

Minutes  
Board of Supervisors  
Regular Meeting  
January 20, 2026

Members Present: Clifton Thomas, Chairman At-Large  
Jeremy Baldwin, District 1  
Allen Louderback, District 2, first Vice Chair  
Susan Kile, District 4  
Jeff Vaughan, District 5

Electronic Participation: Ryan Cabbage, District 3, second Vice Chair

Staff Present: Amity Moler, County Administrator  
Regina Harner, Assistant County Administrator  
Tyler Olsen, Finance Director  
Cassie Richards, Acting Zoning Administrator II  
Tracy Clatterbuck, Zoning Administrator I  
Caleb Routhier, County Attorney

**Call to Order:**

Chairman Thomas called to order the regular meeting of the Page County Board of Supervisors on Tuesday, January 20, 2026, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by Chairman Thomas leading a Moment of Silence and the *Pledge of Allegiance*.

**Adoption of Agenda:**

**Motion:** Supervisor Vaughan moved to adopt the agenda, as presented. Supervisor Kile seconded and the motion carried by a vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cabbage, Kile, Vaughan. Nay: None.

**Electronic Participation:**

Supervisor Cabbage was unable to physically attend the meeting for personal reasons due to professional responsibilities but had requested to be able to participate electronically. Supervisor Cabbage was telephoned into the meeting from Charleston, South Carolina, and his voice could be heard by all persons.

**Presentations, Proclamations and Awards:**

**Health Department Community Health Assessment:**

Tara Blackley, Health Director, Lord Fairfax Health District, presented the Community Health Assessment and Improvement Process to the Board. She explained that the survey, conducted every three years, is based on a nationally recognized model called Mobilizing for Action through Planning and Partnerships (MAPP 2.0) created by the

National Association of County and City Health Officials (NACCHO) and is used to identify key health problems and assets within the community.

Jason Craig, Senior Director, Community Health, Valley Health System, discussed the priorities selected in the survey, which include improving access to health and wellness services, increasing access to affordable healthy foods, access to housing, and mental health support.

Supervisor Cabbage would like Page County schools to be involved in the health surveys.

**Public Comments on Agenda Items:**

There were no speakers for public comments on agenda items.

**Action Matters:**

**Road Abandonment Request from the Town of Luray State Route 736:**

Mrs. Amity Moler, County Administrator, presented a letter from the Town of Luray to the Board requesting that Page County and the Virginia Department of Transportation (VDOT) remove a segment of SR 736 from the County's secondary roads inventory and concede all future maintenance and ownership to the Town of Luray.

**Motion:** Supervisor Vaughan moved that the Page County Board of Supervisors hold a public hearing on the road abandonment request from the Town of Luray at the February 17, 2026, regular meeting, and direct staff to provide adequate notice of such hearing, in accordance with the Code of Virginia. Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Baldwin, Louderback, Cabbage, Kile, Vaughan, Thomas. Nay: None.

**Budget Changes:**

Mr. Tyler Olsen, Finance Director, noted that in October, the Board agreed to move forward with soliciting proposals for the recreation center project. There are two solicitation options: design-bid-build and design-build. Design-bid-build involves procuring and contracting with a designer and builder separately. Design-build, the recommended procurement method, involves contracting with a single entity that would be responsible for both design and construction, which can result in faster completion and fewer change orders. When using the design-build method, the Virginia Public Procurement Act requires the County to consult with a licensed architect or engineer to help determine whether the design-build method is appropriate and to help evaluate proposals. Over the past few months, two companies have submitted quotes for these services. It is requested that \$10,000 of the \$180,000 Recreation Enterprise Fund Balance be appropriated for these consulting services.

Since FY 2016, unspent donations to the Animal Shelter have totaled \$51,067 and have since closed to the General Fund Balance. The Shelter requests that \$38,000 of these funds be appropriated for a cargo van and \$450 be appropriated for various supplies and animal equipment.

Fire-EMS was awarded a \$31,000 personal protective equipment grant from the Virginia Department of Fire Programs. It is requested that these state funds be appropriated for firefighting equipment and gear.

The Sheriff’s Office JMAT program’s federal grant expiration has been extended from September 2025 to the end of February 2026. Although this extension does not provide additional funding overall, it will allow the JMAT program to use more of the unspent funds before the grant expires. Since the current budget only includes what the program was expecting to spend from July through September, it needs to reflect current estimates. It is requested that \$189,922 of federal grant funds be appropriated to the JMAT program.

The Board was in consensus to not approve the \$10,000 for consulting services for the recreation center project until there is further discussion and a consensus on the location of the recreation center. The recreation center location discussion will be on the February 2, 2026, work session agenda.

**Motion:** Supervisor Cubbage moved that the Page County Board of Supervisors approve the revenue of \$40,699 from the General Fund Balance, \$31,000 from state funds and \$189,922 from federal funds and expenditures of \$221,372 to the General Fund budget and \$40,249 to the Recreation Enterprise Fund Budget. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cubbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

Supplemental Appropriations Requests Approved:

Dept.	Description	Revenue Source	Expenditure	Requested Amount
Animal Shelter	Purchase Van	General Fund Bal 101-0000-341-04-07	Transit Van 301-9420-541-80-05	\$40,249
Animal Shelter	Purchase Supplies – Prior Year Donations	General Fund Bal 101-0000-341-04-07	Animal Equipment 101-3510-435-60-21	\$300
Animal Shelter	Purchase Supplies – Prior Year Donations	General Fund Bal 101-0000-341-04-07	Misc 101-3510-435-58-15	\$150
Fire-EMS	Equipment & Gear	VDFP PPE Grant 101-0000-324-05-07	Firefighting Equip & Gear 101-3230-432-59-60	\$31,000
Sheriff’s Office	BJA COSSAP Grant Ext.	COSSAP Grant 101-0000-333-01-17	JMAT Program 101-3310-433-59-34	\$189,922
Total Requests				\$261,621

**Board and Commission Appointments:**

Mrs. Regina Harner reviewed the Board and Commission appointments as follows:

Social Services Board, District 2:

A vacancy exists on the Social Services Board for the District 2 seat, due to the resignation of Keith Ryan. John Renwick has expressed interest in serving on the Board and has submitted an application for consideration. Supervisor Louderback has recommended him for appointment. If appointed, he will serve an unexpired term through June 30, 2028.

**Motion:** Supervisor Louderback moved that the Page County Board of Supervisors appoint John Renwick, as the District 2 representative, to the Social Services Board for an unexpired term through June 30, 2028. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Cabbage, Kile, Vaughan, Thomas, Baldwin, Louderback. Nay: None.

Planning Commission, District 2:

The term of Chris Adams expired on January 10<sup>th</sup>. He is eligible for reappointment and would like to serve another four-year term.

**Motion:** Supervisor Louderback moved that the Page County Board of Supervisors reappoint Chris Adams, as the District 2 representative, to the Planning Commission for a four-year term through January 10, 2030. Supervisor Kile seconded and the motion carried by a vote of 6-0. Aye: Kile, Vaughan, Thomas, Baldwin, Louderback, Cabbage. Nay: None.

Building Code Appeals Board, Districts 1, 5, Alternate:

The terms of Clay Gaunt (District 1), Ronald Comer (District 5), Patrick Racey (Alternate), and Roger Houser (Alternate) expired December 31, 2025. Mr. Comer and Mr. Racey do not wish to be reappointed, so other individuals will need to be appointed to fill those seats for four-year terms. Mr. Gaunt is eligible for reappointment. Mr. Houser is eligible for reappointment and would like to serve another term.

**Motion:** Supervisor Baldwin moved that the Page County Board of Supervisors reappoint Roger Houser, as an alternate member, to the Building Code Appeals Board for a term through December 31, 2029. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Vaughan, Thomas, Baldwin, Louderback, Cabbage, Kile. Nay: None.

Northwestern Community Services Board:

The term of Elisabeth Alger expired December 31<sup>st</sup>. She is eligible for reappointment and would like to serve another three-year term.

**Motion:** Supervisor Kile moved that the Page County Board of Supervisors reappoint Elisabeth Alger to the Northwestern Community Services Board for a three-year term through December 31, 2028. Supervisor Vaughan seconded and the motion carried by a vote of 6-0. Aye: Thomas, Baldwin, Louderback, Cabbage, Kile, Vaughan. Nay: None.

**Board of Equalization:**

Appointments will need to be made to the Board of Equalization prior to January 1, 2026. The Board of Equalization serves to hear appeals from taxpayers regarding assessments of real property as a result of the general reassessment. The Board will need to recommend individuals to the Circuit Court for appointment. In order to be eligible for appointment, each prospective member of the Board shall attend the basic course of instruction given by the Department of Taxation. Pursuant to the Code of Virginia, Section 58.1-3374, the Board of Equalization shall be composed of not less than three or more than five members. Thirty percent of the members of the board shall be commercial or residential real estate appraisers, other real estate professionals, builders, developers, or legal or financial professionals. One alternate member may be appointed in the case of a Board with less than five members and two alternate members in the case of a board with five members. The term of the Board shall expire one year after the effective date of the assessment for which they were appointed.

An application has been received from Nina Wolf to serve on the Board. She is recommended for appointment. At least two more members need to be appointed to makeup a full Board.

**Motion:** Supervisor Vaughan moved that the Page County Board of Supervisors recommend to the Circuit Court the appointment of Nina Wolf to the Board of Equalization. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Baldwin, Louderback, Cabbage, Kile, Vaughan, Thomas. Nay: None.

**Consent Agenda:**

**Motion:** Supervisor Baldwin moved to approve the Consent Agenda as follows:

- Financial reports for the period of November 1-30, 2025 and December 1-31, 2025;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers for the month of November 2025 and for the month of December 2025;
- Minutes of November 3, 2025, November 17, 2025, and December 1, 2025;
- Coyote Claim to Matt Barlow for \$50 and Travis Hoke for \$50.

Supervisor Louderback seconded and the motion carried by a vote of 6-0. Aye: Louderback, Cabbage, Kile, Vaughan, Thomas, Baldwin. Nay: None.

**Old Business:**

**Transit Study Funding Update:**

Mrs. Moler explained to the Board that the Page County Public Transit Feasibility Study was initiated in October 2024, through a partnership with Valley Health, Page County, Virginia Regional Transit, and the Towns of Luray and Stanley. The process included a public survey of county residents, stakeholder outreach, and demographic analysis. A survey of 803 Page County residents indicated that 88% of those participants supported the concept of developing a public transportation program to meet the needs of residents facing transportation challenges.

The results indicated the most advantageous option included two vehicles. The first is a fixed route in the Town of Luray, which would operate Monday through Friday from 7:00 a.m. to 6:00 p.m. with fixed time points at published locations. The second is an on-demand vehicle, where riders would call and schedule rides, to provide mobility for residents in the outlying areas of Luray and Page County. Grant funding is available during the two-year demonstration period, leaving an annual local share of \$96,516. The cost, split four ways, would potentially be \$24,129 for the County. It is our intention to partner with Valley Health and the Department of Medical Assistance Services (DMAS) to cover the full annual cost for two years. This is the program that may also provide a source of funding for the recreation center. However, should the funding not be awarded, the county will be responsible for \$24,129 to provide reliable, daily transportation to the community.

The Board was in consensus to earmark \$24,129 in the FY2027 budget to fund a year of the two-year demonstration period of the Page County Public Transit Feasibility Study in the event DMAS grant funding is not awarded.

**Review of Nuisance Ordinance Amendments:**

Ms. Cassie Richards, Acting Zoning Administrator II, introduced the proposed amendments to Chapter 80, Nuisances, of the Page County Code to the Board.

Supervisor Cabbage asked the county attorney the type and level of penalties the Board could set in the County ordinance. Mr. Caleb Routhier, County Attorney, noted that he thought the Code of Virginia did regulate the penalties, but he would check and inform the Board.

Ms. Tracy Clatterbuck, Zoning Administrator I, noted that the current penalties in the nuisance ordinance are at the maximum level allowed. Ms. Clatterbuck explained that staff would like to keep junk vehicles in the zoning ordinance because then criminal and civil penalties can be pursued.

The Board was in consensus to return the proposed ordinance amendments to Chapter 80, Nuisances, of the Page County Code to the Planning Commission for further consideration before returning to the Board.

**New Business:**

**Review of Zoning Ordinance Amendment - Confined Feeding Operations:**

Ms. Tracy Clatterbuck, Zoning Administrator I, noted that Article VI, Confined Feeding Operations, of the Page County Zoning Ordinance was updated by the Board of Supervisors on March 20, 2023. One of the amendments adopted at that time reduced the minimum setback from the confined feeding operation from 600 to 300 feet from any structure designed to be occupied as a residence, excluding any residence owned by the applicant desiring a permit to establish a confined feeding operation. Since that time, an error has been discovered in the Agriculture and Woodland-Conservation zoning district regulations, Article IV, related to that same requirement. The purpose of the proposed

amendments is to make all regulations related to confined feeding operations consistent and concise.

Ms. Clatterbuck requested the Board hold a public hearing on the proposed zoning ordinance amendment for confined feeding operations at the February 17, 2026, regular meeting, and direct staff to provide adequate notice of such hearing in accordance with Section 15.2-2204 of the Code of Virginia.

**Motion:** Supervisor Vaughan moved that the Page County Board of Supervisors hold a public hearing on the proposed zoning ordinance amendments at the February 17, 2026, regular meeting, and directs staff to provide adequate notice of such hearing, in accordance with Section 15.2-2204, of the Code of Virginia. Supervisor Baldwin seconded and the motion carried by a vote of 6-0. Aye: Cabbage, Kile, Vaughan, Thomas, Baldwin, Louderback. Nay: None.

**Open Public Comments:**

Kris Garrett noted that she owns three businesses in Page County, one of which is a short-term rental. She asked if there was a way to make it harder for outside entities to operate short-term rentals. She wants to promote trade jobs. She would like to see the County offices audited. She would like the County to be prepared for the new proposed laws by the state government. She would like the County to keep the legitimacy of the solar ordinance, no data centers, keep Second Amendment sanctuary, and work on lowering expenses. She noted the price of gas in Elkton.

**Administrator's Report:**

Mrs. Moler noted proposed legislation SB228 would take away sovereign immunity from local governments and would put law enforcement, Fire-EMS, and DSS employees at risk. Another piece of legislation would allow any religious entity to build up to 20 housing units on one acre of land, overriding local zoning restrictions. She informed the Board that they may be drafting multiple resolutions this year to the General Assembly in opposition to some of the proposed legislation.

Mrs. Moler noted that there is a snow event expected this weekend that may produce 3 to 18 inches in Page County. This is the first time the Stanley Plaza building will serve as the Emergency Operations Center.

**Supervisors Time:**

The Supervisors thanked everyone for attending the meeting.

**Adjourn:** 8:20 p.m.

With no further business to discuss, Chairman Thomas adjourned the meeting.

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Clifton Thomas, Chairman

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Amity Moler, County Administrator