

**MINUTES  
TOWN COUNCIL  
TOWN OF SHENANDOAH  
REGULAR MEETING**

**AUGUST 24, 2010**

**CALL TO ORDER:** The Shenandoah Town Council held its regular meeting on Tuesday, August 24, 2010, at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

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The meeting began with the Pledge of Allegiance.□

**ATTENDANCE:** Council Members present were: Mayor Clinton O. Lucas, Jr.; Vice Mayor William Kite; Russell Comer, Jr.; I. Michael Lowe; Richard Pierce; and Keith Sampson.

Council Members absent were: Charles Jenkins.

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Other Town Officials present were: Larry E. Dovel, Town Manager; Pete Monteleone, Chief of Police; and Juanita F. Roudabush, Assistant Town Manager/MMC.

Citizens present were: Planning Commission Member Guy Monger, Jr.; Carol Lee Strickler; Sharon White; Dave White; Dorothy F. Pendley; Terri May; Mike Wong; James “Tony” Williams; and James Shifflett.□□

Media Representatives: Joe Farruggia, The Page News & Courier.□

**RECEIVING OF VISITORS**□□

# 1 - Mayor Lucas reported Holtzman Oil Corporation won the August 2010 Community Enhancement Award for recent improvements at Milnes Market. They added new pumps and signage to the store, which have enhanced the area. He noted they were unable to attend the meeting and the award will be forwarded to them.

**AUGUST 10, 2010, REGULAR MEETING MNUTES:**

A Motion was made by Councilman Lowe, seconded by Councilman Pierce, to approve the Regular Meeting Minutes held on August 10, 2010, as presented.

**Members Vote was as follows:**

**YEA:** Vice Mayor Kite **NAY:** None.

Councilman Comer

Councilman Lowe

Councilman Pierce

Councilman Sampson

**ABSTAIN:** Mayor Lucas.

**ABSENT:** Councilman Jenkins.

**VOTE:** Unanimous in favor of motion.

**APPROVAL OF BILLS:**

Councilman Comer inquired how the Town gets reimbursed from PENAC?

Town Manager Dovel stated the Town pays the electric bills and invoices PENAC who reimburses the Town. He noted they also reimburse the Town for filters too.

There being no further questions, a Motion was made by Vice Mayor Kite, seconded by

**Councilman Sampson, to approve the bills, dated August 24, 2010, in the Combined Accounts Disbursements Warrants #28847 - #28876 in the amount of \$55,917.82.**

**Members Roll Call Vote was as follows:**

**YEA: Vice Mayor Kite NAY: None.**

**Councilman Comer**

**Councilman Lowe**

**Councilman Pierce**

**Councilman Sampson**

**ABSTAIN: Mayor Lucas.**

**ABSENT: Councilman Jenkins.**

**VOTE: Unanimous in favor of motion.**

**TREASURER'S REPORT: Mayor Lucas read the Treasurer's report, submitted by Treasurer Cindy Breeden, for August 24, 2010.**

**A Motion was made by Councilman Sampson, seconded by Councilman Comer, to approve the August 24, 2010, Treasurer's report in the amount of \$1,239,934.39, as read.**

**Members Vote was as follows:**

**YEA: Vice Mayor Kite NAY: None.**

**Councilman Comer**

**Councilman Lowe**

**Councilman Pierce**

**Councilman Sampson**

**ABSTAIN: Mayor Lucas.**

**ABSENT:** Councilman Jenkins.

**VOTE:** Unanimous in favor of motion.

## **CORRESPONDENCE**

**Item # 1 – Mayor Lucas and Council Members received a thank you note for the Town participating in the Summer Youth Work Program. This was a grant funded program that paid area youth to work throughout the community.**

**Item # 2 – Mayor Lucas read a thank you letter from the Chesapeake Bay Foundation for the Town's volunteers who cleaned up along the Shenandoah River bank. He thanked Councilman Keith Sampson who organized this clean up along the river bank in Town. He noted Councilman Sampson and the volunteers worked on one of the hottest days of the year to remove trash and debris from along the river bank. Statewide a total of 7,500 volunteers worked throughout 245 different sites and cleared away 109 tons of debris and trash from river banks.**

**Item # 3 – Mayor Lucas and Council Members discussed the old Casey Jones building, which is located on Virginia Avenue and slated for demolition if a buyer cannot be found.**

**Following discussion, Council agreed the Town cannot afford to purchase the building at this time, but suggested the owners consider saving the Casey Jones sign on the building if possible and donating it to the Town.**

**It was noted the building official has stated the state code will require the basement area to be filled in and leveled if the building is demolished by the owners.**

**Item # 4 – Mayor Lucas and Council Members received a price quote from Shenandoah Valley Electric Cooperative for replacement of a fixture and globe on First Street.**

**Following a discussion, a Motion was made by Councilman Pierce, seconded by**

**Councilman Lowe, to authorize up to \$1,600 to replace a globe and fixture for a street light pole on First Street.**

**Members Roll Call Vote was as follows:**

**YEA:** Vice Mayor Kite **NAY:** None.

**Councilman Comer**

**Councilman Lowe**

**Councilman Pierce**

**Councilman Sampson**

**ABSTAIN:** Mayor Lucas.

**ABSENT:** Councilman Jenkins.

**VOTE:** Unanimous in favor of motion.

**Item # 5 – Mayor Lucas and Council Members received bids for repaving several areas where water leaks were repaired.**

**Following a discussion, a Motion was made by Vice Mayor Kite, seconded by Councilman Pierce, to award the project to the low bidder, Ran Mar, Inc., in the amount of \$2,600.**

**Members Roll Call Vote was as follows:**

**YEA:** Vice Mayor Kite **NAY:** None.

**Councilman Comer**

**Councilman Pierce**

**Councilman Sampson**

**ABSTAIN:** Mayor Lucas and Councilman Lowe.

**ABSENT:** Councilman Jenkins.

**VOTE:□□□□□□□ Unanimous in favor of motion.**

**Councilman Lowe abstained from voting due to him also having Ran-Mar, Inc. complete a small paving project on his own property.□□**

**Item # 6 – Mayor Lucas read the following resolution:**

**RESOLUTION  
OF THE SHENANDOAH VIRGINIA TOWN COUNCIL  
SUPPORTING TECHNOLOGY BASED BUSINESSES**

**□ WHEREAS, the historic Town of Shenandoah is located in the heart of the Shenandoah Valley with picturesque mountain and river views and is within easy access to major metropolitan areas; and**

**□ WHEREAS, the Town of Shenandoah has laid the foundation for technology based businesses by now having high-speed broadband Internet service available from several different sources; and**

**□ WHEREAS, within the Town of Shenandoah there are several vacant buildings offering very low cost monthly rent and a first year Town business license may be obtained for just \$30 within any commercial district; and□**

**□ WHEREAS, the Town of Shenandoah offers a very affordable cost of living and maintains an excellent quality of life for its residents and business owners; and□**

**WHEREAS, the Town of Shenandoah has invested time and funds toward increasing our economic vitality by providing the infrastructure as a great starting point for businesses; and**

**WHEREAS, the Town of Shenandoah offers a state of the art community computer center to assist employers with computer training needs and to provide printing services; and**

**WHEREAS, an economic development study completed by Virginia Tech recommends promoting our Town to industries using advanced telecommunications infrastructure.**

**NOW, BE IT THEREFORE RESOLVED, the Town of Shenandoah strongly supports information technology companies and will assist in all ways possible to ensure a smooth transition to our quaint community.**

**It was discussed this resolution will be presented to our legislators to help market the Town of Shenandoah as a prime location for technology based businesses.**

**A Motion was made by Councilman Comer, seconded by Councilman Sampson, to adopt the resolution to support technology based businesses, as read.**

**Members Vote was as follows:**

**YEA: Vice Mayor Kite NAY: None.**

**Councilman Comer**

**Councilman Lowe**

**Councilman Pierce**

**Councilman Sampson**

**ABSTAIN: Mayor Lucas.**

**ABSENT: Councilman Jenkins.**

**VOTE: Unanimous in favor of motion.**

**Item # 7 – Mayor Lucas and Council Members received a press release indicating Page Memorial Hospital/Valley Health has been accredited for three (3) years to conduct CT**

scans, MRI, and Mammography, as the result of a recent survey by the American College of Radiology (ACR). The release indicated more information is available by calling 540-743-9439 or by visiting their website [www.valleyhealthlink.com/Page](http://www.valleyhealthlink.com/Page) .

**Item # 8 – Mayor Lucas read a recommendation from the Planning Commission regarding the Town’s Capital Improvement Plan (CIP) and its priority order. He noted the Town Council came up with items to put on a CIP and requested the Planning Commission to review and prioritize these items. He explained the Planning Commission made the following recommendations:**

#### **2010-2015 Capital Improvement Plan for the Town of Shenandoah**

□

**# 1 – Replacement of undersized and aging water lines within Town limits.**

**Tie # 2 – Plan for sewer plant upgrades as DEQ requires. (Permit up for renewal and DEQ usually requires upgrades during this time.)**

**Tie # 2 – Extension of water and sewer lines to all newly incorporated areas of the Town.**

**# 3 – Install backup generators for town wells and sewer plant and run water line from Shenandoah River to Main Street for fire suppression. (Note: No amount of water would save some of the older wooden buildings in event of a major fire.)**

**No specific order for the following:**

**# – Improve Street Lighting (First Street is very dark for events held here.)**



#111 – Secure right of way for walking trail from Big Gem Park to river. (Important to connect parks, but unlikely private landowner will ever allow. Check w/railroad where other localities use bridges and underpasses for walking trails.)

#111 – Work to get grants for Big Gem projects beginning with the access road. (Check to see if any homeland security grants are available that would provide for road if a public safety building for fire/rescue was constructed on this property.)

#111 – Replace sidewalks. (As funds are available replace in order of most need. Do not add new until existing is replaced.)

Items to REMOVE from list or LOW priority:

Low Priority – Plan for an industrial site/business park – Only 1 site in Town currently.

Remove from list – Plan for Town to obtain vacant sites which were caused by fires on main street – Majority of Planning Commission felt Town should not be in real estate business.

Remove from list – Pursue funding for a museum – Majority of the Planning Commission felt Steven's Cottage should be utilized as museum.

Non CIP Items:

Trucks for maintenance department; Copy machine for office; update office computers.  
- Majority of Planning Commission felt the department heads should know which items are most important for daily work.

The Council will review the recommendations for future action.

**Item # 9 – Mayor Lucas and Council Members received a letter from the Town Planning Commission recommending the Town Council adopt the Virginia Property Maintenance Code Part III as soon as possible.[] []**

**Councilman Comer noted the County has this matter under review and joint meetings will be set up soon with the other Towns and County to discuss the options.[] []**

**Councilman Pierce stated if the County adopts the property maintenance code, it would cover the Towns as well.[] []**

## **COMMITTEE REPORTS[]**

### **WATER & SEWER**

**(Chairman Kite and Councilpersons Jenkins and Sampson)**

**Committee Chairman Kite reminded Council James Shifflett submitted applications for water and sewer taps for a new house at 1025 Ramona Avenue, but the issue was tabled at the last meeting to allow more time to determine water pressure in this area.[] []**

**It was discussed when the pressures were measured they varied from 33lbs. to 60 lbs.[] It was noted it appeared there was some device or obstruction within the new homes causing the pressures to vary so much.[] []**

**Council Members also expressed concern with allowing another tap when there are water pressure issues with the other new homes already.[] Also, concern was expressed for issues that may be experienced in the future with sewer in this area too.[] []**

**Therefore, Council agreed to table action on Mr. Shifflett's request again for additional**

review of water and sewer issues in this area. It was noted if the issues cannot be easily resolved, Mr. Shifflett may be required to connect to a larger water line nearby and/or possibly pay for an engineer to design a way to solve the problems.

Mr. Shifflett agreed to meet with Town Manager Dovel to review the issues on the sites and have information available for the next Council meeting.

Councilman Pierce reported a water leak in the street in front of the Baptist Church.

Councilman Sampson noted the entire line needs to be replaced in this area.

Town Manager Dovel reported North American Phillips is having their surveyors and engineers prepare utility easements for the new water line to serve Shenandoah River Road. He explained the easements will be forwarded to Town Attorney Blatt for review prior to them being recorded. He noted the company also paid Racey Engineering to review the plans on behalf of the Town. He also noted VDOT regulations will still have to be met, but they have not received comments from them yet.

Installation of the new electronic read water meters was discussed and Town Manager Dovel noted they have been delayed recently while working to unclog sewer lines. Public Works will begin installing them again soon and will install a cover over the small holes for the ones that are missing it.

## **STREETS & PUBLIC PROPERTY**

(Chairman Kite and Councilpersons Comer and Sampson)

Following a brief discussion, Council agreed to contact Shenandoah Hardware to inquire if they plan to do the firewood for the needy program and if they would be interested in taking down a dead tree at the Baptist Church parsonage to use in this program. The tree is on private property and not something the Town would normally handle due to liability.

Following discussion, Council noted the Town's policy now is to only install pole lights at intersections and therefore they cannot put an additional light on Ninth Street as requested by a homeowner. The Town has to pay for the electric usage of street lights and it is very expensive. Mayor Lucas will inform the homeowner of the policy.

Council requested VDOT install a stop sign at the intersection of Central Avenue and North Second Street as soon as possible.

Following complaints, Council will request the property owner mow Rest Haven Cemetery on a regular basis.

#### **POLICE, SAFETY, & JUDICIAL** (Chairman Kite and Councilpersons Comer and Switzer)

There was nothing further to report.

#### **TAXATION & FINANCE** (Chairman Pierce and Councilpersons Kite and Switzer)

There was nothing to report during this period.

#### **PARKS & RECREATION** (Chairman Sampson and Councilpersons Pierce and Switzer)

Committee Chairman Sampson then reported the following Parks and Recreation News:

P&R Director is working daily on several programs including girls basketball and kindergarten basketball programs. Boys basketball will take place at a later date. Also, they will request the railroad reconsider their denial of use of their tunnel for a walking path to eventually connect Big Gem Park and the River Park.

#### **INDUSTRIAL, ECONOMIC DEVELOPMENT & PROCUREMENT** (Chairman Comer and Councilpersons Jenkins and Pierce)

There was nothing further to report during this period.

#### **COMMUNITY SERVICE** (Chairman Kite and Councilpersons Jenkins and Pierce)

Council agreed to award Lilly of the Valley Church a Community Enhancement Award for the improvements made to their property recently.

Council also agreed to award property owners of the house at Fifth and Shenandoah Avenue a Community Enhancement Award for removing old buildings, trees, and repainting the home recently.

These awards will be presented at upcoming Council meetings.

#### **PERSONNEL** (Chairman Pierce and Councilpersons Sampson and Switzer)

There was nothing to report during this period.

#### **POLICE REPORT**

There was nothing further to report during this period.

## **UNFINISHED BUSINESS**

There was no unfinished business to come before Council during this period.

## **NEW BUSINESS**

There was no new business to come before Council during this period.

## **TOWN MANAGER'S REPORT**

There was nothing further to report during this period.

## **MAYOR'S REPORT**

Mayor Lucas noted he did not have anything further to report.

## **FOR THE GOOD OF THE TOWN**

Prior to comments from the public, Town representatives reiterated the Town does not have the authority to allow the Shenandoah Volunteer Rescue Squad to run calls, as they are in a franchise agreement with Page County. Therefore, all decision making in this issue has to be done by the Page County Board of Supervisors. However, they noted they are more than willing to listen to concerns from the public in this matter as it does

affect the community.[]

**# 1 - Terri May reported she has spoken to several local and state representatives regarding the issues of the Shenandoah Volunteer Rescue Squad and Page County.[] She wants the state to conduct an investigation into the matter to determine if any conflicts of interest are involved in the County's decisions to shut down the rescue squad.[] She noted the State of Virginia reinstated the Shenandoah Volunteer Rescue Squad license to operate and commended the squad on its training, equipment, and cleanliness, but Page County representatives will not allow them to run calls.[] She noted any internal problems could be taken care of by their membership.[] She also expressed concern she felt the Town or our citizens have not been informed throughout the County's process to shut down the volunteer rescue squad and feels the Shenandoah community is concerned and in jeopardy when one (1) single unit is covering the entire area and relying upon nearby volunteer squads to provide additional service if needed.**

**# 2 - Sharon White stated she has also contacted state offices about the issue and felt the Shenandoah Volunteer Rescue Squad has operated for 40 years and they should be allowed to continue operations. She noted the membership could take care of any internal problems.[] She stated she has contacted the Governor, but everyone keeps passing the buck.[] Before coming to the Council meeting tonight she noted she was told the Shenandoah Volunteer Rescue Squad will be shut down by the County as of Thursday and she would like for something to be done to prevent this from happening.**

**# 3 – Michael Wong requested the Town's assistance with an issue he is having with a neighbor of his rental property located at 129 Pennsylvania Avenue.[] He explained his deed and he believes Town maps show an alley between his property and hers.[] However, she claims her deed does not show the alley and has erected a fence, thereby blocking Mr. Wong or his tenants access to the rear of his rental property.[] He asked for Council's assistance since citizens cannot block a public alley.**

**Mayor Lucas and Council Members noted they would review this matter.[] However, they noted the situation may not be resolved until surveys are conducted by the two (2) property owners to show conclusively where the property lines are and if any public alley exists between the two owners.[] If surveys are required, it would be the responsibility of the property owners to bear the expense of having them done.[]**

Mr. Wong noted he was sure there was a survey done on his property in the past and he would review his records to determine if he could locate them along with the survey pins in the ground. He stated he only wants access to the rear of his property and nothing more.

## ADJOURN

There being no further discussions, a Motion was made by Vice Mayor Kite, seconded by Councilman Pierce, to adjourn the meeting at 8:39 p.m.

Members Vote was as follows:

**YEA:** Vice Mayor Kite **NAY:** None.

Councilman Comer

Councilman Lowe

Councilman Pierce

Councilman Sampson

**ABSTAIN:** Mayor Lucas.

**ABSENT:** Councilman Jenkins.

**VOTE:** Unanimous in favor of motion.

**APPROVED:** **ATTESTED:**



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**Clinton O. Lucas, Jr., Mayor** □ □ □ □ **Juanita Roudabush, MMC**  
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