

**A REGULAR MEETING OF
THE TOWN COUNCIL
OF THE TOWN OF LURAY, PAGE COUNTY, VIRGINIA**

MONDAY, JULY 14, 2014

The Luray Town Council met in regular session on Monday, July 14, 2014 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: Ronald Vickers
Pam Flasch
Jerry Schiro
Leroy Lancaster
Joey Sours
John Meaney

Also Present:

Charlie Hoke, Town Manager
Bryan Chrisman, Assistant Town Manager
~~Mary Broyles, Clerk-Treasurer~~
Danielle Babb, Deputy Clerk Treasurer
Ligon Webb, Town Planner
Mark Malone, Luray Planning Commission/Luray Downtown Initiative
Grace Nowak, Luray Planning Commission
John Robbins, Luray Page County Chamber
Junior Roy, Luray Police Department
Jerry Schiro, Council Member-Elect
Powell Markowitz, Luray Page County Airport Authority
Pat Racey, Racey Engineering
Coty Gray, George Mason University Student
Mike Uram, Page County TRIAD
Clint Runyan, Luray High School Principal
Leigh Ann Pettit, Luray High School Assistant Principal
Lee McWhorter, Page County Farmers Market
Audrey Campbell and Family
Meredith Houff, Page Library Association

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. Councilman Vickers led everyone in reciting the United States Pledge of Allegiance.

CONSENT AGENDA

Motion: Councilman Sours motioned to approve the Consent Agenda, motion seconded by Councilman Lancaster with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Consent Agenda

- A) Minutes of Regular Council Meeting - 6-6-14
- B) Minutes of the Council Work Session – 6-24-14
- C) Financial Report – Month Ending June 30, 2014
- D) Accounts payable checks totaling \$363,541.23

GENERAL CITIZEN COMMENTS

Clint Runyan, Luray High School Principal

LeighAnn Pettit, Luray High School Assistant Principal

Mr. Clint Runyan, Principal Luray High School, spoke to Council members to thank them for the support given to Luray High School. He thanked members for their support throughout the year with the homecoming Parade, parade route, and after prom party. Principal Runyan invited members and staff to come by the school for a tour and that he and the Assistant Principal will be attending council meetings periodically.

Luray Planning Commission- Resolution in Honor of Clifton Campbell

Town Planner, Ligon Webb, stated that Ms. Grace Nowak and Mr. Mark Malone were both in attendance from the Planning Commission. Mr. Webb said that the Planning Commission would like to honor Mr. Clifton Campbell and he was glad that Mr. Campbell's family could be in attendance. Recently, Mr. Peyton Baughan achieved 48 years serving the commission and Mr. Clifton Campbell achieved 40 years of service. Mr. Webb stated that over the course of 40 years, Mr. Campbell served countless hours with the Town of Luray on the Planning Commission and that he was an incredible resource for the town. Mr. Webb recalled spending time after meetings in conversation with Mr. Campbell and knew that as long as his health permitted he would continue to serve his community. Unfortunately, his health declined suddenly and Mr. Webb expressed that he would surely be missed and that meetings will not be the same without his contribution. Mr. Webb expressed his appreciation for Mr. Campbell's service to the commission and thanked his family for sharing him with fellow members.

Mr. Webb presented the Resolution in Honor of Clifton Campbell to Mayor Presgraves. Commissioner Campbell was appointed to the board in September of 1974 and served until June of 2014. His tenure was one of the longest as a commissioner within the Commonwealth of Virginia. Mayor Barry Presgraves read the Resolution aloud and presented this to his wife, Audrey Campbell, and members of their family.

PUBLIC HEARINGS

Interim Financing West Main Street Bridge Project

Assistant Town Manager, Bryan Chrisman, presented the information for the public hearing concerning Interim Financing for the Main Street Bridge Project. The Town of Luray is seeking tax exempt, bank qualified financing in order to pay costs for the replacement of the West Main Street Bridge Project. Mr. Chrisman stated

that proposals had been received for the Main Street Bridge Financing but upon review of the submissions a revised proposal was needed. A revised proposal was prepared by the town's bond counsel and has been sent out for consideration. Mr. Chrisman stated that he hopes to have at least one desirable lending institution for recommendation to council at the next regular meeting. Mayor Presgraves then opened the public hearing for citizen comments. With no further comments from the public, Mayor Presgraves closed the public hearing.

Adoption of the revised Official Zoning Map

Town Planner, Ligon Webb, stated that the purpose of this hearing is to receive public comments and to consider the adoption of a revised official zoning map. He said that previous revisions took place in 2007, 2009, and 2012. He noted that there are two zoning changes since the last revision and that he has been working on the changes in conjunction with the Page County GIS Office. Mr. Webb provided members with a copy of the revised map. Mr. Webb explained that if anyone has a discrepancy in the zoning map they can appeal this to the Town's Board of Zoning Appeals.

Councilman Lancaster suggested that an overlay of the last several maps would be beneficial in order to review the changes that have occurred over the last several revisions.

Mayor Presgraves opened the public hearing for citizen comment on the Official Zoning Map. With no further comments from the public, Mayor Presgraves then closed the public hearing.

Motion: Councilman Vickers motioned to approve the Official Zoning Map for the Town of Luray, motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

DEPARTMENTAL REPORTS

PLANNING AND ZONING

Town Planner, Ligon Webb, stated that he had no further business for this evening.

TOWN AFFILIATED BOARDS AND COMMISSIONS

Luray Downtown Initiative

Mr. Mark Malone presented the budget report for LDI and noted a few observations. Mr. Malone discussed the Market Collective Revenues and upcoming fundraising efforts. Mr. Malone also discussed the licensing requirement for the Market Collective. Mr. Hoke recalled that Mr. Fisher had hoped to incorporate one license for the entire market. Councilman Lancaster inquired about businesses that have other locations in addition to the market. Mr. Hoke stated that this does pose an issue but the town's ordinance does require one license per location. Councilwoman Flash inquired about the Farmer's Market and any similarities to this situation. Mr. Hoke stated that the Farmer's Market is exempt from town business license requirements. Councilman Sours inquired how this fee might affect vendors. Mr. Malone said that this could present an issue but that all vendors have maintained their commitment to the market. Councilman Vickers proposed that one license be issued and that the cost allocation be determined by LDI for the market vendors. Council members discussed the cost for the initial business license of \$40 dollars. Mayor Presgraves hopes that the market will perform well and perhaps move to Main Street next season or even encourage new businesses to open on Main Street.

Motion: Councilman Vickers motioned to allow the Market Collective to operate under one Business License this year, provided that the vendors are local people with local products. Motion seconded by Councilman Meaney with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney.
Approved 6-0

Luray Page County Chamber of Commerce

Director, John Robbins, discussed the Chamber's website and the business information that is being incorporated. He noted that several areas have been added to include information about the hub zone designation, facts and figures on the advantages of doing business in Virginia, and key business contacts. Mr. Robbins said this revision was long overdue and he is glad that the project is finally up and running. Mr. Robbins said that Chamber staff attended a recent meeting hosted by Page County for the hub zone companies within the county. He said that several of these businesses had interest in hiring residents for jobs. Requirements for the hub zone businesses determine how many local hires they must maintain in order to keep their certification.

Mr. Robbins also reported on the Visitor's Center statistics with the last quarter (April, May, June) seeing 5,452 tourist walk-ins. Visitation solely on the July 4th Weekend reached 415 walk-ins. The Visitor's Guide publication is mailed out to those tourists who call into the office requesting information. Mr. Robbins reported that since January 2014 the office has mailed out 9,104 brochures, a 17% increase over last year.

Mr. Robbins briefly discussed the Artisan Trail Network and noted that the next event for this will be on August 7th at the Warehouse Art Gallery. This event will include the naming of the trail and is quite an elaborate process.

Recently the Chamber staff attended the Connection Tent event. He said that despite poor weather conditions the chamber was able to reach several hundred tourists. Also, the Chamber has also discussed with Shenandoah National Park the possibility of keeping the campgrounds and the concessions open beyond November. The park does have limitations on staffing and budget that determine how long the buildings can stay open. However, Mr. Northrop, SNP, is open to this possibility. Mr. Robbins cited the impact of the park's closure on the local economy and discussed how inclement weather has affected this as well.

Mr. Robbins said that a company called Shine Systems Technology has relocated to Luray from Shenandoah and is operating on Collins Avenue. The Chamber will assist in their open house and ribbon cutting scheduled for July 31st from 4-6:00pm. The Chamber also has an upcoming fundraising event called Mudtober Fest. He said the event is coming along well and will be held at Bear Mountain Zip lines on September 27th. Other upcoming events include the Triathlon and assisting with visitor information at the time of registration. Many other events include the Luray Little League Invitational, Shriner's Bluegrass Festival, Rotary Golf Tournament, Page Valley Fair, and more.

ACTION ITEMS

Page County Library Association Request for Funds

Ms. Meredith Houff, Page Library Association, addressed Council regarding the request for funding. She noted that each year the Page County Board of Supervisors allocates a large amount of money which is used by the regional library to pay for all library services, salaries, employee benefits, computers, and equipment. Ms. Houff explained that none of this funding provides monies to the Page Library Association in the form of cash contributions. She said that this money does provide wonderful services and an excellent staff. The Town's

contribution however is a direct cash contribution to the Page Library Association which used the funds for utilities, insurance, and maintenance expenses. Ms. Houff explained that years ago the town offered water and sewer service at no charge to the library, but due to USDA requirements the library is now subject to these customer fees. In the past the Town has contributed as much as \$4500 and as little as \$2250 dollars in funding. Ms. Houff explained that the library's financial statements reflect the growing gap between expenses and income. She said that an aging facility and the associated repairs have only contributed to the rising expenses. With this, the board has come up with a group called "Friends of the Library" to raise additional revenues. She explained that the organization is in its start-up phase and it is undetermined how much revenue will be possible. Ms. Houff stressed that the library serves many individuals in our community from youth to senior citizens, serves all income levels, and community members of all educational backgrounds. She added that it provides job search opportunities, genealogy resources, and summer reading programs for youth. Ms. Houff said that many individuals in our community cannot afford to purchase their own books or videos, and the library provides this opportunity free of charge. Ms. Houff thanked Council members for their contributions in the past and hopes that they will also consider this year's request. Ms. Houff said that this is indeed a "community" library and needs the community's support.

Farmers Market request to cook food in the Market Area

Mr. Lee McWhorter, Farmers Market Board Member, came before Council to request permission to cook food in the market area. Mr. McWhorter said that the Town Manager had notified him that food could not be cooked at the Farmers Market. Mr. McWhorter said that in 2003 the initial Farmer Market agreement was merely a guesstimate and noted that the location of the market has moved several times since then. The current lease provides a 30 year agreement for the Farmers Market to be located in the power company parking lot. Mr. McWhorter said that the market has been cooking breakfast sandwiches and other things over the last few years. He said that all of this is under health department regulations and is inspected regularly. He provided a copy of the updated bylaws from September 2004 and is uncertain why the town does not have a copy of these records. Mr. McWhorter said that the market would like to officially obtain permission to cook in the market area and for the Town Council to be aware that cooking is taking place. He also thanked council members for their support over the years. Mr. McWhorter also has requested that Page County allocate funding to purchase tents for the market so that the area looks more professional and provides a positive reflection on the community. Mr. McWhorter and Council members also discussed the 2004 bylaw revisions and the need for Council to review these.

Motion: Councilman Lancaster motioned to approve the request from the Farmers Market to cook food in the market area and to bring back the revised bylaws for review, motion seconded by Councilman Vickers with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Airport Authority

Mr. Powell Markowitz spoke before Council members to discuss the documents required by the state and the FAA to transfer the airport property to the Authority. He provided fourteen documents total that need to be executed on behalf of the town and is requesting that Council authorize the Mayor and Town Manager to sign these documents. He said that Page County has authorized the County Administrator to do the same. Mr. Markowitz stated that he can explain all of these documents in detail or answer questions if needed.

Motion: Councilman Sours motioned to authorize the Mayor and Town Manager to execute the necessary Airport Authority documents as discussed, motion seconded by Councilman Schiro with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Board and Commission's Positions for Councils Consideration

Town Manager, Charlie Hoke, stated that three Council Members have board and commission appointments. Councilman Vickers has openings for the Luray Planning Commission. Mr. Vickers said that he would like to re-appoint Ronald Good to the Luray Planning Commission.

Motion: Councilman Vickers motioned to appoint Ronald Good to the Luray Planning Commission as discussed, motion seconded by Councilman Schiro with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Councilwoman Flasch has three nominations for the Luray Tree and Beautification Committee, Board of Zoning Appeals, and Luray Planning Commission. Ms. Flasch would like to reappoint Layne Vickers to the Tree and Beautification Committee, to appoint Tracy Dixon to the Planning Commission, and to reappoint H.D. "Doc" Brown to the Board of Zoning Appeals.

Motion: Councilman Vickers motioned to accept the three nominations from Councilwoman Flasch as presented, motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Councilman Schiro has two positions open for nomination, one on the Luray Tree and Beautification Committee and one for the Luray Planning Commission. Mr. Schiro nominated Mr. Dixon Freeland to serve another term on the Tree and Beautification Committee and Mr. John Shaffer for the Luray Planning Commission.

Motion: Councilman Schiro motioned to appoint these two members as discussed, motion seconded by Councilman Lancaster with the vote as follows: YEA: Council Members Vickers, Flasch, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

TOWN ATTORNEY'S REPORT

Town Attorney, Jason Spitler, stated that he will prepare the documents for the board and commission appointments and present those at the work session meeting. He reminded that the Board of Zoning Appeals appointments require a petition before the circuit court and he will present an order for such. Mr. Spitler said that he continues work on the nuisance ordinance and delinquent meals tax. Councilman Vickers inquired about the County's Noise Ordinance and the repealing of such. Mr. Spitler said that the previous ordinance has been repealed and the county has been without one for about 90 days. He said that he is uncertain if this matter is still outstanding for the board and said that enforcement issues for the town likely differ from that of the county. He said that the town should have no issues that would require a revision to the extent of repealing its current ordinance or to affect its enforceability.

EXECUTIVE SESSION

Real Property, Section 2.2-3711.A.3

Mayor Presgraves requested a motion to adjourn into Executive Session for the purpose of discussing matters relevant to Section 2.2-3711.A.3.

Motion: Councilman Vickers motioned to recess the regular session and to convene in executive session; Councilman Sours seconded the motion with the following members voting YEA: Council Members Vickers, Flasch, Menefee, Lancaster, Sours, Meaney. **Approved 6-0**

Motion: Councilman Sours motioned to adjourn the closed session and to reconvene in open session; Councilman Schiro seconded the motion with the following members voting YEA: Council Members Vickers, Flasch, Menefee, Lancaster, Sours, Meaney. **Approved 6-0**

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

ADJOURN

With no further business, Mayor Presgraves adjourned the regular session of the Luray Town Council at approximately 9:45pm.

Barry Presgraves
Mayor

Danielle Babb
Deputy Clerk-Treasurer