

**WORK SESSION OF
THE TOWN COUNCIL
OF
THE TOWN OF LURAY, VIRGINIA**

Tuesday, June 22, 2021

The Luray Town Council met in a work session on Tuesday, June 22, 2021, 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 Jerry Dofflemyer

Council Present:

Ron Vickers
Stephanie Lillard
Jerry Schiro
Jason Pettit
Joseph Sours
Ligon Webb

Also Present:

Steve Burke, Town Manager
Mary Broyles, Clerk- Treasurer
Danielle Babb, Deputy Clerk- Assistant Treasurer
Chief of Police, Carl “Bow” Cook, Luray Police Department
Baker Development

(This meeting was made public via the Town’s Facebook page.)

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. Mayor Dofflemyer requested those present remember all those involved in today’s tragic events. Councilman Pettit led everyone in the United States Pledge of Allegiance.

ROLL CALL

The roll was called with all members present.

ADDITIONS OR CHANGES TO THE AGENDA

Councilman Schiro requested to amend the agenda to add a Closed Meeting to discuss matters concerning Legal Advice regarding Luray Landing.

Motion: Councilman Schiro motioned to add a Closed Session to the Agenda for the consideration of Legal Matters. The motion was seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

UPDATES & DISCUSSION ITEMS

Luray Landing

Mr. Burke presented a request from Baker Development Partnership to amend the Developer's Agreement for Luray Landing. Mr. Burke explained that the original agreement included 386 residential units. However, with property donated to Lord Fairfax Community College and Luray Rescue, the overall residential development would be reduced to 233 units. Staff has reviewed the proposed amendments and the revised documents are included in Council's informational packet. Mr. Burke said that with the reduction in residential units, Baker Development is revising their commitment towards water and sewer improvements. Mr. Burke explained concerns from the Town Attorney regarding proffers associated with the agreement. Staff agrees that holding Baker Development to the original developer's agreement would prohibit future development.

Mayor Dofflemyer recognized representatives from Baker Development present at this evening's meeting. Mr. Rodney Jenkins, Baker Development, said he would be happy to respond to any questions from Council. Councilman Vickers recalled previous amendments to the agreement associated with dedication of property to the college. Councilman Schiro noted that he prefers the revised plan as opposed to the original agreement regarding water and sewer improvements. A proposal from Racey Engineering suggests a water storage tank to serve flow requirements and fire suppression. In addition a sewer pump station would support the sanitary sewer needs of the build out.

Councilman Webb commended the Jenkins family for their contribution to the college. He also wondered if more commercial use of the property would be entertained by the developer. Councilman Pettit concurred that the reduction in total units and the change in the overall water and sewer improvements would be a better overall fit. Councilman Sours inquired about the location of a water tank on the property and the esthetic impact. Mr. Jenkins noted that the proposed tank location would be on a set aside, approximate 2 acre green space parcel, to avoid any visual impact to the properties.

Council members also discussed potential for a public-private partnership or for ARPA funding for water and sewer improvements. Mayor Dofflemyer thanked the Jenkins family and Baker Development on behalf of the Town for their contributions to the community.

Salary Study

Steve Burke, Town Manager, presented the results from the recent study of salary ranges through the area. The Town's existing salary ranges were found to be fairly competitive. Mr. Burke provided a summary of the recommended changes. Mr. Burke said if there are no further questions, he will place this on the July meeting agenda.

ARPA Update

Mr. Burke discussed American Rescue Plan Act funding for the Town. The final draft guidelines, along with the first round of funding is anticipated in July 2021. Staff has developed a draft Request for Proposals to solicit an outside contract to provide financial administration and management services to the Town through the ARPA process. The management services would serve as the point of contact for non-profit inquiries and to solicit and research proposed use of the funds. Mr. Burke also presented a draft survey to receive input from the community about the proposed use of ARPA funds. The ARPA guidelines indicate that the locality must pursue public input. Council members agreed with an online and also a paper copy of the survey, in order to poll the most citizens.

EXECUTIVE SESSION

Legal Advice

Section 2.2-3711(A) (8)

Mayor Dofflemyer requested a motion to adjourn into Executive Session for the purpose of discussing matters relevant to Section 2.2-3711.A.8.

Motion: Councilman Schiro motioned to recess the regular meeting and to convene in executive session; Councilwoman Lillard 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.8 were heard, discussed, or considered during the closed session. **Motion:** Councilman Schiro motioned to certify the closed session; Councilman Pettit seconded the motion with the following members voting YEA: Mayor Dofflemyer, Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb.

ANNOUNCEMENTS

Mayor Dofflemyer noted an upcoming ribbon cutting event this week and the Living Legacy event on Wednesday evening. He reminded of the Employee Picnic on July 2nd and Town of Stanley Parade on July 3rd. Lastly, Mayor Dofflemyer reminded of the newly elected officials training in mid-July.

ADJOURN

With no further business, the meeting was adjourned at 6:59 p.m.

Jerry Dofflemyer
Mayor

Danielle P. Babb
Deputy Town Clerk