

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

**Monday, February 8, 2021**

The Luray Town Council met in regular session on Monday, February 8, 2020, 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 Jerry Dofflemyer

**Council Present:**

Ron Vickers  
Stephanie Lillard  
Jerry Schiro  
Jason Pettit  
Joseph Sours  
William L. Webb

**Also Present:**

Steve Burke, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Mary Broyles, Clerk Treasurer  
Danielle Babb, Deputy Clerk Treasurer  
Chief Bow Cook, Luray Police Department  
Jason Botkins, Litten & Sipe (present electronically)  
Meredith Dees, Luray Downtown Initiative  
Bill Huffman, Luray Downtown Initiative  
Mike Foltz, President-Stanley Fire Department

*(This meeting was made public via the Town's Facebook page. Public comments were accepted prior to the meeting via e-mail to [sburke@townofluray.com](mailto:sburke@townofluray.com)).*

A quorum being present, Mayor Dofflemyer 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 the United States Pledge of Allegiance.

**ADDITIONS OR DELETIONS FROM THE AGENDA**

Councilman Sours requested to add a recommendation for nomination to the Board of Zoning Appeals to the agenda in order to fill the vacancy. **Motion:** Councilman Sours motioned to add a recommendation to the Board of Zoning Appeals to the agenda, motion seconded by Councilman

Schiro with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb.  
**Approved 6-0**

### **CONTINUITY OF GOVERNMENT ANNOUNCEMENT**

Mayor Dofflemyer read aloud the *Ordinance for the Continuity in the Government of Luray*.

### **CONSENT AGENDA**

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

#### *Consent Agenda*

- (A) Minutes of the Regular Council Meeting –1-11-2021
- (B) Minutes of the Special Council Meetings- 1-16-2021, 1-20-2021,  
& 1-26-2021
- (C) Minutes of the Work Session- 1-26-2021
- (D) Financial Statements ending 1-31-2021
- (E) Accounts Payable checks totaling- \$ 107,326.12

### **GENERAL CITIZEN COMMENTS**

#### **Stanley Fire Department**

##### Mike Foltz- President SVFD

Mr. Foltz discussed the Stanley Fire Department's request to hold their annual fishing tournament along the Hawksbill Creek adjacent to the Greenway. He explained that last year's tournament was cancelled due to COVID concerns. This year's tournament would be held in cooperation with the Fraternal Order of Police, with proceeds benefiting both organizations. Mr. Foltz discussed mask requirements and the potential for a scholarship prize in memory of Charlie Sours. The anticipated date for the tournament is May 1<sup>st</sup>, which does not present any conflicts with the existing events schedule for the Town.

Council members had no issues with the request and authorized the Police Chief, Bow Cook, to sign off on the event permit and paperwork for Mr. Foltz.

### **PRESENTATIONS**

#### **Luray Downtown Initiative**

Program Director, Meredith Dees, informed Council that this will not be her final meeting. However, she will be ready to pass on her presentations to the new director after the March meeting. Ms. Dees announced that the new director has been selected but has not been officially announced at this time. A

Mardi gras flyer was provided to Council members for the upcoming downtown event. She noted that advertising for the event will consist of primarily social media. Lastly, Ms. Dees announced that Page County Restaurant Week will return again this year from March 13<sup>th</sup>- 20<sup>th</sup> and is a countywide partnership.

## **PUBLIC HEARINGS**

### **Sale of Real Property- 36 West Main Street**

Mayor Dofflemyer presented the Public Hearing regarding the sale of real property, specifically 36 West Main Street. Mayor Dofflemyer provided a brief history of the property identified as Tax Map No. 42A11-A-14 which was constructed in 1921 as the Bridge Theater. The building later became home to Brown's Restaurant in 1940 with an addition constructed in 1947. The Town of Luray purchased the property in October 2014 in advance of the reconstruction of the Main Street Bridge for \$327,000. The Town improved the building by installing Plexiglas windows on the second floor, repairs to the roof to address leaks, and cleaning of the building's interior. The Town also secured a grant from the Luray Downtown Initiative to paint the exterior of the building. At the time, the Town purchased .91 acres of property along with the building. The Town's acquisition of the property was needed as the 1947 building addition had connected the buildings foundation with the foundation for the previous West Main Bridge foundation. The acquisition of the building also allowed the Town to secure ownership of a portion of property that included the Hawksbill Greenway. The Town will also retain the parking lot at the rear of the property to provide public parking for downtown businesses and the Hawksbill Greenway. The Town will also retain permanent easements for the pedestrian facilities on either side of the building. Mayor Dofflemyer continued that despite the Town's attempts to prevent further deterioration of the building, it will require a significant investment of time and materials to re-establish it for commercial and residential use. The Town has been actively marketing the building and .25 acres of property since 2019. Mayor Dofflemyer stated that the Town has received an offer of \$50,000 from IBR Corporation to improve the building to establish a restaurant on the ground floor, improve the stage area for use, and improve the second floor for short-term and long-term residences. He continued that IBR has a long tradition of improving properties that they acquire and the Town feels this will continue with their rehabilitation of the Browns Building to restore it as a contributing building to the vibrancy of Downtown Luray.

Councilman Webb stated that he was involved in the decision to acquire the building back in 2011. Mr. Webb said that he viewed the Brown's building as a family's life work and would not have been in favor of any condemnation of the property and he felt the property was purchased at a fair price at the time. Mr. Webb discussed the Town's investment portion into the entire bridge project overall, including the purchase of the property. Mr. Webb stated that he believes the IBR Corporation is the perfect investor and has the right vision for the property. Councilman Webb said that he finds the \$50,000 purchase price is a good faith investment in the community and that he is personally excited to see the future of the property in downtown Luray.

Mayor Dofflemyer opened the Public Hearing for Citizen Comment. Town Manager, Steve Burke, said that one comment was received via e-mail. Other comments were also heard from those in attendance.

Jim Turner-830 Mill Creek Crossroads, Luray

*Mr. Burke read aloud the e-mailed comments from Mr. Turner.* Mr. Turner's email stated that while he does not reside in the Town, he owns several properties within town limits. Mr. Turner's comments included comparable properties and their sales prices over the last ten years. Mr. Turner suggested a bidding process on the property at 36 West Main and offered a cash price of \$55,000 on the building.

Bill Huffman- 14 Spring Street, Luray

Mr. Huffman spoke in favor of the sale of the building to IBR Corporation.

Mike Nestor- 14 Springview Blvd., Luray

Mr. Nestor agreed with Mr. Huffman's comments and noted that he favored the sale of the property also.

With no further comments from the public, the hearing was then closed.

Councilman Schiro complemented Councilman Webb's earlier statements regarding the Brown's building. Councilman Schiro confirmed with Town Manager, Steve Burke that Mr. Turner had not made an official offer on the building through Bill Dudley and Associates Real Estate. Mr. Burke confirmed that Mr. Turner had not contacted Mr. Dudley for a tour of the building or to submit an offer. Councilman Schiro stated that the Town has previously solicited a public-private partnership for the rehabilitation of the property with no success. In addition, the acquisition of the property afforded the Town the needed easements needed for construction, parking lot acquisition, and Greenway and utility easements. Mr. Schiro stated that the Town's goal has been to put this property back on the tax books while providing a use conducive to downtown. He furthered that the IBR Corporation has a proven track record and the resources to successfully rehabilitate the property.

**Motion:** Councilman Schiro moved to approve the sale of 36 West Main Street for \$50,000 to IBR Corporation and adopt the Resolution as presented. Motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

## **ACTION & DISCUSSION ITEMS**

### **Dean Park Concession Agreement Extension**

Town Manager, Steve Burke, presented to Council the extension for the Concession Stand Agreement to the Luray Little League. Staff is in agreement with the decision and the Council has reviewed this previously at their Work Session of January 26<sup>th</sup>.

**Motion:** Councilman Vickers motioned to approve the renewal of the Concession Agreement for Ralph Dean Park for the 2021 Season to the Luray Little League. Motion seconded by Councilman

Sours with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb.  
**Approved 6-0**

### **Inclement Weather Policy**

Mr. Burke reviewed the Inclement Weather Policy that Council previously discussed at both the Work Session Meeting and the Regular Meeting held in January. The policy will address how compensation is handled when Town Hall is closed for inclement weather. Revisions have been made per Council's direction.

**Motion:** Councilman Vickers motioned to adopt the updates to *Chapter 8.11 Emergency Closing* of the Town's Personnel Policies Manual related to inclement weather as presented with the update to take effect immediately. Motion seconded by Councilman Schiro with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

### **Planning Commission Annual Report**

Town Manager, Steve Burke, requested that the Council review and accept the 2020 Planning Commission Annual Report. The report was unanimously approved by the Commission at their January Meeting.

**Motion:** Councilman Sours motioned to accept the 2020 Planning Commission Annual Report as presented. Motion seconded by Councilman Pettit with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

### **Town Website Update**

Town Manager, Steve Burke, explained that the platform for the current website will no longer be supported. The website was developed about five years ago by Standout Arts, who has provided a proposed cost for the update. The update costs have not been included in the current year budget and could be deferred until the FY22 Budget Cycle if Council so chooses. However, staff does recommend moving forward with the updates as soon as possible.

Councilman Schiro suggested warehousing the Council meeting videos alongside the minutes on the new website. Councilman Sours questioned the cost associated with the last update. Councilman Webb asked if the changes were updates or a complete rebuild; and, if this would allow for staff to make changes independently. Councilman Sours asked if the current site was presently safe and presented an emergent need. Mr. Burke stated that no action is need this evening, the information is primarily for Council's consideration for the 21-22 Budget or reserve funding from the current budget.

## **Split Zoned Parcels**

Mr. Burke requested Council discuss staff's plan to address split –zoned parcels within the Town. Approximately 68 properties have been identified with split zoning. Staff has mailed letters to the property owners alerting them of the zoning, approximately 20 responses have been received. The Town would offer interested property owners the ability to rezone their property to the appropriate zoning at no cost to the parcel owner. Town staff feels this could reduce potential problems in the future.

## **Board of Zoning Appeals**

Councilman Sours would like to nominate Mr. Andy Caviness to the Luray Board of Zoning Appeals to fill the vacancy. Councilman Sours has stated that he has known Mr. Caviness for several years and he is a local businessman. Mr. Sours feels he would be a very good fit for the board.

**Motion:** Councilman Sours moved to appoint Andy Caviness to the Luray Board of Zoning Appeals as presented. Motion seconded by Councilman Pettit with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

## **COUNCIL COMMENTS**

Councilman Webb thanked Mayor Dofflemyer for leading the Council retreat on Saturday and felt the meeting was very productive.

## **MAYOR'S ANNOUNCEMENTS**

Mayor Dofflemyer had nothing further for the evening. Mayor Dofflemyer then held a short recess prior to closed session.

*-RECESS-*

## **EXECUTIVE SESSION**

### **Property Acquisition Section 2.2-3711 (A) (3)**

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

**Motion:** Councilman Schiro motioned to recess the regular meeting and to convene in executive session; Councilman Sours seconded the motion with the following members voting YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

*-Closed Meeting-*

**Certification:** Mayor Dofflemyer 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. **Motion:** Councilman Schiro motioned to certify the closed session; Councilwoman Lillard seconded the motion with the following members voting YEA: Mayor Dofflemyer, Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb.

**ADJOURN**

With no further business, the meeting was adjourned at 8:00pm.

---

Jerry Dofflemyer  
Mayor

---

Danielle Babb  
Deputy Clerk-Treasurer