

**AGENDA**  
**Luray Town Council Work Session**  
**Tuesday, November 16, 2021**  
**5:30pm**

---

- |  |                  |
|--|------------------|
| <b>I. CALL TO ORDER</b>                          | Mayor Dofflemyer |
| <b>II. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG</b> | Mayor Dofflemyer |
| <b>III. ROLL CALL</b>                            | Danielle Babb    |
| <b>IV. UPDATES &amp; DISCUSSION ITEMS</b>        |                  |
| A) ARPA Update                                   | Steve Burke      |
| B) Rezoning – 42A9-1-7 – Baker Development LLC   | Steve Burke      |
| <b>V. ADJOURN</b>                                |                  |

*The meeting will be live-streamed on the Town's Facebook Live page.*

Town of Luray  
PO Box 629  
45 East Main Street  
Luray, VA 22835  
[www.townofluray.com](http://www.townofluray.com)  
540.743.5511



**Mayor**

***Jerry Dofflemyer***  
jdofflemyer@townofluray.com  
Term: 2021-2024

**Council Members**

***Ronald Vickers***  
Rvickers@townofluray.com  
Term: 2014-2022

***Jerry Schiro***  
jschiro@townofluray.com  
Term: 2014-2022

***Joey Sours***  
jfsours@townofluray.com  
Term: 2017-2024

***Ligon Webb***  
lwebb@townofluray.com  
Term: 2021-2024

***Jason Pettit***  
jpettit@townofluray.com  
Term: 2021-2024

***Stephanie Lillard***  
slillard@townofluray.com  
Term: 2021-2022

**Town Officials:**

Town Manager – Steven Burke  
Assistant Town Manager- Bryan Chrisman  
Town Clerk/ Treasurer- Mary Broyles  
Deputy Town Clerk/ Treasurer- Danielle Babb  
Chief of Police- Bow Cook  
Superintendent of Public Works- Lynn Mathews  
Superintendent Parks & Recreation- Jennifer Jenkins  
Superintendent Wastewater Treatment – Todd Kellison  
Superintendent of Water Treatment – Joey Haddock

**Commissions & Committees:**

Luray Planning Commission  
Luray-Page County Airport Commission  
Luray Tree and Beautification Committee  
Luray Board of Zoning Appeals  
Luray Downtown Initiative  
Luray-Page County Chamber of Commerce



# Town of Luray, Virginia

## Town Council Agenda Statement

Item No: IV-A

Meeting Date: November 16, 2021

Agenda Item: TOWN COUNCIL DISCUSSION  
Item IV-A – ARPA Funding

Summary: The Town Council is requested to discuss prioritization of ARPA Funding in general terms of how the Town should appropriate the funds.

Final guidance for the use of ARPA funding has not been provided by the US Department of Treasury.

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

Town of Luray					
ARPA - Department Projects & Acquisitions					
November 18, 2021					
<u>ARPA Funds Allocated</u>					
Department	Item	Description	Cost Estimate	ARPA	Revenue Recovery
Police	New Vehicles	8/9/21 - Council authorized acquisition of four Police vehicles with funding from ARPA - Rev Rec	\$ 180,000		X
Admin	Page Valley News Ads	9/28/21 - Council authorized advertising on Page Valley News website from ARPA - Rev Rec	\$ 8,000		X
<u>Projects Started/Completed</u>					
WWTP	Installation of Influent Screening	Installation of screening equipment at WWTP to reduce damage to WWTP processing equipment	\$ 213,000	X	
WWTP	Installation of Oxidation Ditch Jet Pumps	Installation of three pumps to operate the oxidation ditch	\$ 244,000	X	
Police	Body Worn Cameras & Tasers	Town has purchased Officer safety equipment to enhance accountability at incidents	\$ 103,000		X
P&R	Imagination Station Playground	Replacement of 30 year old playground to allow greater access to safe play equipment for all children.	\$ 375,000	?	X
Admin	Town Hall & Visitor Center HVAC	Installation of COVID abatement equipment in HVAC system reduces chances for exposure to airborne diseases in public areas.	\$ 25,000	X	
Admin	West Main Street Lot Development	Work with VT CDAC to develop design options for lot on West Main Street (Laurence Hotel Property)	\$ 5,000		x

Town of Luray					
ARPA - Department Projects & Acquisitions					
November 18, 2021					
<u>Proposed Projects &amp; Acquisitions</u>					
WWTP	Influent Pump Control Cabinet	Replace 1989 pump control cabinet. Includes updated influent control system with ultra-sonic level system. Current system is not tied to SCADA. Improved remote monitoring and operation of WWTP	\$ 75,000	X	
WWTP	Three - Influent Pump Variable Frequency Drives	VFD operation of pumps extends the life of pumps and reduces the electrical demand from pumps. High flow events require frequent pump operation that would be improved through installation of VFD equipment	\$ 21,000	X	
WWTP	Two - Jet Pump Variable Frequency Drives	VFD operation of pumps extends the life of pumps and reduces the electrical demand from pumps. New jet pump installation includes VFDs. Retrofit existing jet pumps to extend pump life and operation	\$ 14,000	X	
WWTP	Spare Influent Pump	Influent Pump replacement costs are very expensive and have four month lead time to purchase. Acquisition of a spare pump would allow timely replacement and reduce future costs to customers	\$ 30,000	X	
WWTP	LED Compound Light Retrofit	Three of the seven WWTP compound light are currently not functioning. Replacement with LED fixtures will extend life and reduce operating expenses	\$ 50,000	X	
WTP	Finished Water Pump Replacement	The WTP finished water pumps are 20 years old and have been rebuilt 3 time in the last 8 years. Rebuilding costs about \$15,000. Replacement of existing pumps with vertical pump/motors would provide 20 to 30 years of life with reduce operation expense due to VFD inclusion	\$ 175,000	X	

Town of Luray					
ARPA - Department Projects & Acquisitions					
November 18, 2021					
WTP	Raw Water Pump Replacement	The WTP raw water pumps are 12 years old. Replacement of existing pumps with new pump/motors would provide 15 to 20 years of life with reduce operation expense due to VFD inclusion	\$ 85,000	X	
WTP	SCADA Upgrade	SCADA allows the WTP and Pump Stations to be monitored and operated remotely. The proposed upgrade would consolidate all WTP SCADA to a single system with a life of 10 to 15 years.	\$ 125,000	X	
WTP	Storage Building	WTP requires additional space to store spare motors, pumps, and parts for regular and unplanned maintenance	\$ 9,000	X	
WTP	Raw Water Tank	The current raw water tank is 30 years old. Expected tank life is 30 to 40 years. Replacement would allow additional time before cost to customers	\$ 200,000	X	
PW	West Lu Lift Station	Lift station serves a number of customers on west side of Town. Original station is 30 years old.	\$ 530,000	x	
PW	Remote/Radio Read Water Meters	Town water meters are on average about 8 years old with expected life to be 10 to 15 years. Replacing all meter with remote read equipment would reduce future cost to customers. In addition, new meter system would allow more accurate readings and usage reports for excess usage	\$ 800,000	X	
PW	Waterline Replacement	Town water lines are on average 20 years old with a 20 to 40 year lifespan. Replacement of older lines will result in fewer future water line repairs and disruption to customers	\$ 1,000,000	X	
PW	Sewer Line Relining/Replacement	Town sewer lines are on average 30 years old with a 20 to 40 year lifespan. Replacement of older lines will result in reduction in sewer blockages due to root intrusion and pipe failure	\$ 1,000,000	X	

Town of Luray					
ARPA - Department Projects & Acquisitions					
November 18, 2021					
PW	Wallace Lift Station Replacement	Lift station serves a number of customers on east side of Town. Original station is 30 years old.	\$ 400,000	X	
PW	Sewer Line Investigation Equipment	Smoke testing and video inspection equipment would allow staff to quickly assess sewer main condition and identify areas for repair and relining. Equipment identifying needed repairs will extend the life of sewer mains reducing future expense to customers	\$ 300,000	X	
PW	Street Sweeper	Current sweeper is 20 years old with several recent repairs.	\$ 200,000	?	X
PW	Sewer Jet Equipment	Sewer jet equipment allows staff to remove blockages in sewer mains. New equipment would allow more timely response to blockages	\$ 100,000	X	
PW	Sewer Vacuum Truck	Sewer vacuum truck allows improved response to sewer blockages through collection removal of blockage material from sewer mains	\$ 300,000	X	
PW	West Lu Water Tank	New water tank in West Lu will provide adequate water volume and fire protection for west side of Luray	\$ 500,000	X	
Police	Patrol Vehicle (2)	Replacement of 2 vehicles with emergency equipment and mobile data terminals	\$ 115,000		X
Police	Patrol Officer Positions (2)	New patrol positions to provide better coverage on all shifts	\$ 140,000		X
Police	Patrol Rifles	Purchase new rifles for Officer response in active shooter situations. Rifle would be placed in each vehicle.	\$ 50,000		X
Police	Radio Equipment	County is upgrading their communication equipment that will require Police Department to upgrade car and handheld radios. New equipment should last 15 years	\$ 130,000		X
Police	Garage	Secured storage building to process vehicles and large evidence items.	\$ 40,000		X

Town of Luray					
ARPA - Department Projects & Acquisitions					
November 18, 2021					
P&R	Video Cameras - Dean & Arrowhead	Current security systems are 18 years old with many inoperable components. Video surveillance would assist in monitoring vandalism and other issues at parks.	\$ 34,000	?	X
P&R	Ruffner Plaza Improvements	Current facilities are 15 years old with significant event use. Replacement of pergola with sail shade would improve visitor experience. Replacement of hard surfaces would allow continued use for 20 years	\$ 85,000	?	X
P&R	All Terrain Stage System	A 16x20 portable stage would allow safer platform for event performances at all parks. Rental is \$3400 per event.	\$ 25,000	?	X
P&R	Ruffner Plaza Restroom	Installation of permanent restroom facility to replace portable units would allow improved visitor experience and reduced maintenance.	\$ 150,000	?	X
P&R	Floating Dock & Fishing Platform	Replacement of current dock at Lake Arrowhead with addition of ADA compliant fishing pier would expand usage of park and enhance visitor experience	\$ 50,000	?	X
P&R	Ballfield Groomer	Staff currently use equipment not designed for maintenance ball field surfaces resulting in excessive wear on 15 year old equipment.	\$ 30,000	?	X
Admin	Hazrdous Pay	Provide Hazard Pay - \$1,000 per year FT and \$500 per year FT/PT at \$53,000 per year	\$ 212,000		x
Admin	Server for Domain Controller & Webserver	Aging server (15+ years) will improve reliable online payment services	\$ 5,000	?	X
Admin	Network Firewall	Improved firewall equipment to protect Town and Police computer equipment and servers	\$ 4,000	?	X
Admin	Desktop Replacement	New desktops for customer service representatives to better serve and collect utility and tax payments	\$ 6,000	?	X



Town of Luray					
ARPA - Department Projects & Acquisitions					
November 18, 2021					
Admin	Remote Payment Kiosk	Installation of remote "ATM" for utility and tax payments to replace mail box in parking lot to improve after hour payment options	\$ 40,000	X	
Admin	Subscription Email Phishing Protection	Enhance protection from remote attacks on Town computer and server equipment.	\$ 12,000		X

# ARPA Project Rubric

**Instructions:** On a scale of 0 to 50, with 0 being the least and 50 being the most, place an X in the field that best reflects your answer to the question. The score of each answer will be weighted according to council's predetermined priorities to provide a weighted score.

**Project Name:**

[illegible]

American Rescue Plan Act of 2021

Town of Luray Allocation: \$ 5,029,880

	2021	2022	2023	2024	2025	2025	Total
Account Management	30,000	20,000	15,000	20,000	5,000	5,000	\$ 95,000
Revenue Recovery	400,000	425,000	450,000	475,000			\$ 1,750,000
Business Grant	50,000	25,000	15,000	10,000			\$ 100,000
Non-Profit Grant	50,000	25,000	15,000	10,000			\$ 100,000
Fire & Rescue	30,000	25,000	15,000	10,000			\$ 80,000
Chamber Assistance	10,000	10,000	10,000	10,000			\$ 40,000
LDI Assistance	10,000	10,000	10,000	10,000			\$ 40,000
Town COVID Suplies	5,000	5,000	2,500	2,500			\$ 15,000
Website	25,000						\$ 25,000
Events	25,000	20,000	15,000	10,000			\$ 70,000
Police Department	100,000	100,000	25,000	25,000			\$ 250,000
Imagination Station	350,000						
Town Hall HVAC	25,000						
Water Meter Remote Read		700,000					\$ 700,000
WTP Upgrades		175,000	175,000	40,000			\$ 390,000
WWTP Upgrades		175,000	50,000	40,000			\$ 265,000
Sewer Vaccum Truck		250,000					\$ 250,000
Luray Landing		200,000		100,000			\$ 300,000
Sewer Main Lining		150,000	100,000	50,000			\$ 300,000
Water Main Replacement		100,000	100,000	50,000			\$ 250,000
	1,110,000	2,415,000	997,500	862,500	5,000	5,000	\$ 5,020,000



## Town of Luray, Virginia

### Town Council Agenda Statement

Item No: IV-B

Meeting Date: November 16, 2021

Agenda Item: TOWN COUNCIL DISCUSSION  
Item IV-B – Rezoning – 42A9-1-7A

Summary: The Town Council is requested to discuss a request from Baker Development Partnership LLC to subdivide and rezone parcel 42A9-1-7A from Business (B1) to Planned Neighborhood Development District (PND) and to reincorporate into the Luray Landing Planned Neighborhood Development. Parcel 7 is to remain Business, while Parcel 7A with the stormwater pond is to be rezoned to PND.

The Planning Commission conducted a public hearing at their November 10<sup>th</sup> meeting and unanimously recommended approval of the rezoning request.

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A (Public Hearing at December Meeting)

# Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A9-1-7	N/A	23262

## General

<b>Owners Name:</b>	BAKER DEVELOPMENT PARTNERSHIP LLC
<b>Mailing Address:</b>	822 HOOK HILL RD LURAY VA 22835
<b>Zoning:</b>	B1
<b>Year Built:</b>	0
<b>Acreage:</b>	1.8
<b>Description:</b>	INST#06-4898 L7 STORMWATER EASEMENT
<b>Grouped With:</b>	N/A

### Assessment Information

<b>2021 Land Value</b>	\$18,000
<b>2021 Improvement</b>	\$0
<b>2021 Total Value</b>	\$18,000
<b>Total Land Area (acres)</b>	1.80
<b>2016 Total Value</b>	\$70,000

### Sale information

<b>Transfer Date:</b>	0/0/0
<b>Sales Price:</b>	\$0
<b>Grantor:</b>	\$0
<b>Deed Book:</b>	N/A
<b>Deed Page:</b>	0
<b>Plat Book:</b>	N/A
<b>Plat Page:</b>	0
<b>Instrument Number:</b>	2006-4898

## Details

### Exterior Information

<b>Year Built:</b>	N/A
<b>Occupancy Type:</b>	Vacant Land
<b>Foundation:</b>	N/A
<b>Ext. Walls:</b>	Unknown
<b>Roofing:</b>	N/A
<b>Roof Type:</b>	N/A
<b>Garage:</b>	N/A
<b>Garage - # Of Cars:</b>	0
<b>Carport:</b>	N/A
<b>Carport - # Of Cars:</b>	0

### Interior Information

<b>Story Height:</b>	0
<b># of Rooms:</b>	0
<b># of Bedrooms:</b>	0
<b>Full Bathrooms:</b>	0
<b>Half Bathrooms:</b>	0
<b>Floors:</b>	N/A

<b>Building SqFt:</b>	0
<b>Basement SqFt:</b>	0
<b>Finished Basement SqFt:</b>	0
<b>Interior Walls:</b>	N/A
<b>Heating:</b>	N/A
<b>A/C:</b>	N/A

### Utilities

<b>Water:</b>	Public Water Available
<b>Sewer:</b>	Public Sewer Available
<b>Electric:</b>	Yes
<b>Gas:</b>	No
<b>Fuel Type:</b>	N/A

### Other Information

<b>Fireplace:</b>	0
<b>Stacked Fireplace:</b>	0
<b>Flue:</b>	0
<b>Metal Flues:</b>	0
<b>Stacked Flues:</b>	0
<b>Inop. Flues/FP:</b>	0

### Site Information

<b>Zoning Type:</b>	B1
<b>Terrain Type:</b>	On
<b>Character:</b>	Rolling/Sloping
<b>Right of Way:</b>	Public
<b>Easement:</b>	Paved

# Page County, Virginia

## Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



**Title: Parcels**

**Date: 10/6/2021**

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."





**Town of Luray**  
Zoning – Property Subdivision  
Application No.: \_\_\_\_\_

Please provide a four (4) survey plats prepared by a licensed surveyor by the Commonwealth of Virginia with this application.

**Application:** ☐ Preliminary Minor (<4 lots) ☐ Preliminary Major  
☐ Final Minor (<4 lots) ☐ Final Major  
☒ Sketch Plat

**Surveyor Information:**

Surveyor Name Kevin Blankenship  
Company Name Racey Engineering, PLLC  
Surveyor VA Lic No.: 0403002800 Exp. Date: 06-30-22

**Parcel Information:**

Original Page County Tax Map Number(s) & Lot Sizes (sf/ac) \_\_\_\_\_  
42A9-1-7 (1.8 acres)

Proposed Tax Map Number(s) & Lot Sizes (sf/ac) \_\_\_\_\_  
42A9-1-7 (0.8069 acres) - B1  
42A9-1-7A (0.9970 acres) - Luray Landing PND

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the information provided on this application is correct and meets all Town, County, and Commonwealth requirements, and further attest that all required permitting will be received prior to commencing construction. (See Article II, Section 302 of Luray Code of Ordinances, [townofluray.com](http://townofluray.com))

  
Signature of Applicant

8/27/21  
Date

**Please provide a 3" high by 5" wide area on the survey plat for the Town's approval stamp**

The applicant shall record the final subdivision plat in the Page County Clerk of Circuit Court's office within six (6) months of approval, and a copy of the recorded plat and receipt shall be provided to the Town Zoning Administrator. Any plat not recorded within the six month time shall be deemed null and void.

**Approval of a preliminary plat shall not constitute acceptance of a subdivision for recording and does not constitute a guarantee of approval of the final plat**



**Town of Luray**  
**Zoning Permit Application**  
Application No.: \_\_\_\_\_

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

**Application:** ☐ Site Development ☒ Property Subdivision ☐ Boundary Line Adjustment  
☒ Rezoning ☐ Special Use Permit ☐ Zoning Variance

**Applicant Information:**

Applicant Name RODNEY JENKINS  
Company Name BAKER DEVELOPMENT PARTNERSHIP, LLC  
Address 822 HOOK HILL RD, LURAY, VA 22835  
Phone: (540) 219-7881 Email: rodneyjenkins@gei-va.com

**Property Owner Information:**

Owner Name BAKER DEVELOPMENT PARTNERSHIP, LLC  
Address 822 HOOK HILL RD, LURAY, VA 22835  
Phone: (540) 219-7881 Email: rodneyjenkins@gei-va.com

**Property Information:**

Site Address Lot 7 - General Drive  
Page County Tax Map Number 42A9-1-7 Town Zoning District B1

**Request Information:**

Nature of Request (Describe Fully) Subdivide Lot 7 to separate the SWM easement and rezone separated lot as PND to be incorporated back into the Luray Landing PND. The purpose for this request is to assign responsibility of maintaining this section of the SWM pond to the Luray Landing HOA.

See Appropriate Application Appendix for Additional Information Required with Your Application

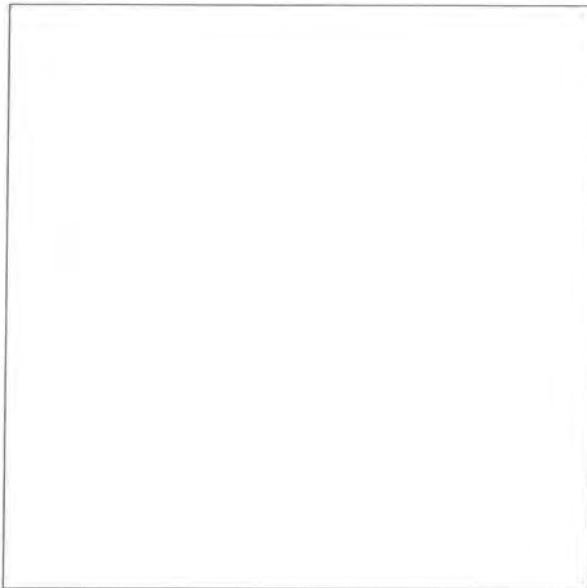
[Signature]  
Signature of Applicant

8/27/21  
Date

**Please Complete Additional Application Form for Your Specific Request**



TOWN APPROVAL

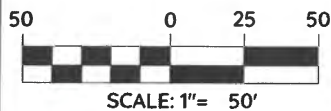


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	92.50'	36.56'	18.52'	22°38'39"	36.32'	N 16°30'13" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°27'19" E	41.69'
L2	S 86°10'56" E	32.87'



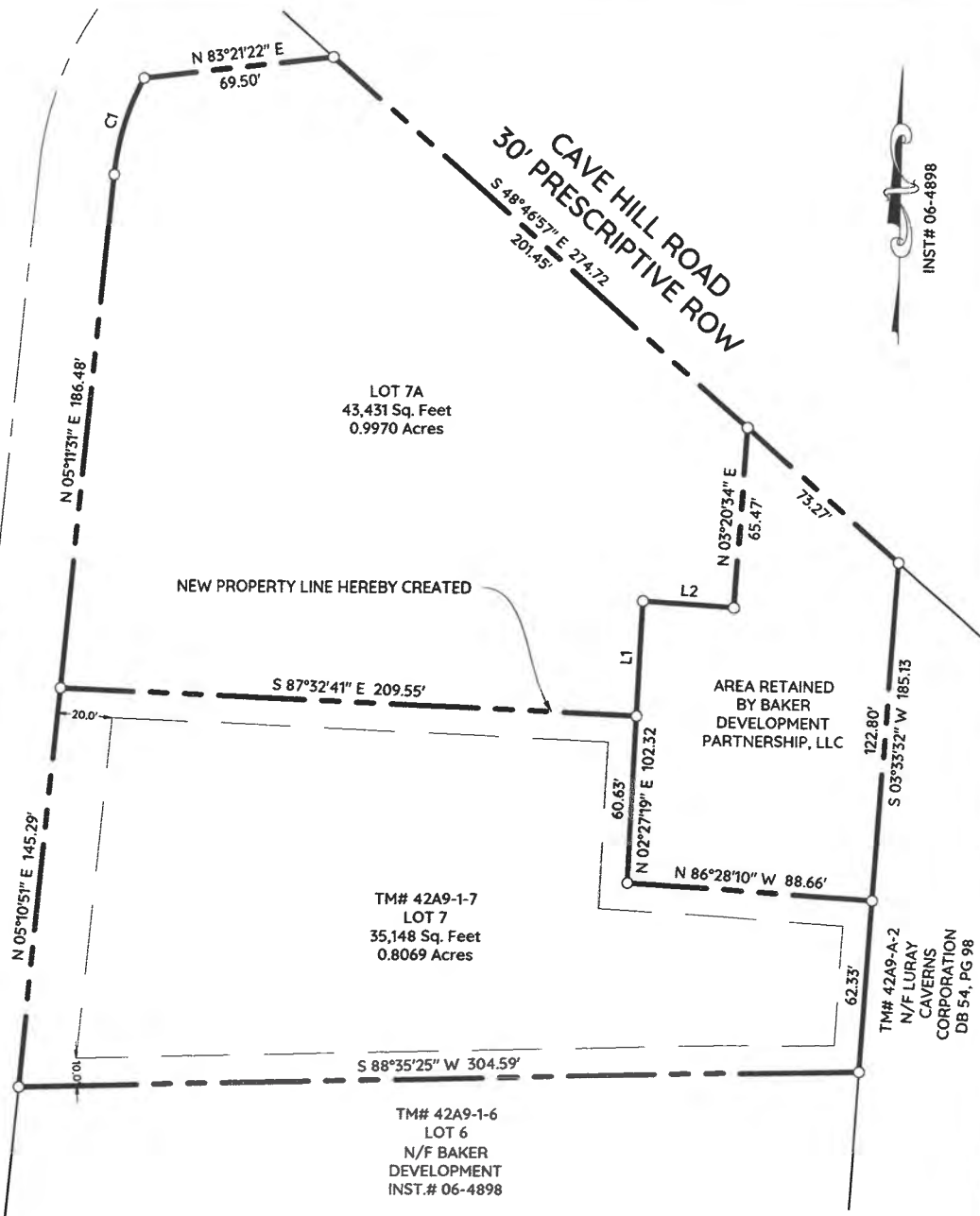
RACEY PROJECT #  
SHEET 1 OF 2

PLAT SHOWING A SUBDIVISION ON THE  
LANDS OF

**LOT 7**  
**BAKER DEVELOPMENT**  
**PARTNERSHIP, LLC**

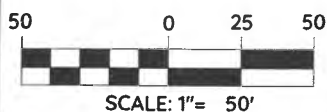
LURAY MAGISTERIAL DISTRICT  
PAGE COUNTY, VA  
8/26/2021

GENERAL DRIVE (55' ROW)



NOTES:

1. BOUNDARY INFORMATION TAKEN FROM THE LAND RECORDS OF PAGE COUNTY, VIRGINIA
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
3. NO FLOOD INFORMATION GIVEN OR DETERMINED FOR THIS PARCEL.



EXHIBIT



RACEY PROJECT #  
SHEET 2 OF 2

PLAT SHOWING A SUBDIVISION ON THE  
LANDS OF

LOT 7  
BAKER DEVELOPMENT  
PARTNERSHIP, LLC

LURAY MAGISTERIAL DISTRICT  
PAGE COUNTY, VA  
8/26/2021

**Page News & Courier: November 24, 2021 & December 1, 2021**  
**Certificate of Publication Requested**

**Town of Luray**  
**45 East Main Street**  
**Luray, Virginia 22835**

**NOTICE OF PUBLIC HEARING**  
**TOWN COUNCIL**  
**PROPOSED REZONING**

**NOTICE** is hereby given pursuant to § 15.2-2204 of the *Code of Virginia*, as amended, that Luray Town Council shall hold a public hearing on **December 13, 2021 at 7 p.m.** The public hearing shall be conducted in the Luray Town Council Chambers located at 45 East Main Street in the Town of Luray, Virginia.

Bake Development Partnership LLC has submitted a request to rezone parcels Tax Map Nos. 42A17-1-7A from Business (B1) to Planned Neighborhood Development District (PND) and to reincorporate the parcels into the Luray Landing Planned Neighborhood Development. The parcels contains a stormwater management facility for the Luray Landing PND. Lot 7 is to remain zoned Business (B1).

Copies of the zoning applications, the zoning map, and the zoning ordinance are available at the Town of Luray's Office, 45 East Main Street, Luray, Virginia. These items may be viewed between the hours of 8 a.m. and 5 p.m. Monday – Friday. Questions may be directed to the Town by calling 540-743-5511 or by emailing [sburke@townofluray.com](mailto:sburke@townofluray.com).