to discuss before adjourning into executive session. Mr. Spitler provided copies of the amended property number ordinance; which he will ask Council to approve at the next regular meeting. Mr. Spitler informed Council that Page County has just amended their 911 addressing ordinance; therefore he will review to ensure that there are no conflicts between the two ordinances.

Mr. Spitler spoke on the amendments to Section 86-3: Utilities of the Town Code. He said that the amendment was a product of Mr. Chrisman's work more than his. He said that the amendment attempts to address Council's concerns and hopes that they have had time to review the additional language. Councilman Schiro complemented the amendment changes. Mr. Spitler reminded that there were many scenarios to consider while making these revisions and hopefully the draft is coming to a close.

Mr. Spitler reported that all other items of business were fine including the Water Treatment Plant and Navotney residence.

EXECUTIVE SESSION

Personnel, Section 2.2-3711.A.1

Mayor Presgraves requested a motion to adjourn into Executive Session for the purpose of discussing Section 2.2-3711.A.1. **Motion:** Councilman Schiro motioned to recess the regular session and to convene in executive session; Councilwoman Menefee seconded the motion with the following members voting YEA: Council Members Vickers, Arrington, Menefee, Lancaster, and Schiro. **Approved 5-0**

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

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

Changes or Additions to the Agenda

Mayor Presgraves stated that the repairs at the Linden Avenue dam were to begin this week.

Town Manager, Rick Black, said that earlier today he met with Bob Kelley of Kelley Construction. Mr. Black said that he had received the final bill for project softball and that the amount was far larger than anticipated. Mr. Black said that based on billing from July 2010; he is uncertain what happened to cause such an overage. Mr. Black stated that he has not yet reviewed the billing in detail, but plans to go through the itemization. Mr. Black said that he wants to know what happened! Councilman Schiro emphasized that this overage is significant! Mr. Black said that in comparison with the numbers he received forty-five days ago, the numbers greatly differ. Mr. Black emphasized that he will be informing Council of his findings. The cost of the final bill is approximately \$200,000, bringing the total project to a cost of \$950,000. Councilman Schiro said that Mr. Kelley is going to have to give Council an explanation of these costs. He said that a 10-12% cost overrun is expected but not a 26% overrun. Mayor Presgraves questioned what types of funds are going to be issued from Luray Little League to offset these costs. Mayor Presgraves said that the Luray Little League should be making a good faith effort to contribute to the cost of this project and to help explain the overage. Town Manager, Rick Black, said that much accounting for these expenses needs to be done. Mr. Black advised Council that on September 13, 2010 the Little League will be presenting Council with a check. Mayor Presgraves said that he would like to see staff meet with the league on these issues within the next week to clarify these issues.

Council and staff discussed the use of the ball fields at the Ralph H. Dean Recreation Park over the weekend. Mr. Spitler stated that there was a tournament held for what he believed was a fundraiser for the Youth Trout Fishing Tournament. Mr. Black said that he was not aware of any events taking place. Mayor Presgraves said that town staff needs to have control over these fields and be aware of what is taking place. Mr. Black said that he would report back to Council on this.

Adjourn

There being no further business, Mayor Presgraves adjourned the work session of the Town Council at approximately 8:46 pm.

Barry Presgraves
Mayor

Danielle P. Babb
Deputy Clerk-Treasurer