LURAY TOWN COUNCIL
November 9, 2026 - 7:00 p.m.

REGULAR MEETING AGENDA

I. CALL TO ORDER & PLEDGE ALLEGIANCE TO THE U.S. FLAG — Mayor Lillard

II. ROLL CALL — Danielle Alger

III. AGENDA ADDITIONS OR DELETIONS — Mayor Lillard

IV. CONSENT AGENDA — Mayor Lillard

V. GENERAL CITIZEN COMMENTS (other than agenda items**)**

VI. COUNCIL RESPONSE

VII. BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS

A) Luray Downtown Initiative — Jackie Wood

VIII. PUBLIC HEARINGS

A) South Ventures LLC	SUP26-001	152 S. Court Street	Home Occupation (R-2)
B) Luray-Page Chamber of Commerce Lease		18 Campbell Street	

IX. DISCUSSION ITEMS

A) Downtown Parking Study — Bryan Chrisman

B) Tree & Beautification Committee Re-Appointments — Bryan Chrisman

X. ACTION ITEMS

A) Local Business Requests (Dolce) — 15-Minute Parking Space & Crosswalk — Bryan Chrisman

XI. RECESS INTO A CLOSED MEETING — Mayor & Council

XII. CLOSED MEETING - Code of Virginia Section 2.2-3711 (A) (8) — Mayor & Council

Consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney, as authorized by Section 2.2-3711 (A) (8) of the Code of Virginia. The subject matters of the meeting are temporary trailer use, and use of Town-owned real property at 18 Campbell Street.

XIII. FURTHER ACTION BY COUNCIL — Mayor & Council

XIV. TOWN ATTORNEY'S REPORT — Jason Botkins

XIV. COUNCIL COMMENTS — Town Council

XV. MAYOR'S ANNOUNCEMENTS — Mayor Lillard

XVI. ADJOURN — Mayor Lillard

The meeting will be live streamed on the Town's website. Please submit any public comments concerning the agenda items through any of the following means: Attendance at meeting; Email – bchrisman@townofluray.com; Mail – Luray Town Council, Attention Bryan Chrisman, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town's Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 12 noon on the day of the meeting and will be read aloud at the meeting.

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511

Mayor

Stephanie Lillard
slillard@townofluray.com
Term: 2025-2028

Council Members

Jason Pettit
jpettit@townofluray.com
Term: 2025-2028

Ryan Dean
rdean@townofluray.com
Term: 2023-2026

Joey Sours
jfsours@townofluray.com
Term: 2025-2028

Jerry Dofflemyer
jdofflemyer@townofluray.com
Term: 2025-2026

Chuck Butler
cbutler@townofluray.com
Term: 2025-2028

Ron Vickers, Vice Mayor
rvickers@townofluray.com
Term: 2023-2026

Town Officials:

Town Manager – Bryan Chrisman
Assistant Town Manager- Bow Cook
Planning & Zoning Technician – Brooke Fox
Town Clerk/ Treasurer- Danielle Babb
Deputy Town Clerk/ Treasurer- Danielle Alger
Chief of Police- Lonnie Foster
Superintendent of Public Works – Mike Griffith
Superintendent Parks & Recreation-Jennifer Jenkins
Superintendent of the WTP – Joey Haddock
Superintendent of the WWTP – John Sonifrank

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: III

Meeting Date: November 9, 2026

Agenda Item: **ADDITION TO OR DELETION FROM THE AGENDA**

Suggested Motion:
(If required)

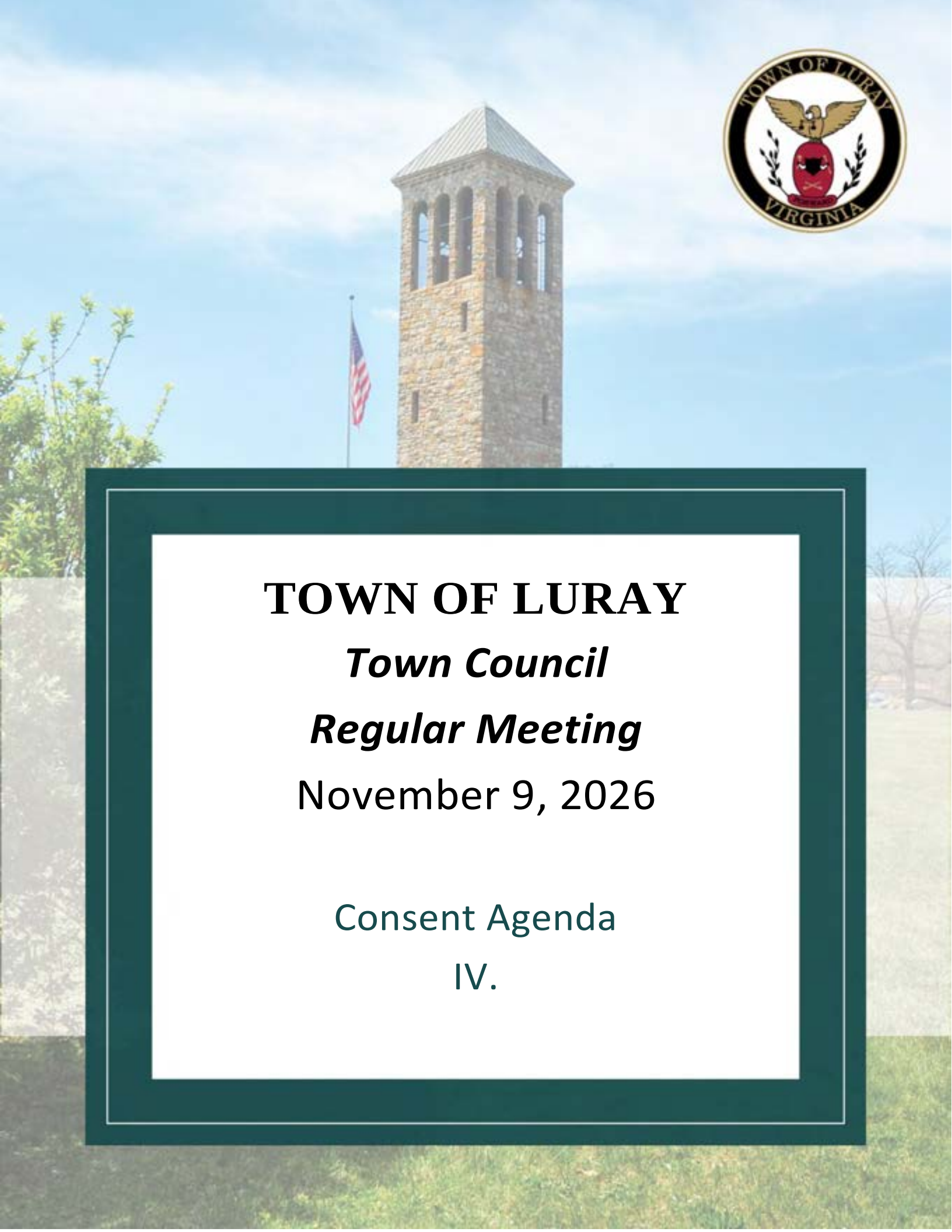
I move that the Town Council add Agenda Item __ to the agenda regarding _____.

OR

I move that the Town Council delete Agenda Item __ from the agenda regarding _____ for the reason of _____.

OR

I move that the Town Council move Agenda Item ____ to a location on the Agenda following Agenda Item ____.



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Consent Agenda

IV.

Town of Luray, Virginia

Town Council Agenda Statement

Item No: IV

Meeting Date: November 9, 2026

Agenda Item: **CONSENT AGENDA**

I move to approve the following Consent Agenda (all items must be read):

(A) Minutes of the Regular Council Meeting – 10/14/2026
(B) Minutes of the Work Session Meeting- 10/27/2026
(C) Accounts Payable Totaling - $ 491,369.79
(D) Financial Reports will be available after audit review.

Prepared By:

_____

Danielle P. Babb, Treasurer

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

Wednesday, October 14th, 2026

The Luray Town Council met in regular session on Wednesday, October 14th, 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 Lillard

Council Present:
Ron Vickers
Jerry Dofflemyer
Ryan Dean
Jason Pettit
Chuck Butler

Council Absent:
Joey Sours

Also Present:
Bryan Chrisman, Town Manager
Bow Cook, Assistant Town Manager
Danielle Babb, Clerk Treasurer
Danielle Alger, Deputy Clerk Treasurer
Chief Lonnie Foster, Luray Police Department
Brooke Fox, Planning and Zoning
Jason Botkins, Town Attorney, Litten & Sipe
Jackie Wood, Luray Downtown Initiative

A quorum being present, Mayor Lillard declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Mayor Lillard led everyone in the United States Pledge of Allegiance. Councilman Sours was absent.

CONSENT AGENDA

Motion: Councilman Vickers motioned to approve the Consent Agenda as presented, motion seconded by Councilman Butler with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Butler. **Approved 5-0**

Consent Agenda

(A) Minutes of the Regular Council Meeting –09/14/2026
(B) Minutes of the Work Session Meeting- 09/29/2026
(C) Accounts Payable totaling- $160,242.99
(D) Financial Reports will be available after audit review.
(E) Proclamation for designating Domestic Violence Awareness Month

BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS

Luray Downtown Initiative

LDI Director, Jackie Wood, stated the Business Appreciation on October 8th at Porch and Vine went well. Ms. Wood appreciated everyone who attended. Ms. Wood stated the Trick or Treat event is coming along great and has lots of folks signing up to participate. This event will be held on October 31st from 5-7pm. Ms. Wood stated Stone and Sparrow is now open and encourages everyone to go. Ms. Wood reminded that the last LDI Farmers Market is this Saturday. Ms. Wood said she is looking forward to building and growing their market next year. Ms. Wood added that the Greenway Foundation will be at Ruffner Plaza to give tours to Yagers Spring this Friday at 5pm and encourages everyone to attend this event.

Mayor Lillard inquired if Ms. Wood had heard anything from the Virginia Main Street project since last month's meeting and if any businesses seemed interested. Ms. Wood stated she has heard from several businesses who have requested information on these project ideas. Mayor Lillard also inquired about the funding. Treasurer, Danielle Babb, stated the CDBG Grant Funding has approximately $25k available. Ms. Wood stated LDI's façade program has about $2,500 available.

Councilman Dofflemyer inquired about Dolce. Ms. Wood stated that it is stunning and is very close to opening. She is hoping they will be able to open by the end of October.

ACTION ITEMS

Resolution of Referral – Special Event Venues

Town Manager, Bryan Chrisman, requested Council review, discuss, and take action on a Resolution of Referral to the Planning Commission for Code of Ordinance changes to include definitions and requirements related to Special Event Venues.

A copy of the Resolution and proposed elements are included in tonight's packet for reference.

Councilman Pettit stated he appreciated Town Attorney, Jason Botkins for cleaning up the Ordinance. However, Mr. Pettit had a few concerns he would like Council to consider. Mr. Pettit stated from a

business perspective that he didn't think new businesses would want to go through with getting a Special Use Permit. Mr. Pettit also had concern about the restrictions on event venues. Mr. Pettit stated that he and another local business owner would like to see the well-maintained structures versus temporary structures.

Mr. Chrisman stated that only B1 and M1 locations would require an SUP.

Mr. Dofflemyer inquired if the Mimslyn had to get an SUP every time they had an event. Mr. Chrisman stated no, because they are a hotel/restaurant.

Councilman Pettit made a motion to get more business owners input before a draft for Planning Commission. Council members changed the motion verbiage to defer action until further research.

Motion: Councilman Pettit motioned to defer action until further research be obtained. Councilman Dofflemyer seconded the motion with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Butler. **Approved 5-0**

Proposed Taxation Amendments

Treasurer, Danielle Babb, requested Council receive information regarding proposed taxation amendments.

Mrs. Babb has been working with Jason Botkins, Town Attorney, to finalize these changes.

Mrs. Babb's recent correspondence with the Town Attorney has included discussions regarding the Town's Business License Ordinance and how it relates to festival vendors who sell domestic items that they have personally produced. **Va. Code 58.1-3703 (c)(2**) offers exemption *for those selling farm or domestic products or nursery products, ornamental or otherwise, or for the planting of nursery products, as an incident to the sale thereof, outside of the regular market houses and sheds of such county, city, or town, provided such products are grown or produced by the person offering them for sale*. The term domestic goods could potentially include items that are sewn, crocheted, or handcrafted generally. **Town Code 30-96** currently provides only for exemption for an itinerant merchant who sells wood, charcoal, meats, butter, eggs, poultry, game, vegetables, fruits, or other family supplies of perishable nature of farm-grown products produced by them. The proposed revision would provide greater clarity regarding when the business license is required for individuals selling products they personally have produced and is especially helpful for vendors participating in festivals, farmers markets, and other similar events.

Additionally, an ordinance amendment is proposed to create an exemption for itinerant merchants conducting business at an event that is hosted by and benefits a nonprofit organization. The $500 annual permit fee for itinerant merchants has received increased attention in connection with nonprofit events. Requiring vendors participating in these events to obtain an annual Itinerant Merchant permit creates a financial and administrative burden for nonprofits seeking to host community events. Under the proposed amendment, the exemption would only apply to merchants conducting business at an event that

is hosted by and benefits a non-profit organization. Additional language has been added at the request of Council to state that net proceeds will be shared at a rate of at least 25 percent with the hosting nonprofit organization. An itinerant merchant claiming this exemption shall provide the supporting documentation in advance as may be reasonably requested by the Town Treasurer.

Mrs. Babb stated she attached for Council's review a draft Ordinance amending Town Code 30-96 to address two items.

Mrs. Babb added that additionally Councilman Sours inquired about the fiscal impact and that was provided in the Council's weekly report last Friday.

Motion: Councilman Butler motioned the proposed Taxation Amendment Ordinance be approved, as presented. Councilman Dofflemyer seconded the motion with the vote as follows: Council Members Vickers, Dofflemyer, Dean, Pettit, Butler. **Approved 5-0**

~Recess~

CLOSED SESSION

Discussion about the Disposition of Public Properties

Town Council is requested to conduct a Closed Meeting for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney. Also, the disposition of real property, where discussion in an open meeting would adversely affect the negotiating strategy of the public body, as authorized by Section 2.2-3711 (A)(8) & (3) respectively. The subject matter of the meeting are the lease documents for 18 Campbell Street and 18 Vogt Place, and real property at 18 Campbell Street.

Motion: Councilman Pettit motioned to convene and go into Closed Meeting for the consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney. Also, the disposition of real property, where discussion in an open meeting would adversely affect the negotiating strategy of the public body, as authorized by Section 2.2-3711 (A) (8) & (3) respectively. The subject matter of the meeting are the lease documents for 18 Campbell Street and 18 Vogt Place, and real property at 18 Campbell Street. Motion seconded by Councilman Butler with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Butler. **Approved 5-0**

~Closed Meeting~

Motion: Councilman Pettit motioned the closed meeting be adjourned and the Luray Town Council reconvene in open session. Motion seconded by Councilman Butler with the vote as follows: Council Members Vickers, Dofflemyer, Dean, Pettit, Butler. **Approved 5-0**

Certification: Councilman Pettit asked members of Council with respect to the just-completed closed session and to the best of each member's knowledge, only public business matters lawfully exempted

from open meeting requirements under the Virginia Freedom of Information Act, and only such public business matters as were identified in the motion by which the closed meeting was convened were heard discussed or considered in the meeting by the Town Council. Motion seconded by Councilman Butler with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Butler. **Approved 5-0**

TOWN ATTORNEY'S REPORT

Mr. Botkins stated he had nothing further this evening.

COUNCIL COMMENTS

Councilman Dofflemyer stated the VML conference was very nice and obtained a lot of information.

MAYOR'S ANNOUNCEMENTS

Mayor Lillard stated LDI was looking for judges for the costume contest at the Halloween event. She stated herself and Councilman Dofflemyer would be participating and needed one more member volunteer. Mayor Lillard reminded everyone of the Town Christmas Dinner that will be held on Friday, December 18th at the Mimslyn.

ADJOURN

With no further business, the meeting was adjourned at 7:35 p.m.

_____
Stephanie Lillard
Mayor

_____
Danielle Alger
Deputy Clerk-Treasurer

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

Tuesday, October 27th, 2026

The Luray Town Council met in a work session on Tuesday, October 27th, 2026, 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 Stephanie Lillard

Council Present:
Ron Vickers
Jerry Dofflemyer (via phone)
Ryan Dean
Jason Pettit
Joseph Sours
Chuck Butler

Also Present:
Bryan Chrisman, Town Manager
Bow Cook, Assistant Town Manager
Danielle Babb, Treasurer
Danielle Alger, Deputy-Clerk Treasurer
Chief of Police, Lonnie Foster, Luray Police Department
Brooke Newman, Planning and Zoning Technician
Sara Outler, Brain Injury Connections
Miriam Abac, Brain Injury Connections
Brad Herman, 15 Campbell Street Project
John Graves, Cave Hill Road Submission
Rod Graves, Cave Hill Road Submission
Daniel Graves, Cave Hill Road Submission
Laura Graves, Cave Hill Road Submission
Tyler Austin, Racey Engineering, Cave Hill Submission
Phil Thompson, Page County Valley Connect-Valley Regional Transit
Jen Jenkins, Parks and Recreation Superintendent
Dr. Bryan Huber, Superintendent, Page County Public Schools
Jackie Wood, Luray Downtown Initiative

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

A quorum being present, Mayor Lillard declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Mayor Lillard led everyone in the United States Pledge of Allegiance.

ROLL CALL

The roll was called with all members present. Councilman Dofflemyer joined by phone.

UPDATES & DISCUSSION ITEMS

Brain Injury Connections Update

Sara Outler with Brain Injury Connections gave a brief update regarding the area program. Ms. Outler stated she was delighted to serve in this area alongside Miriam Abac. Ms. Outler stated their mission is to improve lives of individuals with brain injuries. Ms. Outler has over twenty years of experience in this field. She stated there are four types of support with this program. They are case management, education and advocacy, consultation and referral, and support groups. Ms. Outler stated they offer support groups in a setting that can communicate with people that are going through a similar situation.

Ms. Outler stated that brain injuries happen every twenty-three seconds in the U.S. She added the leading cause is due to falls. She stated brain injuries can impact every area of life. This includes Physical, Cognitive, Emotional and Behavioral, Social and Family. Ms. Outler also spoke about preventing concussions. She added by wearing helmets during sports and riding a bicycle can prevent concussions. Ms. Outler stated through her program Lids for Kids they provide free bike helmets. Ms. Outler would like to attend one of our events with this program and hand out helmets to those that need one.

Mayor Lillard inquired about the number of citizens from our area that are participating in this program. Ms. Abac stated there were currently five but wants to get the word out so more people can join. Councilman Vickers inquired about their funding. Ms. Outler stated they are funded through the State Grants and Fundraising.

15 Campbell Street Project Update

Brad Herman with the Campbell Street Project gave a brief update regarding the progress of the ongoing redevelopment project. Mr. Herman stated they have named the building Luray Commons and officially started construction on August 11th. Mr. Herman stated they completed demo throughout the entire building. He added that it was nice to see the exposed brick and high ceilings. Mr. Herman said there was a set of double doors from 1932 along with other finds from the demo that they will be incorporating into the project. Mr. Herman stated the framing on the first and second floor was in progress along with the ground floor being trenched out for plumbing and electric. Mr. Herman is hoping by the first of the year to begin drywall. He added this was a twelve-month project and is on

schedule. Mr. Herman finished by stating he has submitted the first application for IRF funding in the amount of $163,000.

Councilman Vickers inquired about the timeline for tenants to apply for an apartment. Mr. Herman stated the management team will be posting on Facebook with the contact information. He said they are starting a waiting list now. Mr. Herman added that based on their funding there will be income restrictions and applications are only good for sixty days. Mr. Herman stated there have been a lot of people stopping by to inquire about the openings. Councilman Pettit inquired if there was priority given to locals. Mr. Herman stated no they are on a first come-first serve basis but hoped many will be local.

Mayor Lillard thanked Mr. Herman attending tonight's meeting and is glad everything is going as planned.

Cave Hill Road Submission Update

John Graves, Tyler Austin, and Rod Graves provided Council with an update regarding a submission from the Luray Caverns Corporation regarding the usage of Cave Hill Road. Mr. John Graves stated that one of his brothers' goals was to create a Heritage Site at Luray Caverns. He added that after many years of planning the Valley Museum opened in 2007. Mr. Graves stated they have many visitors coming to see this attraction and is concerned about the traffic on this road. He added that most days vehicles exceed the 25-mph speed limit. Mr. Graves added that reports completed by Racey Engineering proved this to be true. He stated that it appears that the local traffic is the biggest offender and would like to suggest that the road be closed for safety of their visitors.

Mr. Graves stated that he had suggested the road be closed prior to their opening of the Valley Museum. He added at the time, the Town suggested a trial period to see how much traffic used this roadway. Mr. Graves stated after five years traffic really picked up so the Town installed a crosswalk along with blinking lights. Mr. Graves stated that even with the crosswalk and lights he has witnessed near fatal accidents. Mr. Graves stated that annually Luray Caverns draws around 520,000 people to our town and wants to make it safe for the visitors and locals as well. Mr. Graves added that the Town and Caverns have worked well with each other over the years and hopes the Town will approve the road closure and sees safety as a priority.

Tyler Austin, PE/LS, with Racey Engineering reviewed traffic count that was provided by a third-party company in December of 2025. Mr. Austin stated that speeding was the worst and it's happening directly at the crosswalk. Mr. Austin stated these speeds are much higher than the 25-mph speed limit and the risks are high for fatal injuries. Mr. Austin stated the Town will still be able to access and maintain their properties on this road. Mr. Austin stated there were letters of support to close this road from numerous locations including the Page County Sheriff's Department. Mr. Austin also reminded Council of the sinkhole near the wooded area of Cave Hill Road and will only get bigger.

Councilman Butler inquired about faculty and staff parking and how this will be accessed since it is currently behind the Cave. Mr. Austin stated they were looking into several options. Councilman Butler

stated that he has traveled that road and worries about the guests visiting. Councilman Butler stated the biggest thing is to communicate with the public and have them give their input on this suggested closure.

Town Manager, Bryan Chrisman, stated he would like to see a meeting in an informal setting off-site where the public can meet with engineers and write down comments for the Town to compile. Mr. Chrisman added he will send an official letter of request to VDOT in Staunton. He added that although this is a town road, we do ask for comments as a courtesy. Mr. Chrisman provided Council with a map this evening. Mr. Chrisman also agrees with John, Rod and Tyler and the town has done independent vehicle trials and seventy seconds is the difference in travel time of using this road. Mr. Chrisman stated that typically Luray Fire and Rescue use US Highway 211 out of caution for safety.

Mayor Lillard inquired about the timeline of this suggested public meeting. Mr. Chrisman stated possibly a month and a half but is difficult squeezing in meetings due to the holidays but will certainly try in December or possibly January. Mr. Tyler Austin stated the sooner the better and would like to see this meeting in December.

Councilman Sours inquired about the traffic on Cave Hill Road as opposed to traffic near the schools and greenway. Mr. John Graves stated that on a surge day they have a total of 3,000 visitors crossing during their operating hours. Councilman Sours stated that was around 430 people crossing in an hour. Mr. Austin stated there is a permitted parking lot on the other side of Cave Hill Road which will likely need to be utilized in the near future, resulting in more foot traffic. He stated with the addition of the Welcome Center it will extend the timeframe that people will be there. Councilman Pettit stated there is a lot to catch your attention even if you are cautious. He stated he has also seen children crossing while unsupervised or without a parent.

Page County Transit Update

Phil Thompson with Valley Regional Transit provided Council an update on the ongoing project to enable public transit in Luray and Page County.

Mr. Thompson stated they were awarded the demonstration grant and will have a van operating throughout the county. Mr. Thompson stated they were also approved for funding in FY27 and will be launching their service on November 2nd. Mr. Thompson stated rides would cost between fifty cents and one dollar and would operate for six hours in the beginning stages. Mr. Thompson stated they have leased an office on Campbell Street and have hired eight local employees as drivers and dispatchers.

Mr. Thompson stated they have mailed and handed out flyers along with having information on their website. Mr. Thompson was pleased to have local support from Page County and Valley Health and is hoping to gain support from the Town as well. He added that any amount is appreciated. Mr. Thompson stated that if we can't donate this fiscal year if they could be added to the Town's FY28 budget. Mr. Thompson is encouraged by the level of interest in the community and is looking forward to helping those in the community with transportation. Mr. Thompson ended by inviting everyone to the Page Valley Connect Kick-off on Thursday, November 12th and 10am.

Mayor Lillard expressed excitement for the community and noted the interview with Page Valley News.

Evenings on Main Concert Update

Jen Jenkins, Superintendent with Parks and Recreation provided Council with an update regarding the Evenings on Main Concert Series and some of the issues related to that community activity.

Ms. Jenkins stated she would like to hear Council's thoughts on ideas and discussions she has had with staff regarding Evenings on Main Concert Series. Ms. Jenkins stated the main topics were the rain venue usage, increasing attendance, and site change. Ms. Jenkins added her staff want to bring an amazing experience to our locals and visitors. Ms. Jenkins stated the concert series is a free event. She added that due to costs they are sourcing new talent in the valley and have brough in new bands to fit in the budget. Ms. Jenkins stated they were trying to be responsible with the events budget. Ms. Jenkins started out with the rain venue usage. She stated when they are forced to move inside due to the weather that the attendance drops drastically. Ms. Jenkins added when it's cold or rainy folks stay home. She stated when they move inside to PAL or the Luray Fire Hall, they only have around 20-30 people in attendance and are paying high prices for the bands.

Councilman Pettit inquired about the number of staff members working the event along with the setup time and how much the town is spending. Ms. Jenkins stated that most of the setup is done prior to the concert while staff are still working. Ms. Jenkins stated that she would get the information in dollars for Mr. Pettit. Councilman Dean stated that he hadn't seen the band Cashmere for a while and inquired if this was due to the cost. Ms. Jenkins stated that yes, unfortunately it is due to the cost of these bands. Ms. Jenkins stated that popular bands did bring people out in higher numbers. She added they had tossed around a few ideas including a beer garden, fewer concerts but with bigger bands, and adding food trucks. Ms. Jenkins stated there were a lot of options.

Mayor Lillard stated Ms. Jenkins makes a sound argument and was not aware there was a $250 fee for a rain venue. She added that her preference is an outdoor concert and most likely would not attend the event if it was moved indoors. Mayor Lillard stated rolling the deposit over until next year would be a good option along with trimming some of the dates. Mayor Lillard also stated she had spoken to the Tourism Council, and they may be interested in funding some of these events if they could be held on different days of the week.

Councilman Pettit stated that Jen was doing nothing wrong and that a lot of hard work goes into these events. He stated the economy has changed and now some private venues have concerts and live music. Councilman Pettit stated that the Evenings on Main have paid off and now with these other venues providing entertainment he believes the Town could cut the number of concerts in their schedule.

Ms. Jenkins suggested fewer concerts with bigger bands to draw more of a crowd. Councilman Butler inquired if the stage could be covered. He added that if there were more coverage that more people would attend even if it were raining. Ms. Jenkins stated she has looked into a larger canopy and coverage for the stage. Councilman Pettit thanked Ms. Jenkins and thought the food truck option would make a good addition. Ms. Jenkins stated yes, however depending on the crowd size, some vendors aren't happy with the attendance. Mayor Lillard stated that the bigger the headliners the better guarantee of more in attendance. Council directed staff to pursue a series with 4-5 concerts and to bring back some of the more popular bands.

Page County Public Schools Update

Dr. Bryan Huber, Superintendent with Page County Public Schools, provided Council with an update on their Comprehensive Facilities Master Plan. Dr. Huber provided a summary with three columns that included what the assessment says, what has changed, and what the plan recommends. Dr. Huber stated what they are looking at now is the enrollment boom. He stated that the number of enrollment is declining and is a very critical merger point for our division as a whole. Dr. Huber stated the declining enrollment directly affects funding. Dr. Huber stated that both High Schools capacity is 697 and Luray High only has 400 students enrolled. Dr. Huber stated more issues were utilization, aging systems and classroom capacity. He added that many of the buildings were built prior to WWII. Dr. Huber also stated that many of these schools still have window units for heating and cooling. He added that roofing was also an issue due to leaks. Dr. Huber stated Code and Security upgrades is a struggle trying to make them ADA compliant. Dr. Huber stated he was trying to be transparent on how they are approaching the plan and want to do it the responsible way. His presentation reviewed several possible options the board is reviewing.

Mayor Lillard inquired about the timeline. Dr. Huber stated that the decision will be worked out with the Board of Supervisors at their workshop on November 2nd. Councilman Dean inquired about the overall decline in attendance. Dr. Huber stated the decline is across the nation and added that COVID and other things contributed to lower enrollment in Public Schools.

Mr. Chrisman stated after November, we will have Dr. Huber back with another update, possibly in January.

MAYOR COMMENTS

Mayor Lillard reminded everyone of the upcoming Halloween Event on Saturday. She added that herself along with Council members Vickers and Pettit will be judging the costume contest. Mayor Lillard also stated that Mr. Chrisman had wanted her to remind everyone to change their clocks this weekend. Mayor Lillard stated she received a letter from previous Superintendent of Public Works, Lynn Mathews, of thanks and appreciation for his retirement luncheon.

ADJOURN

With no further business, the meeting was adjourned at 7:06 p.m.

_____
Stephanie Lillard
Mayor

_____
Danielle N. Alger
Deputy Town Clerk

ACCOUNTS PAYABLE SUMMARY
MONTH: NOVEMBER 2026

TOTAL COMPUTER INVOICES:	11/9/2026	$	423,138.34
PREVIOUSLY PAID INVOICES:		$	313.45
	REFUNDS		
	VOIDS		
	(Anthem Bill)	$	67,918.00
		$	491,369.79

VEND. NO.	VENDOR NAME	* = DUP INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
001068	SKYLINE PAINT & HARDWARE	10312026 1099-N	4100-041200-6014- - Material & Supplies	10/31/2026	11/09/2026	8.40	ACCT STATEMENT 000		10
001068	SKYLINE PAINT & HARDWARE	10312026 1099-N	4100-071200-6014- - Materials & Supplies	10/31/2026	11/09/2026	1151.65	ACCT STATEMENT 000		20
001068	SKYLINE PAINT & HARDWARE	10312026 1099-N	4501-043000-6014- - Material & Supplies	10/31/2026	11/09/2026	141.90	ACCT STATEMENT 000		30
	INVOICE TOTAL	10312026				1301.95	.00	1301.95	
000795	AUTOZONE INC.	10312026 1099-N	4100-031100-3311- - Repair Parts	10/31/2026	11/09/2026	7.34	ACCT STATEMENT 000		40
000795	AUTOZONE INC.	10312026 1099-N	4100-071200-6008- - Gas, Lube, Tires, Etc.	10/31/2026	11/09/2026	25.51	ACCT STATEMENT 000		50
	INVOICE TOTAL	10312026				32.85	.00	32.85	
000100	PITNEY BOWES GLOBAL FINAN	1030350515 1099-N	4100-012410-5410- - Lease/Rent of Equip.	10/30/2026	11/09/2026	319.54	RED INK 000		60
	INVOICE TOTAL	1030350515				319.54	.00	319.54	
000071	LURAY-PAGE CO. CHAMBER	13105 1099-N	4100-071200-6016- - Recreation Special Events	11/01/2026	11/09/2026	25.00	PARKS 000		70
	INVOICE TOTAL	13105				25.00	.00	25.00	
001129	GRAINGER	9140521825 1099-N	4501-043000-3311- - Repair parts	11/02/2026	11/09/2026	1719.48	WATER SUPPLIES 000		80
	INVOICE TOTAL	9140521825				1719.48	.00	1719.48	
001129	GRAINGER	9140521833 1099-N	4501-043000-3311- - Repair parts	11/02/2026	11/09/2026	260.51	WATER SUPPLIES 000		90
	INVOICE TOTAL	9140521833				260.51	.00	260.51	
000933	ULINE	215159877 1099-N	4100-012710-6014- - Materials & Supplies	10/26/2026	11/09/2026	748.44	SAFETY 000		100
000933	ULINE	215159877 1099-N	4100-012710-8201- - Equipment	10/26/2026	11/09/2026	735.00	SAFETY 000		110
	INVOICE TOTAL	215159877				1483.44	.00	1483.44	
000933	ULINE	215380739 1099-N	4501-043000-6014- - Material & Supplies	10/30/2026	11/09/2026	1768.94	WATER PLANT SUP 000		120
	INVOICE TOTAL	215380739				1768.94	.00	1768.94	
001133	SHANNON SANKAR	INV-4666 1099-N	4100-012100-5841- - Website/EMail Maintenance	10/31/2026	11/09/2026	468.75	WEB MAINTENANCE 000		130
	INVOICE TOTAL	INV-4666				468.75	.00	468.75	
000103	VA UTILITY PROTECTION SVC	102026-00540 1099-N	4100-041200-5230- - Communications	10/31/2026	11/09/2026	112.80	LRY271 000		140
	INVOICE TOTAL	102026-00540				112.80	.00	112.80	
002089	CHARLIE OBAUGH CHEVROLET	10092026 1099-N	4502-043250-8205- - Vehicles	10/09/2026	11/09/2026	121.67	OIL/ROUTINE MAI 000		150
	INVOICE TOTAL	10092026				121.67	.00	121.67	

VEND. NO.	VENDOR NAME	* = DUP INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
000998	SHENANDOAH VALLEY	10302026 1099-N	4502-042000-5110- - - Electricity	10/30/2026	11/09/2026	1344.08	ACCT STATEMENT 000		160
000998	SHENANDOAH VALLEY	10302026 1099-N	4502-043000-5110- - - Electricity	10/30/2026	11/09/2026	19646.00	ACCT STATEMENT 000		170
000998	SHENANDOAH VALLEY	10302026 1099-N	4100-071200-5110- - - Electricity	10/30/2026	11/09/2026	4117.34	ACCT STATEMENT 000		180
000998	SHENANDOAH VALLEY	10302026 1099-N	4100-043200-5110- - - Electricity	10/30/2026	11/09/2026	1943.23	ACCT STATEMENT 000		190
000998	SHENANDOAH VALLEY	10302026 1099-N	4501-042000-5110- - - Electricity	10/30/2026	11/09/2026	772.14	ACCT STATEMENT 000		200
000998	SHENANDOAH VALLEY	10302026 1099-N	4501-043000-5110- - - Electricity	10/30/2026	11/09/2026	7113.89	ACCT STATEMENT 000		210
000998	SHENANDOAH VALLEY	10302026 1099-N	4100-041200-5110- - - Electricity	10/30/2026	11/09/2026	13675.78	ACCT STATEMENT 000		220
000998	SHENANDOAH VALLEY	10302026 1099-N	4100-031100-5110- - - Electricity	10/30/2026	11/09/2026	13.42	ACCT STATEMENT 000		230
	INVOICE TOTAL	10302026				48625.88	.00	48625.88	
000059	LURAY VOL. RESCUE SQUAD	07012026 1099-N	4100-011100-5811- - - Contributions	7/01/2026	11/09/2026	2000.00	26-27 CONTRIBUT 000		240
	INVOICE TOTAL	07012026				2000.00	.00	2000.00	
000045	LANCASTER ENTERPRISES	10312026 1099-N	4100-041200-3310- - - Maint.Repairs,Mach.& Equip.	10/31/2026	11/09/2026	84.00	ACCT STATEMENT 000		250
000045	LANCASTER ENTERPRISES	10312026 1099-N	4100-041200-3311- - - Repair Parts	10/31/2026	11/09/2026	281.14	ACCT STATEMENT 000		260
000045	LANCASTER ENTERPRISES	10312026 1099-N	4100-071200-3310- - - Maint.Repairs. Mach.& Equip.	10/31/2026	11/09/2026	58.00	ACCT STATEMENT 000		270
	INVOICE TOTAL	10312026				423.14	.00	423.14	
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4501-043000-3311- - - Repair parts	10/31/2026	11/09/2026	246.97	ACCT STATEMENT 000		280
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4100-041200-6014- - - Material & Supplies	10/31/2026	11/09/2026	1032.25	ACCT STATEMENT 000		290
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4100-043200-6014- - - Materials & Supplies	10/31/2026	11/09/2026	5.69	ACCT STATEMENT 000		300
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4501-043000-6014- - - Material & Supplies	10/31/2026	11/09/2026	377.79	ACCT STATEMENT 000		310
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4502-043000-6014- - - Materials & Supplies	10/31/2026	11/09/2026	230.83	ACCT STATEMENT 000		320
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4100-071200-6014- - - Materials & Supplies	10/31/2026	11/09/2026	568.75	ACCT STATEMENT 000		330
000084	PAGE COOP. FARM BUREAU	10312026 1099-N	4100-071200-8408- - - Ralph H Dean Park Field Maintenance	10/31/2026	11/09/2026	23.96	ACCT STATEMENT 000		340
	INVOICE TOTAL	10312026				2486.24	.00	2486.24	
001981	T-MOBILE	10252026 1099-N	4501-043000-5230- - - Communications	10/25/2026	11/09/2026	25.33	WTP/WWTP 000		350
001981	T-MOBILE	10252026 1099-N	4502-043000-5230- - - Communications	10/25/2026	11/09/2026	135.00	WTP/WWTP 000		360
	INVOICE TOTAL	10252026				160.33	.00	160.33	

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002283	WILLIAMS SCOTSMAN, INC	9027315782 1099-N	4100-071200-5410- - Rental fees	11/02/2026	11/09/2026	1493.27	PARKS TRAILER L 000		370
	INVOICE TOTAL	9027315782				1493.27	.00	1493.27	
000057	EMMART OIL	10312026 1099-N	4100-043200-5120- - Heating Service	10/31/2026	11/09/2026	664.66	ACCT STATEMENT 000		380
000057	EMMART OIL	10312026 1099-N	4100-071200-6008- - Gas, Lube, Tires, Etc.	10/31/2026	11/09/2026	3214.57	ACCT STATEMENT 000		390
000057	EMMART OIL	10312026 1099-N	4100-041200-6008- - Gas, Lube, Tires, etc.	10/31/2026	11/09/2026	1854.22	ACCT STATEMENT 000		400
000057	EMMART OIL	10312026 1099-N	4501-042000-6008- - Gas, Lube, Tires	10/31/2026	11/09/2026	1854.22	ACCT STATEMENT 000		410
000057	EMMART OIL	10312026 1099-N	4502-042000-6008- - Gas, Lube and Tires	10/31/2026	11/09/2026	1854.22	ACCT STATEMENT 000		420
000057	EMMART OIL	10312026 1099-N	4501-043000-6008- - Gas,Lube,Tires,etc.	10/31/2026	11/09/2026	199.01	ACCT STATEMENT 000		430
000057	EMMART OIL	10312026 1099-N	4502-043000-6008- - Gas, Lube, Tires, etc.	10/31/2026	11/09/2026	973.15	ACCT STATEMENT 000		440
	INVOICE TOTAL	10312026				10614.05	.00	10614.05	
000183	PAGE COUNTY TREASURER	11062026 1099-N	100-000200-0200- - PR Clearing	11/06/2026	11/09/2026	200.00	GREG RICHARDS 000		450
	INVOICE TOTAL	11062026				200.00	.00	200.00	
000176	MARTIN MARIETTA	50938011 1099-N	4100-071200-8406- - RHD Park Projects and Development	10/23/2026	11/09/2026	469.69	PARKS N REC 000		460
	INVOICE TOTAL	50938011				469.69	.00	469.69	
002388	AQUA DOC- VIRGINIA	1456741 1099-N	4100-043200-3550- - Lake/Pond Maintenance	10/26/2026	11/09/2026	200.00	STORMWATER DEC 000		470
	INVOICE TOTAL	1456741				200.00	.00	200.00	
002388	AQUA DOC- VIRGINIA	1456747 1099-N	4501-043000-3315- - Pump Station Maintenance	10/26/2026	11/09/2026	175.00	WTP DECEMBER 20 000		480
	INVOICE TOTAL	1456747				175.00	.00	175.00	
001633	RAILROAD MANAGEMENT	563993 1099-N	4501-041000-3150- - Legal Costs	10/27/2026	11/09/2026	1402.47	PIPE-WATER 000		490
	INVOICE TOTAL	563993				1402.47	.00	1402.47	
001608	COMCAST	57347 10252026 1099-N	4100-071200-5230- - Communications	10/25/2026	11/09/2026	327.96	6TH ST STE 5 000		500
	INVOICE TOTAL	57347 10252026				327.96	.00	327.96	
000099	WASTE MGMT. OF BLUERIDGE	3543036-2411-9 1099-N	4100-042300-5140- - Contract Serv.- Trash Collection	10/26/2026	11/09/2026	5940.03	REFUSE 000		510
	INVOICE TOTAL	3543036-2411-9				5940.03	.00	5940.03	
002375	ELIZABETH RIVER CROSSINGS	1028226009 1099-N	4100-012100-5540- - Travel and Training	10/21/2026	11/09/2026	14.50	TOLLS-VML CONFE 000		520
	INVOICE TOTAL	1028226009				14.50	.00	14.50	

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000089	SEAL'S CONST. & SEPTIC	61903 1099-N	4100-071200-3310- Maint.Repairs. Mach.& Equip.	10/13/2026	11/09/2026	485.00	LAKE A SHOP 000		530
	INVOICE TOTAL	61903				485.00	.00	485.00	
000348	PETTIT PAVING LLC	0458 1099-N	4100-041300-5850- Paving	10/29/2026	11/09/2026	55800.00	STREET PAVING 000		540
	INVOICE TOTAL	0458				55800.00	.00	55800.00	
000348	PETTIT PAVING LLC	0459 1099-N	4100-041300-5850- Paving	10/29/2026	11/09/2026	46800.00	STREET PAVING 000		550
	INVOICE TOTAL	0459				46800.00	.00	46800.00	
000348	PETTIT PAVING LLC	0460 1099-N	4100-041300-5850- Paving	10/29/2026	11/09/2026	75850.00	STREET PAVING 000		560
	INVOICE TOTAL	0460				75850.00	.00	75850.00	
000348	PETTIT PAVING LLC	0461 1099-N	4100-041300-5850- Paving	10/29/2026	11/09/2026	32864.00	STREET PAVING 000		570
	INVOICE TOTAL	0461				32864.00	.00	32864.00	
000348	PETTIT PAVING LLC	0462 1099-N	4100-041300-5850- Paving	10/29/2026	11/09/2026	55350.00	STREET PAVING 000		580
	INVOICE TOTAL	0462				55350.00	.00	55350.00	
000348	PETTIT PAVING LLC	0463 1099-N	4100-041300-5850- Paving	10/29/2026	11/09/2026	65088.00	STREET PAVING 000		590
	INVOICE TOTAL	0463				65088.00	.00	65088.00	
001901	IPRINT TECHNOLOGIES	1346356 1099-N	4100-012410-6001- Office SUpplies	10/30/2026	11/09/2026	633.00	INK-DA/DB 000		600
	INVOICE TOTAL	1346356				633.00	.00	633.00	
000104	UNIFIRST CORPORATION	1700330668 1099-N	4100-041200-6011- Uniforms	11/02/2026	11/09/2026	219.07	PUBLIC WORKS 000		610
000104	UNIFIRST CORPORATION	1700330668 1099-N	4501-042000-6011- Uniforms	11/02/2026	11/09/2026	206.45	PUBLIC WORKS 000		620
000104	UNIFIRST CORPORATION	1700330668 1099-N	4502-042000-6011- Uniforms	11/02/2026	11/09/2026	101.09	PUBLIC WORKS 000		630
	INVOICE TOTAL	1700330668				526.61	.00	526.61	
000104	UNIFIRST CORPORATION	1700330618 1099-N	4100-071200-6011- Uniforms	11/02/2026	11/09/2026	287.40	PARKS N REC 000		640
	INVOICE TOTAL	1700330618				287.40	.00	287.40	
000104	UNIFIRST CORPORATION	1700330623 1099-N	4100-071200-6014- Materials & Supplies	11/02/2026	11/09/2026	55.32	REC PARK 000		650
	INVOICE TOTAL	1700330623				55.32	.00	55.32	
000104	UNIFIRST CORPORATION	1700330613 1099-N	4100-071200-6014- Materials & Supplies	11/02/2026	11/09/2026	22.46	LAKE A 000		660
	INVOICE TOTAL	1700330613				22.46	.00	22.46	

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000104	UNIFIRST CORPORATION	1700330618 1099-N	4100-071200-6011- Uniforms	11/02/2026	11/09/2026	287.40	PARKS N REC 000		670
	INVOICE TOTAL	1700330618				287.40	.00	287.40	
000104	UNIFIRST CORPORATION	1700326118 1099-N	4100-071200-6014- Materials & Supplies	10/12/2026	11/09/2026	55.32	REC PARK 000		680
	INVOICE TOTAL	1700326118				55.32	.00	55.32	
000104	UNIFIRST CORPORATION	1700327780 1099-N	4100-071200-6014- Materials & Supplies	10/19/2026	11/09/2026	243.64	REC PARK 000		690
	INVOICE TOTAL	1700327780				243.64	.00	243.64	
000104	UNIFIRST CORPORATION	1700326096 1099-N	4100-071200-6014- Materials & Supplies	10/12/2026	11/09/2026	22.46	LAKE ARROWHEAD 000		700
	INVOICE TOTAL	1700326096				22.46	.00	22.46	
000104	UNIFIRST CORPORATION	1700327612 1099-N	4100-071200-6014- Materials & Supplies	10/19/2026	11/09/2026	22.46	LAKE ARROWHEAD 000		710
	INVOICE TOTAL	1700327612				22.46	.00	22.46	
000104	UNIFIRST CORPORATION	1700326172 1099-N	4502-043000-6011- Uniforms	10/12/2026	11/09/2026	121.40	WWTP 000		720
	INVOICE TOTAL	1700326172				121.40	.00	121.40	
000104	UNIFIRST CORPORATION	1700326183 1099-N	4502-043000-6014- Materials & Supplies	10/12/2026	11/09/2026	105.72	WWTP 000		730
	INVOICE TOTAL	1700326183				105.72	.00	105.72	
000104	UNIFIRST CORPORATION	1700326279 1099-N	4100-043200-6014- Materials & Supplies	10/12/2026	11/09/2026	192.58	ADMIN POLICE 000		740
000104	UNIFIRST CORPORATION	1700326279 1099-N	4100-043200-5420- Rents	10/12/2026	11/09/2026	14.62	ADMIN POLICE 000		750
	INVOICE TOTAL	1700326279				207.20	.00	207.20	
000104	UNIFIRST CORPORATION	1700326168 1099-N	4501-043000-6011- Uniforms	10/12/2026	11/09/2026	142.03	WTP 000		760
	INVOICE TOTAL	1700326168				142.03	.00	142.03	
000104	UNIFIRST CORPORATION	1700326227 1099-N	4100-041200-6011- Uniforms	10/12/2026	11/09/2026	220.25	PUBLIC WORKS 000		770
000104	UNIFIRST CORPORATION	1700326227 1099-N	4501-042000-6011- Uniforms	10/12/2026	11/09/2026	195.20	PUBLIC WORKS 000		780
000104	UNIFIRST CORPORATION	1700326227 1099-N	4502-042000-6011- Uniforms	10/12/2026	11/09/2026	136.15	PUBLIC WORKS 000		790
	INVOICE TOTAL	1700326227				551.60	.00	551.60	
000104	UNIFIRST CORPORATION	1700326280 1099-N	4100-041200-6014- Material & Supplies	10/12/2026	11/09/2026	167.10	PUBLIC WORKS 000		800
	INVOICE TOTAL	1700326280				167.10	.00	167.10	
000104	UNIFIRST CORPORATION	1700324638 1099-N	4100-043200-6014- Materials & Supplies	10/05/2026	11/09/2026	43.05	DEPOT 000		810

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000104	UNIFIRST CORPORATION	1700324638 1099-N	4100-043200-5420- Rents	10/05/2026	11/09/2026	56.20	DEPOT 000		820
	INVOICE TOTAL	1700324638				99.25	.00	99.25	
000104	UNIFIRST CORPORATION	1700326094 1099-N	4100-043200-6014- Materials & Supplies	10/12/2026	11/09/2026	211.54	DEPOT 000		830
	INVOICE TOTAL	1700326094				211.54	.00	211.54	
000104	UNIFIRST CORPORATION	1700327608 1099-N	4100-043200-6014- Materials & Supplies	10/19/2026	11/09/2026	36.41	DEPOT 000		840
000104	UNIFIRST CORPORATION	1700327608 1099-N	4100-043200-5420- Rents	10/19/2026	11/09/2026	56.20	DEPOT 000		850
	INVOICE TOTAL	1700327608				92.61	.00	92.61	
000104	UNIFIRST CORPORATION	1700329084 1099-N	4100-043200-6014- Materials & Supplies	10/28/2026	11/09/2026	50.14	DEPOT 000		860
	INVOICE TOTAL	1700329084				50.14	.00	50.14	
000104	UNIFIRST CORPORATION	1700330661 1099-N	4100-043200-6014- Materials & Supplies	11/02/2026	11/09/2026	64.02	ADMIN POLICE 000		870
000104	UNIFIRST CORPORATION	1700330661 1099-N	4100-043200-5420- Rents	11/02/2026	11/09/2026	14.62	ADMIN POLICE 000		880
	INVOICE TOTAL	1700330661				78.64	.00	78.64	
000104	UNIFIRST CORPORATION	1700330670 1099-N	4100-041200-6014- Material & Supplies	11/02/2026	11/09/2026	264.34	PUBLIC WORKS 000		890
	INVOICE TOTAL	1700330670				264.34	.00	264.34	
000104	UNIFIRST CORPORATION	1700330641 1099-N	4502-043000-6011- Uniforms	11/02/2026	11/09/2026	121.40	WASTEWATER 000		900
	INVOICE TOTAL	1700330641				121.40	.00	121.40	
000104	UNIFIRST CORPORATION	1700330645 1099-N	4502-043000-6014- Materials & Supplies	11/02/2026	11/09/2026	31.56	WWTP 000		910
	INVOICE TOTAL	1700330645				31.56	.00	31.56	
000104	UNIFIRST CORPORATION	1700330637 1099-N	4501-043000-6011- Uniforms	11/02/2026	11/09/2026	142.03	WTP 000		920
	INVOICE TOTAL	1700330637				142.03	.00	142.03	
001757	GREEN HILL CEMETERY ASSOC	07012026 1099-N	4100-011100-5811- Contributions	7/01/2026	11/09/2026	1500.00	26-27 CONTRIBUT 000		930
	INVOICE TOTAL	07012026				1500.00	.00	1500.00	
001601	PACE ANALYTICAL SERVICES	2630713939 1099-N	4502-043000-5858- Sample Fees	10/30/2026	11/09/2026	175.00	WWTP LABS 000		940
	INVOICE TOTAL	2630713939				175.00	.00	175.00	
001601	PACE ANALYTICAL SERVICES	2630714042 1099-N	4502-043000-5858- Sample Fees	10/30/2026	11/09/2026	300.00	WWTP LABS 000		950
	INVOICE TOTAL	2630714042				300.00	.00	300.00	

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VEND. NO.	VENDOR NAME	INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
001608	COMCAST	58659 10232026 1099-N	4501-043000-5230- Communications	10/23/2026	11/09/2026	534.41	STONEY BROOK 000		960
	INVOICE TOTAL	58659 10232026				534.41	.00	534.41	
001608	COMCAST	57354 10232026 1099-N	4100-071200-5230- Communications	10/23/2026	11/09/2026	352.73	625 6TH ST 000		970
	INVOICE TOTAL	57354 10232026				352.73	.00	352.73	
000855	ECONO SIGNS	10-1005729 1099-N	4100-041300-6014- Materials & Supplies	10/14/2026	11/09/2026	1148.50	AMISS/GEN DR SI 000		980
	INVOICE TOTAL	10-1005729				1148.50	.00	1148.50	
000095	BRIGHTSPEED	12212026 1099-N	4100-043200-5230- Communications	12/21/2026	11/09/2026	100.58	5407435511 000		990
	INVOICE TOTAL	12212026				100.58	.00	100.58	
000002	COREBRIDGE FINANCIAL	11062026 1099-N	100-000200-0200- PR Clearing	11/06/2026	11/09/2026	33.34	DEFERRED COMP 000		1000
000002	COREBRIDGE FINANCIAL	11062026 1099-N	501-000200-0200- Payroll Clearing	11/06/2026	11/09/2026	33.33	DEFERRED COMP 000		1010
000002	COREBRIDGE FINANCIAL	11062026 1099-N	502-000200-0200- PR Clearing	11/06/2026	11/09/2026	33.33	DEFERRED COMP 000		1020
	INVOICE TOTAL	11062026				100.00	.00	100.00	
56144	COMPANY TOTAL					423138.34	.00	423138.34	

HASH TOTALS-> FUND 416251 DEPT 4496690 LOC 0 ACCT 549172

BATCH#- 2712 CREATED BY DANIELLEA ON 11/04/2026 RUN BY DANIELLEA ON 11/04/2026

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	002251	KRISTOPHER MUNSON	11012026	11/01/2026	4100-031100-6012- - -	2026/11	61.99	22515	11/02/2026	Canine Expenditures	02711
					CHECK TOTAL		61.99				
					CHECK TYPE TOTAL		61.99				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	999999	HENRY DORIS JEAN	RE2600011310001	11/02/2026	100-000200-0300- - -	2026/11	251.46	22514	11/02/2026	Refunds Payable	00817
					CHECK TOTAL		251.46				
					CHECK TYPE TOTAL		251.46				
					FINAL TOTAL		313.45				

SUMMARY OF MONTHLY DISBURSEMENTS: *10/01/2026-10/31/2026*

ACCOUNTS PAYABLE INVOICES	$	394,051.19
REFUNDS PAYABLE	$	470.32
VOIDS	$	(500.00)
	$	394,021.51

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	002320	AMANDA LANSBERRY	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22343	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	002322	ASHLEY MARSHALL	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22344	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	002323	BROOKE FOX	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22345	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	002253	CARL COOK	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22346	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	000562	DANIELLE ALGER	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22347	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	000203	DANIELLE P BABB	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22348	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	002319	EMILY MAYLE	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22349	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	002318	KIMBERLY D HARLOW	10012026	10/01/2026	4100-043200-5853-	- -	2026/10	500.00	22350	10/01/2026	Employee Expenses/Retirement	02700
						CHECK	TOTAL	500.00				
0000000	000011	BURNER ELECTRICAL SERVICE	33597	8/12/2026	4501-042000-3310-	- -	2026/10	910.00	22356	10/08/2026	Maint.Repairs Machinery & Equi	02702
0000000	000011	BURNER ELECTRICAL SERVICE	33597	8/12/2026	4501-042000-3311-	- -	2026/10	1,145.00	22356	10/08/2026	Repair Parts	02702
0000000	000011	BURNER ELECTRICAL SERVICE	33585	8/06/2026	4502-043000-3310-	- -	2026/10	2,281.80	22356	10/08/2026	Maint.Repairs,Mach. & Equip.	02702
						CHECK	TOTAL	4,336.80				
0000000	000154	CIVICPLUS, LLC	391389	12/01/2026	4100-011100-5840-	- -	2026/10	1,154.73	22357	10/08/2026	Misc. Expenses	02702
						CHECK	TOTAL	1,154.73				
0000000	000688	CLATTERBUCK PAVEMENT	4060	9/29/2026	4100-041300-5849-	- -	2026/10	19,323.33	22358	10/08/2026	Street-Sidewalk Materials	02702
						CHECK	TOTAL	19,323.33				
0000000	001608	COMCAST	57347 09252026	9/25/2026	4100-071200-5230-	- -	2026/10	327.82	22359	10/08/2026	Communications	02702
0000000	001608	COMCAST	57354 09232026	9/23/2026	4100-071200-5230-	- -	2026/10	352.58	22359	10/08/2026	Communications	02702
0000000	001608	COMCAST	58592 09182026	9/18/2026	4100-041200-5230-	- -	2026/10	511.02	22359	10/08/2026	Communications	02702
0000000	001608	COMCAST	58659 09232026	9/23/2026	4501-043000-5230-	- -	2026/10	534.17	22359	10/08/2026	Communications	02702
						CHECK	TOTAL	1,725.59				
0000000	000002	COREBRIDGE FINANCIAL	10092026	10/09/2026	100-000200-0200-	- -	2026/10	33.34	22360	10/08/2026	PR Clearing	02702
0000000	000002	COREBRIDGE FINANCIAL	10092026	10/09/2026	501-000200-0200-	- -	2026/10	33.33	22360	10/08/2026	Payroll Clearing	02702
0000000	000002	COREBRIDGE FINANCIAL	10092026	10/09/2026	502-000200-0200-	- -	2026/10	33.33	22360	10/08/2026	PR Clearing	02702
						CHECK	TOTAL	100.00				
0000000	001203	DANIEL T SMITH	09152026	9/15/2026	4502-043000-3311-	- -	2026/10	5,000.00	22361	10/08/2026	Repair Parts	02702
						CHECK	TOTAL	5,000.00				
0000000	001910	DONALD RAY KEYSER JR.	INV-000056	9/18/2026	4100-043200-3312-	- -	2026/10	1,500.00	22362	10/08/2026	Tree Maintenance & Removal	02702
0000000	001910	DONALD RAY KEYSER JR.	INV-000057	9/18/2026	4100-043200-3312-	- -	2026/10	600.00	22362	10/08/2026	Tree Maintenance & Removal	02702

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	001910	DONALD RAY KEYSER JR.	INV-000055	9/18/2026	4502-043000-3310-	- -	2026/10	7,500.00	22362	10/08/2026	Maint.Repairs,Mach. & Equip.	02702
						CHECK	TOTAL	9,600.00				
0000000	002325	IMMACULATE IMPRESSIONS	91893325	9/30/2026	4100-043200-3820-	- -	2026/10	1,200.00	22363	10/08/2026	Janitorial Services	02702
						CHECK	TOTAL	1,200.00				
0000000	000159	JASON HOUSDEN	10052026	10/05/2026	4501-043000-5540-	- -	2026/10	288.00	22364	10/08/2026	Travel & Training	02702
						CHECK	TOTAL	288.00				
0000000	001153	JEFF L DOVEL LAWN CARE, L	72993	10/03/2026	4100-043200-3330-	- -	2026/10	5,150.00	22365	10/08/2026	Dam Maintenance	02702
0000000	001153	JEFF L DOVEL LAWN CARE, L	0072992	10/03/2026	4501-043000-3315-	- -	2026/10	640.00	22365	10/08/2026	Pump Station Maintenance	02702
						CHECK	TOTAL	5,790.00				
0000000	002390	JOSEPH ESTRADA	09272026	9/27/2026	4100-031100-5540-	- -	2026/10	112.59	22366	10/08/2026	Travel & Training	02702
						CHECK	TOTAL	112.59				
0000000	000071	LURAY-PAGE CO. CHAMBER	12921	10/01/2026	4100-071200-6016-	- -	2026/10	25.00	22367	10/08/2026	Recreation Special Events	02702
						CHECK	TOTAL	25.00				
0000000	001601	PACE ANALYTICAL SERVICES	2630709387	10/07/2026	4502-043000-5858-	- -	2026/10	300.00	22368	10/08/2026	Sample Fees	02702
						CHECK	TOTAL	300.00				
0000000	001665	PAGE TIRE AND LUBE	37079	10/02/2026	4100-071200-3310-	- -	2026/10	140.00	22369	10/08/2026	Maint.Repairs. Mach.& Equip.	02702
0000000	001665	PAGE TIRE AND LUBE	37079	10/02/2026	4100-071200-3311-	- -	2026/10	28.00	22369	10/08/2026	Repair Parts	02702
						CHECK	TOTAL	168.00				
0000000	002405	PLATINUM CHEMICALS, INC	12306	10/01/2026	4502-043000-6014-	- -	2026/10	452.00	22370	10/08/2026	Materials & Supplies	02702
						CHECK	TOTAL	452.00				
0000000	000273	SECURIAN FINANCIAL GROUP	09302026	9/30/2026	100-000200-0200-	- -	2026/10	240.74	22371	10/08/2026	PR Clearing	02702
0000000	000273	SECURIAN FINANCIAL GROUP	09302026	9/30/2026	501-000200-0200-	- -	2026/10	71.13	22371	10/08/2026	Payroll Clearing	02702
0000000	000273	SECURIAN FINANCIAL GROUP	09302026	9/30/2026	502-000200-0200-	- -	2026/10	121.55	22371	10/08/2026	PR Clearing	02702
						CHECK	TOTAL	433.42				
0000000	001698	SHEN PACO INDUSTRIES	12467	8/31/2026	4100-012410-3310-	- -	2026/10	150.00	22372	10/08/2026	Maint.Repairs, Mach.& Equip	02702
						CHECK	TOTAL	150.00				
0000000	002404	TAYLOR-FORBES EQUIPMENT C	IN26983	9/29/2026	4100-071250-8201-	- -	2026/10	66.51	22373	10/08/2026	Machinery & Equipment	02702
						CHECK	TOTAL	66.51				
0000000	002324	TEAMVIEWER GMBH	006954980	10/02/2026	4501-043000-3310-	- -	2026/10	1,614.40	22374	10/08/2026	Maint. Repairs, Mach.& Equip.	02702
						CHECK	TOTAL	1,614.40				
0000000	000199	TENCARVA MACHINERY CO.	CD99303525	9/10/2026	4502-043000-3311-	- -	2026/10	1,238.00	22375	10/08/2026	Repair Parts	02702
						CHECK	TOTAL	1,238.00				
0000000	000429	USABLUEBOOK	INV01170651	9/23/2026	4502-043000-5864-	- -	2026/10	448.40	22376	10/08/2026	Lab Supplies	02702
						CHECK	TOTAL	448.40				
0000000	000578	VALLEY AUTOMATION, INC.	15190	8/31/2026	4502-043000-3310-	- -	2026/10	701.28	22377	10/08/2026	Maint.Repairs,Mach. & Equip.	02702
0000000	000578	VALLEY AUTOMATION, INC.	15209	9/29/2026	4502-043000-3310-	- -	2026/10	27.76	22377	10/08/2026	Maint.Repairs,Mach. & Equip.	02702
						CHECK	TOTAL	729.04				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	002159	CECIL'S TRACTORS, INC	WO110081	9/23/2026	4100-071200-3310-		2026/10	1,413.00	22378	10/15/2026	Maint.Repairs. Mach.& Equip.	02703
0000000	002159	CECIL'S TRACTORS, INC	WO110081	9/23/2026	4100-071200-3311-		2026/10	1,010.00	22378	10/15/2026	Repair Parts	02703
0000000	002159	CECIL'S TRACTORS, INC	WO110081	9/23/2026	4100-071200-6008-		2026/10	77.05	22378	10/15/2026	Gas, Lube, Tires, Etc.	02703
						CHECK TOTAL		2,500.05				
0000000	002328	CLEAR POINT	09302026	9/30/2026	4100-043200-3130-		2026/10	2,267.93	22379	10/15/2026	Professional Services (year en	02703
0000000	002328	CLEAR POINT	09302026	9/30/2026	4501-041000-3130-		2026/10	2,267.93	22379	10/15/2026	Professional Services - (Year	02703
0000000	002328	CLEAR POINT	09302026	9/30/2026	4502-041000-3130-		2026/10	2,267.94	22379	10/15/2026	Professional Services - (Year	02703
						CHECK TOTAL		6,803.80				
0000000	000203	DANIELLE P BABB	10142026	10/14/2026	4100-012410-5540-		2026/10	49.00	22380	10/15/2026	Travel & Training	02703
						CHECK TOTAL		49.00				
0000000	001910	DONALD RAY KEYSER JR.	INV-000061	10/07/2026	4100-071200-6020-		2026/10	3,500.00	22381	10/15/2026	Tree Maintenance	02703
						CHECK TOTAL		3,500.00				
0000000	002245	DUSTIN PAINTER	09292026	9/29/2026	4100-031100-6011-		2026/10	143.16	22382	10/15/2026	Uniforms	02703
						CHECK TOTAL		143.16				
0000000	002390	JOSEPH ESTRADA	10042026	10/04/2026	4100-031100-5540-		2026/10	119.50	22383	10/15/2026	Travel & Training	02703
0000000	002390	JOSEPH ESTRADA	10042026	10/04/2026	4100-031100-5540-		2026/10	104.89	22383	10/15/2026	Travel & Training	02703
						CHECK TOTAL		224.39				
0000000	002407	LEAH GEORGE	10082026	10/08/2026	4100-031100-6014-		2026/10	161.15	22384	10/15/2026	Materials & Supplies	02703
						CHECK TOTAL		161.15				
0000000	000183	PAGE COUNTY TREASURER	10092026	10/09/2026	100-000200-0200-		2026/10	200.00	22385	10/15/2026	PR Clearing	02703
						CHECK TOTAL		200.00				
0000000	000100	PITNEY BOWES GLOBAL FINAN	3323321271	9/29/2026	4100-012410-5410-		2026/10	1,002.93	22386	10/15/2026	Lease/Rent of Equip.	02703
						CHECK TOTAL		1,002.93				
0000000	002300	SARAH CAMPBELL	10152026	10/15/2026	4100-031100-6011-		2026/10	170.06	22387	10/15/2026	Uniforms	02703
						CHECK TOTAL		170.06				
0000000	000193	THE MIMSLYN INN, LLC	98762026	10/06/2026	4100-043200-5853-		2026/10	2,668.00	22388	10/15/2026	Employee Expenses/Retirement	02703
						CHECK TOTAL		2,668.00				
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6014-		2026/10	45.00	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-5810-		2026/10	158.09	22389	10/15/2026	Membership Dues/Subscriptions	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-		2026/10	5.00	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-		2026/10	5.00-	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-6001-		2026/10	12.60	22389	10/15/2026	Office SUpplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-043200-6014-		2026/10	60.32	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-6001-		2026/10	34.00	22389	10/15/2026	Office SUpplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-6001-		2026/10	34.00-	22389	10/15/2026	Office SUpplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-6001-		2026/10	22.38	22389	10/15/2026	Office SUpplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-081100-5540-		2026/10	325.00	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-5450-		2026/10	31.55	22389	10/15/2026	Credit Card Expense	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-011100-5810-		2026/10	19.99	22389	10/15/2026	Membership Dues/Subscriptions	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-043200-6014-		2026/10	26.30	22389	10/15/2026	Materials & Supplies	02703

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6014-	2026/10	73.86	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	105.80	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6010-	2026/10	98.85	22389	10/15/2026	Police Supplies & Range	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	309.10	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	184.28	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5810-	2026/10	9.99	22389	10/15/2026	Membership Dues Subscr.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5810-	2026/10	24.99	22389	10/15/2026	Membership Dues Subscr.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5810-	2026/10	129.00	22389	10/15/2026	Membership Dues Subscr.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6001-	2026/10	88.32	22389	10/15/2026	Office Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6001-	2026/10	83.94	22389	10/15/2026	Office Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6014-	2026/10	16.52	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5855-	2026/10	242.09	22389	10/15/2026	Senior/ Physically Challenged	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6008-	2026/10	207.12	22389	10/15/2026	Gas, Lube, Tires, Etc.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-041200-6014-	2026/10	31.02	22389	10/15/2026	Material & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012410-5810-	2026/10	14.99	22389	10/15/2026	Membership Dues/Subscriptions	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012710-6014-	2026/10	665.82	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012710-6014-	2026/10	1,497.00	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-012710-5540-	2026/10	128.00	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-	2026/10	47.71	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-	2026/10	14.99-	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6015-	2026/10	34.18	22389	10/15/2026	Tree/Beautific.Improvement Pro	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6008-	2026/10	230.00	22389	10/15/2026	Gas, Lube, Tires, Etc.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6001-	2026/10	112.12	22389	10/15/2026	Office Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6001-	2026/10	13.73	22389	10/15/2026	Office Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6015-	2026/10	74.97	22389	10/15/2026	Tree/Beautific.Improvement Pro	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6015-	2026/10	7.22	22389	10/15/2026	Tree/Beautific.Improvement Pro	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6001-	2026/10	113.99	22389	10/15/2026	Office Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-	2026/10	39.80	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-5230-	2026/10	130.00	22389	10/15/2026	Communications	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6014-	2026/10	69.06	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6015-	2026/10	18.95	22389	10/15/2026	Tree/Beautific.Improvement Pro	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6014-	2026/10	7.79	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5810-	2026/10	19.99	22389	10/15/2026	Membership Dues Subscr.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5810-	2026/10	32.00	22389	10/15/2026	Membership Dues Subscr.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-5810-	2026/10	25.00	22389	10/15/2026	Membership Dues Subscr.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6014-	2026/10	45.52	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-	2026/10	52.99	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6015-	2026/10	240.00	22389	10/15/2026	Tree/Beautific.Improvement Pro	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6014-	2026/10	32.82	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6014-	2026/10	184.46	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-071200-6016-	2026/10	110.00	22389	10/15/2026	Recreation Special Events	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	294.84	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	104.25	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	122.15	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	147.42	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	50.54	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4100-031100-6011-	2026/10	86.31	22389	10/15/2026	Uniforms	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-6008-	2026/10	55.78	22389	10/15/2026	Gas,Lube,Tires,etc.	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	2026/10	17.41	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	2026/10	46.28	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	2026/10	29.48	22389	10/15/2026	Travel & Training	02703

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	- -	2026/10	39.26	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	- -	2026/10	11.26	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	- -	2026/10	31.92	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	- -	2026/10	731.00	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-6014-	- -	2026/10	84.20	22389	10/15/2026	Material & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-6001-	- -	2026/10	113.98	22389	10/15/2026	Office Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	- -	2026/10	43.00	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4501-043000-5540-	- -	2026/10	26.00	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4502-043000-5540-	- -	2026/10	420.00	22389	10/15/2026	Travel & Training	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4502-043000-5854-	- -	2026/10	172.07	22389	10/15/2026	Lab Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4502-043000-6014-	- -	2026/10	279.26	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4502-043000-6014-	- -	2026/10	279.26-	22389	10/15/2026	Materials & Supplies	02703
0000000	000105	TRUIST BANKCARD	10022026	10/02/2026	4502-043000-6014-	- -	2026/10	129.99	22389	10/15/2026	Materials & Supplies	02703
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0000000	000104	UNIFIRST CORPORATION	05252026	5/25/2026	4100-071200-6011-	- -	2026/10	231.38	22390	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700286735*	4/13/2026	4100-043200-6014-	- -	2026/10	259.44	22390	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700286735*	4/13/2026	4100-043200-5420-	- -	2026/10	12.71	22390	10/15/2026	Rents	02703
0000000	000104	UNIFIRST CORPORATION	1700305122	7/06/2026	4100-071200-6014-	- -	2026/10	20.29	22390	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700305134	7/06/2026	4100-071200-6011-	- -	2026/10	231.40	22390	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700305141	7/06/2026	4100-071200-6014-	- -	2026/10	49.44	22390	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700305233	7/06/2026	4100-043200-6014-	- -	2026/10	59.25	22390	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700305233	7/06/2026	4100-043200-5420-	- -	2026/10	12.71	22390	10/15/2026	Rents	02703
0000000	000104	UNIFIRST CORPORATION	1700305170	7/06/2026	4501-043000-6011-	- -	2026/10	104.00	22390	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700286706*	4/13/2026	4502-043000-6011-	- -	2026/10	110.05	22390	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700305181	7/06/2026	4502-043000-6011-	- -	2026/10	112.45	22390	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700305185	7/06/2026	4502-043000-6014-	- -	2026/10	28.85	22390	10/15/2026	Materials & Supplies	02703
						CHECK TOTAL		1,231.97				
0000000	000104	UNIFIRST CORPORATION	1700305247	7/06/2026	4100-041200-6014-	- -	2026/10	22.25	22391	10/15/2026	Material & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700306860	7/13/2026	4100-043200-6014-	- -	2026/10	32.92	22391	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700306860	7/13/2026	4100-043200-5420-	- -	2026/10	48.52	22391	10/15/2026	Rents	02703
0000000	000104	UNIFIRST CORPORATION	1700308298*	7/20/2026	4100-071200-6011-	- -	2026/10	231.38	22391	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700309742	7/27/2026	4100-043200-6014-	- -	2026/10	32.92	22391	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700309742	7/27/2026	4100-043200-5420-	- -	2026/10	48.52	22391	10/15/2026	Rents	02703
0000000	000104	UNIFIRST CORPORATION	1700312635	8/10/2026	4100-043200-6014-	- -	2026/10	38.58	22391	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700312635	8/10/2026	4100-043200-5420-	- -	2026/10	55.80	22391	10/15/2026	Rents	02703
0000000	000104	UNIFIRST CORPORATION	1700312747	8/10/2026	4100-043200-6014-	- -	2026/10	143.80	22391	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700312747	8/10/2026	4100-043200-5420-	- -	2026/10	14.62	22391	10/15/2026	Rents	02703
0000000	000104	UNIFIRST CORPORATION	1700312761	8/10/2026	4100-041200-6011-	- -	2026/10	239.53	22391	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700312693	8/10/2026	4501-043000-6011-	- -	2026/10	112.83	22391	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700312761	8/10/2026	4501-042000-6011-	- -	2026/10	212.07	22391	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700312705	8/10/2026	4502-043000-6011-	- -	2026/10	122.84	22391	10/15/2026	Uniforms	02703
0000000	000104	UNIFIRST CORPORATION	1700312711	8/10/2026	4502-043000-6014-	- -	2026/10	31.56	22391	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700312761	8/10/2026	4502-042000-6011-	- -	2026/10	153.04	22391	10/15/2026	Uniforms	02703
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0000000	000104	UNIFIRST CORPORATION	1700312767	8/10/2026	4100-041200-6014-	- -	2026/10	24.54	22392	10/15/2026	Material & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700314174	8/17/2026	4100-043200-6014-	- -	2026/10	58.28	22392	10/15/2026	Materials & Supplies	02703
0000000	000104	UNIFIRST CORPORATION	1700315698	8/04/2026	4502-043000-6011-	- -	2026/10	121.19	22392	10/15/2026	Uniforms	02703
						CHECK TOTAL		204.01				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000795	AUTOZONE INC.	09302026	9/30/2026	4100-031100-3311-	- -	2026/10	42.49	22393	10/15/2026	Repair Parts	02701
0000000	000795	AUTOZONE INC.	09302026	9/30/2026	4100-071200-6008-	- -	2026/10	21.11	22393	10/15/2026	Gas, Lube, Tires, Etc.	02701
						CHECK TOTAL		63.60				
0000000	000095	BRIGHTSPEED	460001533346	9/17/2026	4100-071200-5230-	- -	2026/10	96.57	22394	10/15/2026	Communications	02701
0000000	000095	BRIGHTSPEED	460001533352	9/17/2026	4100-071200-5230-	- -	2026/10	100.58	22394	10/15/2026	Communications	02701
0000000	000095	BRIGHTSPEED	470001577055	9/15/2026	4100-071200-5230-	- -	2026/10	96.57	22394	10/15/2026	Communications	02701
0000000	000095	BRIGHTSPEED	470001577114	9/15/2026	4100-071200-5230-	- -	2026/10	93.98	22394	10/15/2026	Communications	02701
						CHECK TOTAL		387.70				
0000000	000347	CARTER MACHINERY CO.,INC.	7286922	9/14/2026	4100-041200-3311-	- -	2026/10	2,734.70	22395	10/15/2026	Repair Parts	02701
						CHECK TOTAL		2,734.70				
0000000	002406	DISCS UNLIMITED INC	67078	9/29/2026	4100-071200-6014-	- -	2026/10	45.00	22396	10/15/2026	Materials & Supplies	02701
						CHECK TOTAL		45.00				
0000000	000083	DONALD B RICE TIRE CO,INC	13116280	9/24/2026	4100-071200-6008-	- -	2026/10	1,146.96	22397	10/15/2026	Gas, Lube, Tires, Etc.	02701
0000000	000083	DONALD B RICE TIRE CO,INC	13116280	9/24/2026	4100-031100-6008-	- -	2026/10	1,040.00	22397	10/15/2026	Gas, Lube, Tires, Etc.	02701
0000000	000083	DONALD B RICE TIRE CO,INC	13116410	9/25/2026	4100-071200-6008-	- -	2026/10	524.00	22397	10/15/2026	Gas, Lube, Tires, Etc.	02701
0000000	000083	DONALD B RICE TIRE CO,INC	13116632	9/30/2026	4100-031100-6008-	- -	2026/10	560.00	22397	10/15/2026	Gas, Lube, Tires, Etc.	02701
						CHECK TOTAL		3,270.96				
0000000	000024	FISHER AUTO PARTS	09012026	9/01/2026	4100-071200-3311-	- -	2026/10	184.42	22398	10/15/2026	Repair Parts	02701
0000000	000024	FISHER AUTO PARTS	09012026	9/01/2026	4100-071200-6008-	- -	2026/10	31.78	22398	10/15/2026	Gas, Lube, Tires, Etc.	02701
0000000	000024	FISHER AUTO PARTS	09012026	9/01/2026	4100-041200-3311-	- -	2026/10	10.96	22398	10/15/2026	Repair Parts	02701
0000000	000024	FISHER AUTO PARTS	09012026	9/01/2026	4100-041200-3311-	- -	2026/10	38.83	22398	10/15/2026	Repair Parts	02701
0000000	000024	FISHER AUTO PARTS	09012026	9/01/2026	4100-041200-3311-	- -	2026/10	20.96	22398	10/15/2026	Repair Parts	02701
0000000	000024	FISHER AUTO PARTS	09012026	9/01/2026	4501-043000-6008-	- -	2026/10	43.72	22398	10/15/2026	Gas,Lube,Tires,etc.	02701
						CHECK TOTAL		330.67				
0000000	001514	FORTILINE, INC	7527056	9/10/2026	4501-042000-6014-	- -	2026/10	718.14	22399	10/15/2026	Materials and SUpplies	02701
0000000	001514	FORTILINE, INC	7559993	9/30/2026	4501-042000-3311-	- -	2026/10	1,284.94	22399	10/15/2026	Repair Parts	02701
						CHECK TOTAL		2,003.08				
0000000	001129	GRAINGER	9094043347	9/25/2026	4501-043000-3311-	- -	2026/10	608.28	22400	10/15/2026	Repair parts	02701
						CHECK TOTAL		608.28				
0000000	000033	HACH COMPANY	15191042	9/28/2026	4501-043000-5864-	- -	2026/10	595.93	22401	10/15/2026	Lab Supplies	02701
						CHECK TOTAL		595.93				
0000000	002146	HOLTZMAN OIL CORPORATION	09302026	9/30/2026	4100-031100-6008-	- -	2026/10	5,214.44	22402	10/15/2026	Gas, Lube, Tires, Etc.	02701
						CHECK TOTAL		5,214.44				
0000000	000036	HUFFYS ROLLBACK & WRECKER	08172026	8/17/2026	4100-041200-3310-	- -	2026/10	946.00	22403	10/15/2026	Maint.Repairs,Mach.& Equip.	02701
0000000	000036	HUFFYS ROLLBACK & WRECKER	08172026	8/17/2026	4100-031100-3311-	- -	2026/10	1,885.81	22403	10/15/2026	Repair Parts	02701
0000000	000036	HUFFYS ROLLBACK & WRECKER	08172026	8/17/2026	4100-041200-3311-	- -	2026/10	733.82	22403	10/15/2026	Repair Parts	02701
0000000	000036	HUFFYS ROLLBACK & WRECKER	08172026	8/17/2026	4502-043000-6008-	- -	2026/10	2,844.17	22403	10/15/2026	Gas, Lube, Tires, etc.	02701
						CHECK TOTAL		6,409.80				
0000000	000048	J. REX BURNER CO., INC.	15065	9/18/2026	4501-042000-3311-	- -	2026/10	555.51	22404	10/15/2026	Repair Parts	02701
0000000	000048	J. REX BURNER CO., INC.	15065	9/18/2026	4501-042000-3310-	- -	2026/10	212.50	22404	10/15/2026	Maint.Repairs Machinery & Equi	02701
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P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	001939	L & B PORTABLES LLC	8905	7/20/2026	4100-071200-5410-	- -	2026/10	220.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8905	7/20/2026	4100-081500-8231-	- -	2026/10	130.00	22405	10/15/2026	Farmers Market	02701
0000000	001939	L & B PORTABLES LLC	8905	7/20/2026	4100-043200-5410-	- -	2026/10	220.00	22405	10/15/2026	Lease/Rental of Equipment	02701
0000000	001939	L & B PORTABLES LLC	8905	7/20/2026	4100-071200-5410-	- -	2026/10	130.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8905	7/20/2026	4100-071200-5410-	- -	2026/10	480.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8906	9/28/2026	4100-071200-5410-	- -	2026/10	220.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8906	9/28/2026	4100-081500-8231-	- -	2026/10	130.00	22405	10/15/2026	Farmers Market	02701
0000000	001939	L & B PORTABLES LLC	8906	9/28/2026	4100-043200-5410-	- -	2026/10	220.00	22405	10/15/2026	Lease/Rental of Equipment	02701
0000000	001939	L & B PORTABLES LLC	8906	9/28/2026	4100-071200-5410-	- -	2026/10	130.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8906	9/28/2026	4100-071200-5410-	- -	2026/10	480.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8907	9/28/2026	4100-071200-5410-	- -	2026/10	220.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8907	9/28/2026	4100-081500-8231-	- -	2026/10	130.00	22405	10/15/2026	Farmers Market	02701
0000000	001939	L & B PORTABLES LLC	8907	9/28/2026	4100-043200-5410-	- -	2026/10	220.00	22405	10/15/2026	Lease/Rental of Equipment	02701
0000000	001939	L & B PORTABLES LLC	8907	9/28/2026	4100-071200-5410-	- -	2026/10	130.00	22405	10/15/2026	Rental fees	02701
0000000	001939	L & B PORTABLES LLC	8907	9/28/2026	4100-071200-5410-	- -	2026/10	480.00	22405	10/15/2026	Rental fees	02701
						CHECK TOTAL		3,540.00				
0000000	001674	LARRY W. FOLTZ	09302026	9/30/2026	4100-041200-3311-	- -	2026/10	4,000.00	22406	10/15/2026	Repair Parts	02701
						CHECK TOTAL		4,000.00				
0000000	000128	LOWE'S	09252026	9/25/2026	4100-071200-6013-	- -	2026/10	152.00	22407	10/15/2026	Greenway Maintenance	02701
0000000	000128	LOWE'S	09252026	9/25/2026	4501-043000-6014-	- -	2026/10	220.49	22407	10/15/2026	Material & Supplies	02701
0000000	000128	LOWE'S	09252026	9/25/2026	4502-043000-5864-	- -	2026/10	179.55	22407	10/15/2026	Lab Supplies	02701
						CHECK TOTAL		552.04				
0000000	000056	LURAY COPY SERVICE, INC.	08312026	8/31/2026	4100-071200-6016-	- -	2026/10	85.50	22408	10/15/2026	Recreation Special Events	02701
0000000	000056	LURAY COPY SERVICE, INC.	08312026	8/31/2026	4100-012410-6001-	- -	2026/10	108.00	22408	10/15/2026	Office SUpplies	02701
0000000	000056	LURAY COPY SERVICE, INC.	08312026	8/31/2026	4100-012410-6001-	- -	2026/10	150.00	22408	10/15/2026	Office SUpplies	02701
0000000	000056	LURAY COPY SERVICE, INC.	08312026	8/31/2026	4100-012100-6001-	- -	2026/10	69.50	22408	10/15/2026	Office Supplies	02701
0000000	000056	LURAY COPY SERVICE, INC.	08312026	8/31/2026	4100-012100-6001-	- -	2026/10	21.78	22408	10/15/2026	Office Supplies	02701
0000000	000056	LURAY COPY SERVICE, INC.	08312026	8/31/2026	4100-043200-5853-	- -	2026/10	9.54	22408	10/15/2026	Employee Expenses/Retirement	02701
						CHECK TOTAL		444.32				
0000000	000093	MARLOW FORD	240064	9/22/2026	4502-043000-6008-	- -	2026/10	1,173.29	22409	10/15/2026	Gas, Lube, Tires, etc.	02701
						CHECK TOTAL		1,173.29				
0000000	002309	NORTHERN ELECTRICAL, LLC	4835	9/28/2026	4100-071200-8405-	- -	2026/10	425.00	22410	10/15/2026	Lake Arrowhead Projects & Deve	02701
0000000	002309	NORTHERN ELECTRICAL, LLC	4836	9/28/2026	4100-071200-6013-	- -	2026/10	524.00	22410	10/15/2026	Greenway Maintenance	02701
						CHECK TOTAL		949.00				
0000000	001924	NORTHWEST VIRGINIA REGION	09292026	9/29/2026	4100-031100-5810-	- -	2026/10	3,962.04	22411	10/15/2026	Membership Dues Subscr.	02701
						CHECK TOTAL		3,962.04				
0000000	001601	PACE ANALYTICAL SERVICES	2630706765	9/24/2026	4502-043000-5858-	- -	2026/10	175.00	22412	10/15/2026	Sample Fees	02701
0000000	001601	PACE ANALYTICAL SERVICES	2630706789	9/24/2026	4502-043000-5858-	- -	2026/10	175.00	22412	10/15/2026	Sample Fees	02701
0000000	001601	PACE ANALYTICAL SERVICES	2630708554	10/02/2026	4502-043000-5858-	- -	2026/10	175.00	22412	10/15/2026	Sample Fees	02701
						CHECK TOTAL		525.00				
0000000	001665	PAGE TIRE AND LUBE	36949	9/25/2026	4100-071200-3310-	- -	2026/10	30.00	22413	10/15/2026	Maint.Repairs. Mach.& Equip.	02701
0000000	001665	PAGE TIRE AND LUBE	36949	9/25/2026	4100-071200-3311-	- -	2026/10	35.55	22413	10/15/2026	Repair Parts	02701
						CHECK TOTAL		65.55				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000089	SEAL'S CONST. & SEPTIC	61815	9/12/2026	4502-043000-3312-	- -	2026/10	390.00	22414	10/15/2026	Pump Station Maintenance	02701
						CHECK TOTAL		390.00				
0000000	001133	SHANNON SANKAR	INV-4636	9/28/2026	4100-071200-6016-	- -	2026/10	95.00	22415	10/15/2026	Recreation Special Events	02701
0000000	001133	SHANNON SANKAR	INV-4639	9/28/2026	4100-012100-5841-	- -	2026/10	281.25	22415	10/15/2026	Website/EMail Maintenance	02701
						CHECK TOTAL		376.25				
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4100-041200-6014-	- -	2026/10	278.62	22416	10/15/2026	Material & Supplies	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4100-071200-6014-	- -	2026/10	599.60	22416	10/15/2026	Materials & Supplies	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4100-071200-6016-	- -	2026/10	12.98	22416	10/15/2026	Recreation Special Events	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4100-071200-6015-	- -	2026/10	48.75	22416	10/15/2026	Tree/Beautific.Improvement Pro	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4501-043000-6014-	- -	2026/10	20.38	22416	10/15/2026	Material & Supplies	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4502-043000-6014-	- -	2026/10	86.79	22416	10/15/2026	Materials & Supplies	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4502-043000-6014-	- -	2026/10	7.83	22416	10/15/2026	Materials & Supplies	02701
0000000	001068	SKYLINE PAINT & HARDWARE	09302026	9/30/2026	4502-043000-6014-	- -	2026/10	5.22	22416	10/15/2026	Materials & Supplies	02701
						CHECK TOTAL		1,062.17				
0000000	001981	T-MOBILE	08262026	8/26/2026	4501-043000-5230-	- -	2026/10	25.00	22417	10/15/2026	Communications	02701
0000000	001981	T-MOBILE	08262026	8/26/2026	4502-043000-5230-	- -	2026/10	135.15	22417	10/15/2026	Communications	02701
						CHECK TOTAL		160.15				
0000000	000933	ULINE	213849079	9/25/2026	4501-043000-6014-	- -	2026/10	701.94	22418	10/15/2026	Material & Supplies	02701
						CHECK TOTAL		701.94				
0000000	000429	USABLUEBOOK	INV01173198	9/25/2026	4501-043000-5864-	- -	2026/10	89.02	22419	10/15/2026	Lab Supplies	02701
						CHECK TOTAL		89.02				
0000000	000578	VALLEY AUTOMATION, INC.	15210	9/29/2026	4100-041300-3140-	- -	2026/10	444.22	22420	10/15/2026	St. Engineering Ser./Bridge Re	02701
0000000	000578	VALLEY AUTOMATION, INC.	15210	9/29/2026	4100-031100-3310-	- -	2026/10	83.29	22420	10/15/2026	Maint. Repairs Mach. & Equip.	02701
						CHECK TOTAL		527.51				
0000000	002080	VISION TECHNOLOGY GROUP	33120	9/28/2026	4100-012100-8201-	- -	2026/10	749.99	22421	10/15/2026	Machinery & Equipment	02701
0000000	002080	VISION TECHNOLOGY GROUP	33361	10/01/2026	4100-012610-3130-	- -	2026/10	3,903.00	22421	10/15/2026	IT Technician	02701
0000000	002080	VISION TECHNOLOGY GROUP	33361	10/01/2026	4100-012610-3310-	- -	2026/10	780.60	22421	10/15/2026	IT Repairs & Maintenance	02701
0000000	002080	VISION TECHNOLOGY GROUP	33361	10/01/2026	4100-012610-3311-	- -	2026/10	3,122.40	22421	10/15/2026	IT Repair Parts & Supplies	02701
0000000	002080	VISION TECHNOLOGY GROUP	4283435	9/28/2026	4100-043200-5230-	- -	2026/10	225.51	22421	10/15/2026	Communications	02701
0000000	002080	VISION TECHNOLOGY GROUP	4283435	9/28/2026	4100-071200-5230-	- -	2026/10	139.71	22421	10/15/2026	Communications	02701
0000000	002080	VISION TECHNOLOGY GROUP	4283435	9/28/2026	4100-031100-5230-	- -	2026/10	244.36	22421	10/15/2026	Communications	02701
0000000	002080	VISION TECHNOLOGY GROUP	4283435	9/28/2026	4100-041200-5230-	- -	2026/10	65.92	22421	10/15/2026	Communications	02701
0000000	002080	VISION TECHNOLOGY GROUP	4283435	9/28/2026	4501-043000-5230-	- -	2026/10	64.96	22421	10/15/2026	Communications	02701
0000000	002080	VISION TECHNOLOGY GROUP	4283435	9/28/2026	4502-043000-5230-	- -	2026/10	79.91	22421	10/15/2026	Communications	02701
						CHECK TOTAL		9,376.36				
0000000	000098	WASTE MGMT. OF BLUERIDGE	3538482-2411-2	10/01/2026	4100-042300-5140-	- -	2026/10	36,711.56	22422	10/15/2026	Contract Serv.- Trash Collecti	02701
						CHECK TOTAL		36,711.56				
0000000	000099	WASTE MGMT. OF BLUERIDGE	3537707-2411-3	9/25/2026	4100-042300-5140-	- -	2026/10	5,664.75	22423	10/15/2026	Contract Serv.- Trash Collecti	02701
						CHECK TOTAL		5,664.75				
0000000	000299	WINSUPPLY OF HARRISONBURG	190243 01	8/28/2026	4501-043000-3311-	- -	2026/10	394.35	22424	10/15/2026	Repair parts	02701
0000000	000299	WINSUPPLY OF HARRISONBURG	191467 01	9/11/2026	4502-043000-6014-	- -	2026/10	241.52	22424	10/15/2026	Materials & Supplies	02701
						CHECK TOTAL		635.87				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	002072	CHANEY ENTERPRISES	30096421	4/02/2026	4100-041300-5849-	- -	2026/10	1,357.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30097084	4/07/2026	4100-041300-5849-	- -	2026/10	1,022.75	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30097565	4/09/2026	4100-041300-5849-	- -	2026/10	1,125.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30097808	4/10/2026	4100-041300-5849-	- -	2026/10	1,548.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30099295	4/20/2026	4100-041300-5849-	- -	2026/10	1,548.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30099518	4/21/2026	4100-041300-5849-	- -	2026/10	1,548.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30099784	4/22/2026	4100-041300-5849-	- -	2026/10	1,166.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30100021	4/23/2026	4100-041300-5849-	- -	2026/10	1,548.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30107092	6/17/2026	4100-041300-5849-	- -	2026/10	1,935.00	22428	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30107591	6/23/2026	4100-041300-5849-	- -	2026/10	1,935.00	22428	10/21/2026	Street-Sidewalk Materials	02705
						CHECK TOTAL		14,732.75				
0000000	002072	CHANEY ENTERPRISES	30107745	6/24/2026	4100-041300-5849-	- -	2026/10	1,935.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30108202	6/29/2026	4100-041300-5849-	- -	2026/10	1,087.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30108350	6/30/2026	4100-041300-5849-	- -	2026/10	1,087.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30108633	7/02/2026	4100-041300-5849-	- -	2026/10	895.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30109043	7/08/2026	4100-041300-5849-	- -	2026/10	954.25	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30109186	7/09/2026	4100-041300-5849-	- -	2026/10	1,087.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30109623	7/14/2026	4100-041300-5849-	- -	2026/10	1,034.50	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30110211	7/20/2026	4100-041300-5849-	- -	2026/10	895.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30114314	8/27/2026	4100-041300-5849-	- -	2026/10	905.00	22429	10/21/2026	Street-Sidewalk Materials	02705
0000000	002072	CHANEY ENTERPRISES	30118652	10/08/2026	4100-041300-5849-	- -	2026/10	1,599.00	22429	10/21/2026	Street-Sidewalk Materials	02705
						CHECK TOTAL		11,478.75				
0000000	002072	CHANEY ENTERPRISES	30119372	10/15/2026	4100-041300-5849-	- -	2026/10	1,069.75	22430	10/21/2026	Street-Sidewalk Materials	02705
						CHECK TOTAL		1,069.75				
0000000	000235	UNITED STATES POSTAL SERV	11212026	11/21/2026	4100-012410-5210-	- -	2026/10	2,000.00	22431	10/21/2026	Postal Service	02705
0000000	000235	UNITED STATES POSTAL SERV	11212026	11/21/2026	4100-031100-5210-	- -	2026/10	200.00	22431	10/21/2026	Postal Service	02705
0000000	000235	UNITED STATES POSTAL SERV	11212026	11/21/2026	4100-081100-5210-	- -	2026/10	500.00	22431	10/21/2026	Postage	02705
0000000	000235	UNITED STATES POSTAL SERV	11212026	11/21/2026	4100-071200-5210-	- -	2026/10	200.00	22431	10/21/2026	Postal Service	02705
0000000	000235	UNITED STATES POSTAL SERV	11212026	11/21/2026	4501-041220-5210-	- -	2026/10	2,000.00	22431	10/21/2026	Postal Service	02705
0000000	000235	UNITED STATES POSTAL SERV	11212026	11/21/2026	4502-041220-5210-	- -	2026/10	2,000.00	22431	10/21/2026	Postal Service	02705
						CHECK TOTAL		6,900.00				
0000000	002408	4AP HOLDINGS INC	2001701	6/19/2026	4100-031100-5855-	- -	2026/10	712.43	22432	10/21/2026	Senior/ Physically Challenged	02705
						CHECK TOTAL		712.43				
0000000	001640	ADVANCE AUTO PARTS	09302026	9/30/2026	4100-041200-6014-	- -	2026/10	44.22	22433	10/23/2026	Material & Supplies	02706
0000000	001640	ADVANCE AUTO PARTS	09302026	9/30/2026	4100-041200-6014-	- -	2026/10	64.58	22433	10/23/2026	Material & Supplies	02706
						CHECK TOTAL		108.80				
0000000	002388	AQUA DOC- VIRGINIA	281377	9/30/2026	4100-043200-3550-	- -	2026/10	200.00	22434	10/23/2026	Lake/Pond Maintenance	02706
0000000	002388	AQUA DOC- VIRGINIA	1449722	9/30/2026	4501-043000-3315-	- -	2026/10	175.00	22434	10/23/2026	Pump Station Maintenance	02706
						CHECK TOTAL		375.00				
0000000	001170	ATLAS COPCO COMPRESSORS	1126111067	10/19/2026	4501-043000-3311-	- -	2026/10	3,869.76	22435	10/23/2026	Repair parts	02706
						CHECK TOTAL		3,869.76				
0000000	000179	BATTLECREEK LANDFILL	09302026	9/30/2026	4100-042300-5150-	- -	2026/10	568.00	22436	10/23/2026	Landfill Tipping Fees	02706
						CHECK TOTAL		568.00				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000436	BRYAN CHRISMAN	10192026	10/19/2026	4100-012100-5540-	- -	2026/10	95.17	22437	10/23/2026	Travel and Training	02706
						CHECK TOTAL		95.17				
0000000	000347	CARTER MACHINERY CO.,INC.	2490776	9/29/2026	4100-043200-3311-	- -	2026/10	106.35	22438	10/23/2026	Repair Parts	02706
0000000	000347	CARTER MACHINERY CO.,INC.	2490776	9/29/2026	4100-043200-3310-	- -	2026/10	495.50	22438	10/23/2026	Maint.Repairs, Machinery & Equ	02706
0000000	000347	CARTER MACHINERY CO.,INC.	2490777	9/29/2026	4501-043000-3310-	- -	2026/10	565.50	22438	10/23/2026	Maint. Repairs, Mach.& Equip.	02706
0000000	000347	CARTER MACHINERY CO.,INC.	2490777	9/29/2026	4501-043000-3311-	- -	2026/10	318.39	22438	10/23/2026	Repair parts	02706
						CHECK TOTAL		1,485.74				
0000000	001608	COMCAST	56976 10062026	10/06/2026	4100-041200-5230-	- -	2026/10	302.67	22439	10/23/2026	Communications	02706
0000000	001608	COMCAST	56984 10062026	10/06/2026	4100-043200-5230-	- -	2026/10	590.42	22439	10/23/2026	Communications	02706
0000000	001608	COMCAST	58709 10052026	10/05/2026	4100-043200-5230-	- -	2026/10	299.28	22439	10/23/2026	Communications	02706
0000000	001608	COMCAST	156230 10072026	10/07/2026	4501-043000-5230-	- -	2026/10	299.28	22439	10/23/2026	Communications	02706
0000000	001608	COMCAST	57602 10022026	10/02/2026	4502-043000-5230-	- -	2026/10	476.87	22439	10/23/2026	Communications	02706
						CHECK TOTAL		1,968.52				
0000000	000002	COREBRIDGE FINANCIAL	10232026	10/23/2026	100-000200-0200-	- -	2026/10	33.34	22440	10/23/2026	PR Clearing	02706
0000000	000002	COREBRIDGE FINANCIAL	10232026	10/23/2026	501-000200-0200-	- -	2026/10	33.33	22440	10/23/2026	Payroll Clearing	02706
0000000	000002	COREBRIDGE FINANCIAL	10232026	10/23/2026	502-000200-0200-	- -	2026/10	33.33	22440	10/23/2026	PR Clearing	02706
						CHECK TOTAL		100.00				
0000000	002360	DAVID NEALIS	10022026	10/02/2026	4100-031100-6008-	- -	2026/10	250.00	22441	10/23/2026	Gas, Lube, Tires, Etc.	02706
						CHECK TOTAL		250.00				
0000000	001910	DONALD RAY KEYSER JR.	000062	10/23/2026	4100-043200-3312-	- -	2026/10	4,100.00	22442	10/23/2026	Tree Maintenance & Removal	02706
0000000	001910	DONALD RAY KEYSER JR.	000063	10/23/2026	4100-043200-3312-	- -	2026/10	1,800.00	22442	10/23/2026	Tree Maintenance & Removal	02706
0000000	001910	DONALD RAY KEYSER JR.	000064	10/23/2026	4100-043200-3312-	- -	2026/10	2,000.00	22442	10/23/2026	Tree Maintenance & Removal	02706
						CHECK TOTAL		7,900.00				
0000000	000057	EMMART OIL	09302026	9/30/2026	4100-071200-6008-	- -	2026/10	3,740.43	22443	10/23/2026	Gas, Lube, Tires, Etc.	02706
0000000	000057	EMMART OIL	09302026	9/30/2026	4100-041200-6008-	- -	2026/10	1,446.17	22443	10/23/2026	Gas, Lube, Tires, etc.	02706
0000000	000057	EMMART OIL	09302026	9/30/2026	4501-042000-6008-	- -	2026/10	1,446.17	22443	10/23/2026	Gas, Lube, Tires	02706
0000000	000057	EMMART OIL	09302026	9/30/2026	4501-043000-6008-	- -	2026/10	311.64	22443	10/23/2026	Gas,Lube,Tires,etc.	02706
0000000	000057	EMMART OIL	09302026	9/30/2026	4502-042000-6008-	- -	2026/10	1,446.17	22443	10/23/2026	Gas, Lube and Tires	02706
0000000	000057	EMMART OIL	09302026	9/30/2026	4502-043000-6008-	- -	2026/10	1,255.97	22443	10/23/2026	Gas, Lube, Tires, etc.	02706
						CHECK TOTAL		9,646.55				
0000000	000024	FISHER AUTO PARTS	10012026	10/01/2026	4100-071200-3311-	- -	2026/10	316.96	22444	10/23/2026	Repair Parts	02706
						CHECK TOTAL		316.96				
0000000	001514	FORTILINE, INC	7594211	10/22/2026	4501-042000-3311-	- -	2026/10	133.63	22445	10/23/2026	Repair Parts	02706
0000000	001514	FORTILINE, INC	7594220	10/22/2026	4501-042000-3311-	- -	2026/10	1,002.04	22445	10/23/2026	Repair Parts	02706
						CHECK TOTAL		1,135.67				
0000000	001129	GRAINGER	9125934019	10/21/2026	4501-043000-3311-	- -	2026/10	824.69	22446	10/23/2026	Repair parts	02706
						CHECK TOTAL		824.69				
0000000	001775	IACP	0486708	8/14/2026	4100-031100-5810-	- -	2026/10	525.00	22447	10/23/2026	Membership Dues Subscr.	02706
						CHECK TOTAL		525.00				
0000000	001901	IPRINT TECHNOLOGIES	1341933	10/13/2026	4100-012410-6001-	- -	2026/10	577.00	22448	10/23/2026	Office SUpplies	02706
						CHECK TOTAL		577.00				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000301	JAMES RIVER EQUIPMENT	W48349	9/16/2026	4100-041200-3310-	2026/10	1,302.40	22449	10/23/2026	Maint.Repairs,Mach.& Equip.	02706
0000000	000301	JAMES RIVER EQUIPMENT	W48349	9/16/2026	4100-041200-3311-	2026/10	663.04	22449	10/23/2026	Repair Parts	02706
					CHECK TOTAL		1,965.44				
0000000	001562	JERRY DOFFLEMYER	10222026	10/22/2026	4100-011100-5540-	2026/10	177.70	22450	10/23/2026	Travel and Training	02706
					CHECK TOTAL		177.70				
0000000	001127	JOHN DEERE FINANCIAL	10012026	10/01/2026	4100-041200-6014-	2026/10	10.00	22451	10/23/2026	Material & Supplies	02706
					CHECK TOTAL		10.00				
0000000	002390	JOSEPH ESTRADA	10162026	10/16/2026	4100-031100-5540-	2026/10	123.87	22452	10/23/2026	Travel & Training	02706
0000000	002390	JOSEPH ESTRADA	10162026	10/16/2026	4100-031100-5540-	2026/10	170.96	22452	10/23/2026	Travel & Training	02706
					CHECK TOTAL		294.83				
0000000	001939	L & B PORTABLES LLC	10132026	10/13/2026	4100-071200-5410-	2026/10	2,934.80	22453	10/23/2026	Rental fees	02706
					CHECK TOTAL		2,934.80				
0000000	000045	LANCASTER ENTERPRISES	09302026	9/30/2026	4100-041200-3310-	2026/10	72.00	22454	10/23/2026	Maint.Repairs,Mach.& Equip.	02706
0000000	000045	LANCASTER ENTERPRISES	09302026	9/30/2026	4100-041200-3311-	2026/10	94.34	22454	10/23/2026	Repair Parts	02706
0000000	000045	LANCASTER ENTERPRISES	09302026	9/30/2026	4100-071200-3310-	2026/10	24.00	22454	10/23/2026	Maint.Repairs. Mach.& Equip.	02706
0000000	000045	LANCASTER ENTERPRISES	09302026	9/30/2026	4100-071200-3311-	2026/10	9.54	22454	10/23/2026	Repair Parts	02706
0000000	000045	LANCASTER ENTERPRISES	09302026	9/30/2026	4100-041200-6014-	2026/10	297.05	22454	10/23/2026	Material & Supplies	02706
					CHECK TOTAL		496.93				
0000000	002027	LINDE GAS & EQUIPMENT INC	59458210	9/30/2026	4100-041200-5410-	2026/10	85.62	22455	10/23/2026	Lease Rent of Equipment	02706
0000000	002027	LINDE GAS & EQUIPMENT INC	59458210	9/30/2026	4100-071200-5410-	2026/10	85.62	22455	10/23/2026	Rental fees	02706
0000000	002027	LINDE GAS & EQUIPMENT INC	59458210	9/30/2026	4502-043000-5410-	2026/10	85.64	22455	10/23/2026	Rents & Leases-Equip.	02706
					CHECK TOTAL		256.88				
0000000	001536	LITTEN & SIPE LLP	10162026	10/16/2026	4100-012210-3150-	2026/10	5,956.43	22456	10/23/2026	Town Attorney	02706
					CHECK TOTAL		5,956.43				
0000000	000056	LURAY COPY SERVICE, INC.	25220	9/21/2026	4100-071200-6016-	2026/10	150.00	22457	10/23/2026	Recreation Special Events	02706
					CHECK TOTAL		150.00				
0000000	000364	MOYERS EXTERMINATING	10142026	10/14/2026	4100-043200-3310-	2026/10	30.00	22458	10/23/2026	Maint.Repairs, Machinery & Equ	02706
0000000	000364	MOYERS EXTERMINATING	10142026	10/14/2026	4100-043200-3310-	2026/10	30.00	22458	10/23/2026	Maint.Repairs, Machinery & Equ	02706
					CHECK TOTAL		60.00				
0000000	002377	OFFICE PRODUCTS INC	87273	9/30/2026	4100-081100-6014-	2026/10	300.00	22459	10/23/2026	Materials & Supplies	02706
					CHECK TOTAL		300.00				
0000000	001601	PACE ANALYTICAL SERVICES	2630709700	10/08/2026	4502-043000-5858-	2026/10	235.00	22460	10/23/2026	Sample Fees	02706
0000000	001601	PACE ANALYTICAL SERVICES	2630710784	10/14/2026	4502-043000-5858-	2026/10	300.00	22460	10/23/2026	Sample Fees	02706
0000000	001601	PACE ANALYTICAL SERVICES	2630711234	10/16/2026	4502-043000-5858-	2026/10	175.00	22460	10/23/2026	Sample Fees	02706
0000000	001601	PACE ANALYTICAL SERVICES	2630712168	10/21/2026	4502-043000-5858-	2026/10	323.00	22460	10/23/2026	Sample Fees	02706
0000000	001601	PACE ANALYTICAL SERVICES	2630712383	10/22/2026	4502-043000-5858-	2026/10	175.00	22460	10/23/2026	Sample Fees	02706
					CHECK TOTAL		1,208.00				
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-3311-	2026/10	35.47	22461	10/23/2026	Repair Parts	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-041200-6014-	2026/10	602.31	22461	10/23/2026	Material & Supplies	02706

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6014-	2026/10	422.45	22461	10/23/2026	Materials & Supplies	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6016-	2026/10	408.12	22461	10/23/2026	Recreation Special Events	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6015-	2026/10	118.19	22461	10/23/2026	Tree/Beautific.Improvement Pro	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6015-	2026/10	121.43	22461	10/23/2026	Tree/Beautific.Improvement Pro	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6013-	2026/10	43.10	22461	10/23/2026	Greenway Maintenance	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6011-	2026/10	129.99	22461	10/23/2026	Uniforms	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6011-	2026/10	199.99	22461	10/23/2026	Uniforms	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6011-	2026/10	199.99	22461	10/23/2026	Uniforms	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-071200-6011-	2026/10	169.99	22461	10/23/2026	Uniforms	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-041200-6011-	2026/10	179.99	22461	10/23/2026	Uniforms	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4100-041200-6011-	2026/10	179.99	22461	10/23/2026	Uniforms	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4501-043000-6014-	2026/10	273.68	22461	10/23/2026	Material & Supplies	02706
0000000	000084	PAGE COOP. FARM BUREAU	09302026	9/30/2026	4502-043000-6014-	2026/10	125.63	22461	10/23/2026	Materials & Supplies	02706
						CHECK TOTAL	3,210.32				
0000000	000183	PAGE COUNTY TREASURER	10232026	10/23/2026	100-000200-0200-	2026/10	200.00	22462	10/23/2026	PR Clearing	02706
						CHECK TOTAL	200.00				
0000000	000074	PAGE NEWS & COURIER	10222026	10/22/2026	4100-011100-5810-	2026/10	52.00	22463	10/23/2026	Membership Dues/Subscriptions	02706
						CHECK TOTAL	52.00				
0000000	001665	PAGE TIRE AND LUBE	37149	10/08/2026	4100-031100-6008-	2026/10	379.45	22464	10/23/2026	Gas, Lube, Tires, Etc.	02706
0000000	001665	PAGE TIRE AND LUBE	37238	10/15/2026	4100-043200-3310-	2026/10	40.00	22464	10/23/2026	Maint.Repairs, Machinery & Equ	02706
0000000	001665	PAGE TIRE AND LUBE	37256	10/15/2026	4100-043200-3310-	2026/10	40.00	22464	10/23/2026	Maint.Repairs, Machinery & Equ	02706
						CHECK TOTAL	459.45				
0000000	002026	PAGE VALLEY NEWS	1091	10/11/2026	4100-081100-3600-	2026/10	190.00	22465	10/23/2026	Advertising	02706
						CHECK TOTAL	190.00				
0000000	002409	QUALITY RIGGING & PIPE SO	1039	10/20/2026	4501-043250-8206-	2026/10	6,731.00	22466	10/23/2026	Buildings & Structures	02706
						CHECK TOTAL	6,731.00				
0000000	000584	SCHWARTZ & ASSOCIATES,INC	2024057-3	10/05/2026	4100-041300-3140-	2026/10	7,340.00	22467	10/23/2026	St. Engineering Ser./Bridge Re	02706
						CHECK TOTAL	7,340.00				
0000000	001770	SHARP ELECTRONICS CORP	43213156	10/07/2026	4100-012410-5410-	2026/10	383.82	22468	10/23/2026	Lease/Rent of Equip.	02706
						CHECK TOTAL	383.82				
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4100-071200-5110-	2026/10	4,594.23	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4100-043200-5110-	2026/10	2,705.55	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4100-041200-5110-	2026/10	13,728.57	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4100-031100-5110-	2026/10	13.42	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4501-042000-5110-	2026/10	795.88	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4501-043000-5110-	2026/10	8,076.16	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4502-042000-5110-	2026/10	1,229.00	22469	10/23/2026	Electricity	02706
0000000	000998	SHENANDOAH VALLEY	09302026	9/30/2026	4502-043000-5110-	2026/10	20,765.59	22469	10/23/2026	Electricity	02706
						CHECK TOTAL	51,908.40				
0000000	002186	SPECIAL FLEET SERVICE	190459	10/21/2026	4100-041200-3310-	2026/10	1,205.00	22470	10/23/2026	Maint.Repairs,Mach.& Equip.	02706
						CHECK TOTAL	1,205.00				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	002031	STEPHANIE LILLARD	10132026	10/13/2026	4100-011100-5540-	- -	2026/10	26.00	22471	10/23/2026	Travel and Training	02706
						CHECK TOTAL		26.00				
0000000	001981	T-MOBILE	09302026	9/30/2026	4100-071200-5230-	- -	2026/10	428.80	22472	10/23/2026	Communications	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4100-043200-5230-	- -	2026/10	432.60	22472	10/23/2026	Communications	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4100-011100-5840-	- -	2026/10	369.99	22472	10/23/2026	Misc. Expenses	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4501-042000-5230-	- -	2026/10	30.70	22472	10/23/2026	Communications	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4501-043000-5230-	- -	2026/10	208.94	22472	10/23/2026	Communications	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4501-041220-8201-	- -	2026/10	28.70	22472	10/23/2026	Machinery & Equipment	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4502-042000-5230-	- -	2026/10	53.60	22472	10/23/2026	Communications	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4502-043000-5230-	- -	2026/10	354.10	22472	10/23/2026	Communications	02706
0000000	001981	T-MOBILE	09302026	9/30/2026	4502-041220-8201-	- -	2026/10	53.60	22472	10/23/2026	Machinery & Equipment	02706
						CHECK TOTAL		1,961.03				
0000000	000955	TRACTOR SUPPLY CREDIT PLA	09292026	9/29/2026	4100-031100-6012-	- -	2026/10	61.99	22473	10/23/2026	Canine Expenditures	02706
						CHECK TOTAL		61.99				
0000000	002385	U.S. BANK EQUIPMENT FINAN	592869317	11/01/2026	4100-012410-5410-	- -	2026/10	512.09	22474	10/23/2026	Lease/Rent of Equip.	02706
0000000	002385	U.S. BANK EQUIPMENT FINAN	592869317	11/01/2026	4100-031100-5410-	- -	2026/10	268.61	22474	10/23/2026	Rental of Equipment	02706
						CHECK TOTAL		780.70				
0000000	000104	UNIFIRST CORPORATION	1700323115	9/28/2026	4100-071200-6014-	- -	2026/10	22.46	22475	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700323136	9/28/2026	4100-071200-6011-	- -	2026/10	250.28	22475	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700323142	9/28/2026	4100-071200-6014-	- -	2026/10	55.32	22475	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700323240	9/28/2026	4100-043200-6014-	- -	2026/10	64.02	22475	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700323240	9/28/2026	4100-043200-5420-	- -	2026/10	14.62	22475	10/23/2026	Rents	02706
0000000	000104	UNIFIRST CORPORATION	1700323256	9/28/2026	4100-041200-6011-	- -	2026/10	220.25	22475	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700323259	9/28/2026	4100-041200-6014-	- -	2026/10	24.54	22475	10/23/2026	Material & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700324643	10/05/2026	4100-071200-6014-	- -	2026/10	24.00	22475	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700323186	9/28/2026	4501-043000-6011-	- -	2026/10	142.03	22475	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700323256	9/28/2026	4501-042000-6011-	- -	2026/10	195.20	22475	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700323192	9/28/2026	4502-043000-6011-	- -	2026/10	121.40	22475	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700323198	9/28/2026	4502-043000-6014-	- -	2026/10	31.56	22475	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700323256	9/28/2026	4502-042000-6011-	- -	2026/10	136.15	22475	10/23/2026	Uniforms	02706
						CHECK TOTAL		1,301.83				
0000000	000104	UNIFIRST CORPORATION	1700324660	10/05/2026	4100-071200-6011-	- -	2026/10	271.44	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700324671	10/05/2026	4100-071200-6014-	- -	2026/10	60.10	22476	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700324749	10/05/2026	4100-043200-6014-	- -	2026/10	76.54	22476	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700324749	10/05/2026	4100-043200-5420-	- -	2026/10	14.62	22476	10/23/2026	Rents	02706
0000000	000104	UNIFIRST CORPORATION	1700324764	10/05/2026	4100-041200-6011-	- -	2026/10	234.51	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700324767	10/05/2026	4100-041200-6014-	- -	2026/10	26.55	22476	10/23/2026	Material & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700326107	10/12/2026	4100-071200-6011-	- -	2026/10	232.15	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700327635	10/19/2026	4100-071200-6011-	- -	2026/10	255.73	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700324705	10/05/2026	4501-043000-6011-	- -	2026/10	149.86	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700324764	10/05/2026	4501-042000-6011-	- -	2026/10	209.46	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700324715	10/05/2026	4502-043000-6011-	- -	2026/10	133.23	22476	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700324720	10/05/2026	4502-043000-6014-	- -	2026/10	36.23	22476	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700324764	10/05/2026	4502-042000-6011-	- -	2026/10	150.43	22476	10/23/2026	Uniforms	02706
						CHECK TOTAL		1,850.85				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000104	UNIFIRST CORPORATION	1700327707	10/19/2026	4100-043200-6014-	2026/10	64.02	22477	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700327707	10/19/2026	4100-043200-5420-	2026/10	14.62	22477	10/23/2026	Rents	02706
0000000	000104	UNIFIRST CORPORATION	1700327718	10/19/2026	4100-041200-6011-	2026/10	220.25	22477	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700327722	10/19/2026	4100-041200-6014-	2026/10	24.54	22477	10/23/2026	Material & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700327672	10/19/2026	4501-043000-6011-	2026/10	142.03	22477	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700327718	10/19/2026	4501-042000-6011-	2026/10	195.20	22477	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700327680	10/19/2026	4502-043000-6011-	2026/10	121.40	22477	10/23/2026	Uniforms	02706
0000000	000104	UNIFIRST CORPORATION	1700327682	10/19/2026	4502-043000-6014-	2026/10	31.56	22477	10/23/2026	Materials & Supplies	02706
0000000	000104	UNIFIRST CORPORATION	1700327718	10/19/2026	4502-042000-6011-	2026/10	136.15	22477	10/23/2026	Uniforms	02706
					CHECK TOTAL		949.77				
0000000	000478	UNIVAR USA, INC	54241718	10/21/2026	4501-043000-6015-	2026/10	4,232.50	22478	10/23/2026	WTP Chemical Expenses	02706
					CHECK TOTAL		4,232.50				
0000000	000578	VALLEY AUTOMATION, INC.	15251	9/29/2026	4501-043250-8203-	2026/10	5,700.00	22479	10/23/2026	Communication Equipment	02706
0000000	000578	VALLEY AUTOMATION, INC.	15317	10/19/2026	4501-043000-3310-	2026/10	444.20	22479	10/23/2026	Maint. Repairs, Mach.& Equip.	02706
					CHECK TOTAL		6,144.20				
0000000	001917	VALLEY REGIONAL ENTERPRIS	00181821-00	9/30/2026	4100-043200-5853-	2026/10	52.00	22480	10/23/2026	Employee Expenses/Retirement	02706
0000000	001917	VALLEY REGIONAL ENTERPRIS	00182140-00	10/15/2026	4100-043200-5853-	2026/10	86.00	22480	10/23/2026	Employee Expenses/Retirement	02706
					CHECK TOTAL		138.00				
0000000	000745	VIRGINIA ASSOCIATION OF	4791	9/24/2026	4100-031100-5810-	2026/10	200.00	22481	10/23/2026	Membership Dues Subscr.	02706
					CHECK TOTAL		200.00				
0000000	000095	BRIGHTSPEED	460001609362	10/17/2026	4100-071200-5230-	2026/10	193.24	22482	10/28/2026	Communications	02707
0000000	000095	BRIGHTSPEED	460001609368	10/17/2026	4100-071200-5230-	2026/10	201.60	22482	10/28/2026	Communications	02707
0000000	000095	BRIGHTSPEED	480001556769	10/15/2026	4100-071200-5230-	2026/10	193.24	22482	10/28/2026	Communications	02707
0000000	000095	BRIGHTSPEED	480001556810	10/15/2026	4100-071200-5230-	2026/10	187.96	22482	10/28/2026	Communications	02707
					CHECK TOTAL		776.04				
0000000	001992	CARAVAN CANOPY INT'L INC.	80729	8/10/2026	4100-071200-6016-	2026/10	499.98	22483	10/28/2026	Recreation Special Events	02707
					CHECK TOTAL		499.98				
0000000	000347	CARTER MACHINERY CO.,INC.	2512228	10/17/2026	4100-043200-3310-	2026/10	1,532.22	22484	10/28/2026	Maint.Repairs, Machinery & Equ	02707
0000000	000347	CARTER MACHINERY CO.,INC.	2512228	10/17/2026	4100-043200-3311-	2026/10	479.18	22484	10/28/2026	Repair Parts	02707
					CHECK TOTAL		2,011.40				
0000000	002072	CHANEY ENTERPRISES	07162026	7/16/2026	4100-041300-5849-	2026/10	954.25	22485	10/28/2026	Street-Sidewalk Materials	02707
0000000	002072	CHANEY ENTERPRISES	07282026	7/28/2026	4100-041300-5849-	2026/10	799.75	22485	10/28/2026	Street-Sidewalk Materials	02707
0000000	002072	CHANEY ENTERPRISES	10202026	10/20/2026	4100-041300-5849-	2026/10	1,069.75	22485	10/28/2026	Street-Sidewalk Materials	02707
0000000	002072	CHANEY ENTERPRISES	30116390	9/16/2026	4100-041300-5849-	2026/10	1,665.50	22485	10/28/2026	Street-Sidewalk Materials	02707
					CHECK TOTAL		4,489.25				
0000000	001740	COMBINED SYSTEMS, INC	INV2603200	10/21/2026	4100-031100-5540-	2026/10	320.00	22486	10/28/2026	Travel & Training	02707
					CHECK TOTAL		320.00				
0000000	001608	COMCAST	58592 10182026	10/18/2026	4100-041200-5230-	2026/10	249.28	22487	10/28/2026	Communications	02707
					CHECK TOTAL		249.28				
0000000	001514	FORTILINE, INC	7594214	10/27/2026	4501-042000-6014-	2026/10	200.45	22488	10/28/2026	Materials and SUpplies	02707
					CHECK TOTAL		200.45				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000048	J. REX BURNER CO., INC.	15017	9/23/2026	4100-071200-3310-	- -	2026/10	725.00	22489	10/28/2026	Maint.Repairs. Mach.& Equip.	02707
0000000	000048	J. REX BURNER CO., INC.	15017	9/23/2026	4100-071200-8405-	- -	2026/10	85.99	22489	10/28/2026	Lake Arrowhead Projects & Deve	02707
0000000	000048	J. REX BURNER CO., INC.	15108	9/23/2026	4100-071200-3310-	- -	2026/10	550.00	22489	10/28/2026	Maint.Repairs. Mach.& Equip.	02707
0000000	000048	J. REX BURNER CO., INC.	15108	9/23/2026	4100-071200-8405-	- -	2026/10	595.52	22489	10/28/2026	Lake Arrowhead Projects & Deve	02707
0000000	000048	J. REX BURNER CO., INC.	15109	9/23/2026	4100-071200-3310-	- -	2026/10	637.50	22489	10/28/2026	Maint.Repairs. Mach.& Equip.	02707
0000000	000048	J. REX BURNER CO., INC.	15109	9/23/2026	4100-071200-6013-	- -	2026/10	693.94	22489	10/28/2026	Greenway Maintenance	02707
						CHECK TOTAL		3,387.95				
0000000	000053	LOUDERBACK OUTDOOR POWER	102.227	10/06/2026	4100-071200-8201-	- -	2026/10	359.99	22490	10/28/2026	Machinery & Equipment	02707
						CHECK TOTAL		359.99				
0000000	002304	MARSTONS LAWN & LANDSCAPI	3650	10/26/2026	4100-043200-5840-	- -	2026/10	800.00	22491	10/28/2026	Mowing Expenses	02707
						CHECK TOTAL		800.00				
0000000	000176	MARTIN MARIETTA	50681253	9/29/2026	4100-071200-8405-	- -	2026/10	624.34	22492	10/28/2026	Lake Arrowhead Projects & Deve	02707
						CHECK TOTAL		624.34				
0000000	002102	MONTEVERDE ENGINEERING &	26345	10/27/2026	4100-043250-8218-	- -	2026/10	8,398.68	22493	10/28/2026	Engineering/Surveying/Studies	02707
						CHECK TOTAL		8,398.68				
0000000	001601	PACE ANALYTICAL SERVICES	2630708107	9/30/2026	4502-043000-5858-	- -	2026/10	300.00	22494	10/28/2026	Sample Fees	02707
						CHECK TOTAL		300.00				
0000000	001665	PAGE TIRE AND LUBE	37334	10/23/2026	4100-031100-3311-	- -	2026/10	379.00	22495	10/28/2026	Repair Parts	02707
						CHECK TOTAL		379.00				
0000000	002358	PROTECTING THE PROTECTOR,	01052026	1/05/2026	4100-031150-8201-	- -	2026/10	2,210.00	22496	10/28/2026	Machinery & Equipment	02707
						CHECK TOTAL		2,210.00				
0000000	000273	SECURIAN FINANCIAL GROUP	10312026	10/31/2026	100-000200-0200-	- -	2026/10	240.74	22497	10/28/2026	PR Clearing	02707
0000000	000273	SECURIAN FINANCIAL GROUP	10312026	10/31/2026	501-000200-0200-	- -	2026/10	71.13	22497	10/28/2026	Payroll Clearing	02707
0000000	000273	SECURIAN FINANCIAL GROUP	10312026	10/31/2026	502-000200-0200-	- -	2026/10	121.55	22497	10/28/2026	PR Clearing	02707
						CHECK TOTAL		433.42				
0000000	001981	T-MOBILE	10142026	10/14/2026	4100-031100-5230-	- -	2026/10	510.52	22498	10/28/2026	Communications	02707
						CHECK TOTAL		510.52				
0000000	001986	TRINITY TURF INC	0146508-IN	10/14/2026	4100-071200-8408-	- -	2026/10	2,150.00	22499	10/28/2026	Ralph H Dean Park Field Mainte	02707
						CHECK TOTAL		2,150.00				
0000000	000104	UNIFIRST CORPORATION	1700318636	9/07/2026	4100-043200-6014-	- -	2026/10	39.80	22500	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700318636	9/07/2026	4100-043200-5420-	- -	2026/10	55.80	22500	10/28/2026	Rents	02707
0000000	000104	UNIFIRST CORPORATION	1700318766	9/07/2026	4100-043200-6014-	- -	2026/10	70.24	22500	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700318766	9/07/2026	4100-043200-5420-	- -	2026/10	14.62	22500	10/28/2026	Rents	02707
0000000	000104	UNIFIRST CORPORATION	1700318783	9/07/2026	4100-041200-6014-	- -	2026/10	25.21	22500	10/28/2026	Material & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700320078	9/14/2026	4100-043200-6014-	- -	2026/10	26.14	22500	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700315759	8/24/2026	4501-043000-6011-	- -	2026/10	112.83	22500	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700318720	9/07/2026	4501-043000-6011-	- -	2026/10	115.94	22500	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700315698*	8/24/2026	4502-043000-6011-	- -	2026/10	121.19	22500	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700315701	8/24/2026	4502-043000-6014-	- -	2026/10	31.56	22500	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700318729	9/07/2026	4502-043000-6011-	- -	2026/10	126.19	22500	10/28/2026	Uniforms	02707

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000104	UNIFIRST CORPORATION	1700318733	9/07/2026	4502-043000-6014-	- -	2026/10	32.42	22500	10/28/2026	Materials & Supplies	02707
						CHECK TOTAL		771.94				
0000000	000104	UNIFIRST CORPORATION	1700321847	9/21/2026	4100-043200-6014-	- -	2026/10	110.57	22501	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700321847	9/21/2026	4100-043200-5420-	- -	2026/10	56.20	22501	10/28/2026	Rents	02707
0000000	000104	UNIFIRST CORPORATION	1700329088	10/26/2026	4100-071200-6014-	- -	2026/10	22.46	22501	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700329114	10/26/2026	4100-071200-6011-	- -	2026/10	287.40	22501	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700329114	10/26/2026	4100-071200-6011-	- -	2026/10	287.40	22501	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700329123	10/26/2026	4100-071200-6014-	- -	2026/10	55.32	22501	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700329226	10/26/2026	4100-041200-6014-	- -	2026/10	24.54	22501	10/28/2026	Material & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700329268	10/26/2026	4100-043200-6014-	- -	2026/10	144.37	22501	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700329268	10/26/2026	4100-043200-5420-	- -	2026/10	14.62	22501	10/28/2026	Rents	02707
0000000	000104	UNIFIRST CORPORATION	1700329269	10/26/2026	4100-041200-6011-	- -	2026/10	219.07	22501	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700329157	10/26/2026	4501-043000-6011-	- -	2026/10	142.03	22501	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700329269	10/26/2026	4501-042000-6011-	- -	2026/10	206.45	22501	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700329167	10/26/2026	4502-043000-6011-	- -	2026/10	121.40	22501	10/28/2026	Uniforms	02707
0000000	000104	UNIFIRST CORPORATION	1700329170	10/26/2026	4502-043000-6014-	- -	2026/10	31.56	22501	10/28/2026	Materials & Supplies	02707
0000000	000104	UNIFIRST CORPORATION	1700329269	10/26/2026	4502-042000-6011-	- -	2026/10	101.09	22501	10/28/2026	Uniforms	02707
						CHECK TOTAL		1,824.48				
0000000	000578	VALLEY AUTOMATION, INC.	15371	10/27/2026	4100-043200-3310-	- -	2026/10	1,826.02	22502	10/28/2026	Maint.Repairs, Machinery & Equ	02707
						CHECK TOTAL		1,826.02				
0000000	002080	VISION TECHNOLOGY GROUP	4313556	10/26/2026	4100-043200-5230-	- -	2026/10	225.79	22503	10/28/2026	Communications	02707
0000000	002080	VISION TECHNOLOGY GROUP	4313556	10/26/2026	4100-071200-5230-	- -	2026/10	139.99	22503	10/28/2026	Communications	02707
0000000	002080	VISION TECHNOLOGY GROUP	4313556	10/26/2026	4100-031100-5230-	- -	2026/10	244.65	22503	10/28/2026	Communications	02707
0000000	002080	VISION TECHNOLOGY GROUP	4313556	10/26/2026	4100-041200-5230-	- -	2026/10	66.21	22503	10/28/2026	Communications	02707
0000000	002080	VISION TECHNOLOGY GROUP	4313556	10/26/2026	4501-043000-5230-	- -	2026/10	65.24	22503	10/28/2026	Communications	02707
0000000	002080	VISION TECHNOLOGY GROUP	4313556	10/26/2026	4502-043000-5230-	- -	2026/10	80.19	22503	10/28/2026	Communications	02707
						CHECK TOTAL		822.07				
0000000	002382	WENDEL	499905-2	10/26/2026	4100-043250-8218-	- -	2026/10	2,500.00	22504	10/28/2026	Engineering/Surveying/Studies	02707
						CHECK TOTAL		2,500.00				
0000000	001170	ATLAS COPCO COMPRESSORS	09272026	9/27/2026	4501-043000-3310-	- -	2026/10	7,962.10	22511	10/30/2026	Maint. Repairs, Mach.& Equip.	02709
						CHECK TOTAL		7,962.10				
0000000	002307	C KING MEDIA, LLC	09032026	9/03/2026	4100-031100-6010-	- -	2026/10	1,050.00	22512	10/30/2026	Police Supplies & Range	02709
0000000	002307	C KING MEDIA, LLC	09032026	9/03/2026	4100-012410-3310-	- -	2026/10	75.00	22512	10/30/2026	Maint.Repairs, Mach.& Equip	02709
0000000	002307	C KING MEDIA, LLC	09032026	9/03/2026	4100-012100-6014-	- -	2026/10	75.00	22512	10/30/2026	Materials & Supplies	02709
						CHECK TOTAL		1,200.00				
0000000	002307	C KING MEDIA, LLC	11385	10/30/2026	4100-031100-6010-	- -	2026/10	275.00	22513	10/30/2026	Police Supplies & Range	02710
						CHECK TOTAL		275.00				
						CHECK TYPE TOTAL		394,051.19				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.		ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	999999	ADAMS CHERYL	UT0000075430001	10/23/2026	501-000200-0300-	- -	2026/10	82.33	22505	10/29/2026	Refund Liability Account	00816
						CHECK TOTAL		82.33				
0000000	999999	ARMSTRONG BROOKE & CHRIST	UT0000072960001	10/23/2026	501-000200-0300-	- -	2026/10	39.61	22506	10/29/2026	Refund Liability Account	00816
						CHECK TOTAL		39.61				
0000000	999999	KHURELBAATAR BAYARJARGAL	UT0000068240001	10/23/2026	501-000200-0300-	- -	2026/10	28.21	22507	10/29/2026	Refund Liability Account	00816
						CHECK TOTAL		28.21				
0000000	999999	MARTIN LEVI	UT0000075500001	10/23/2026	501-000200-0300-	- -	2026/10	82.33	22508	10/29/2026	Refund Liability Account	00816
						CHECK TOTAL		82.33				
0000000	999999	MILLER FRANK	UT0000043600001	10/23/2026	501-000200-0300-	- -	2026/10	82.33	22509	10/29/2026	Refund Liability Account	00816
						CHECK TOTAL		82.33				
0000000	999999	PARAMESWARAN REKHA	UT0000076090001	10/23/2026	501-000200-0300-	- -	2026/10	155.51	22510	10/29/2026	Refund Liability Account	00816
						CHECK TOTAL		155.51				
						CHECK TYPE TOTAL		470.32				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	002319	EMILY MAYLE	10012026	10/01/2026	4100-043200-5853-	2026/10	500.00-	22349	10/01/2026	Employee Expenses/Retirement	00498
					CHECK TOTAL		500.00-				
					CHECK TYPE TOTAL		500.00-				
					FINAL TOTAL		394,021.51				



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Public Hearings

VIIIA. South Ventures LLC

SUP26-001 152 S Court St.

Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-A

Meeting Date: November 9, 2026

Agenda Item: **TOWN COUNCIL PUBLIC HEARING, DISCUSSION & ACTION**
Item VIII-A – SUP26-001 – 152 S Court Street (South Ventures LLC)

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to operate a Home Occupation at **152 S Court Street** (Tax Map No. **42A10-A-95**) in the Medium-Density Residential (**R-2**) Zoning District. The dwelling is located on one parcel that is approximately **20,473** sq ft in area. A Special Use Permit is required to operate a Home Occupation in the R-2 Zoning District per Town Code Appendix A, Article IV, Section **402.2.(e).**

A Home Occupation is commonly defined as "any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises." The kitchen in the residence would be used for baking, and an adjacent detached accessory structure would be used for product storage, pick-up, and sales. If granted, the Special Use Permit would be valid for the Home Occupation at 152 S. Court, and approval for the "Bread Shed" would be limited to 12 months as requested by the applicant.

Staff recommend the following conditions be considered:

1) Compliance with the definition and applicable Town Code sections (as required)
2) Owner shall maintain traffic directional signs in and out of the property, during operational hours to establish a clear traffic pattern.
3) Owner shall implement established pickup windows of time distributed throughout operating hours to reduce concentrated customer arrivals.
4) The SUP is not transferable to any new property owner or tenant.
5) No parking on the street shoulders of Court Ln. that might impede the travel way.
6) Building Official approval of the home occupation modifications completed.
7) Require all sales to be online, in advance, to create a "pick-up only" service at the "Bread Shed", which will reduce the time spent on-site by customers.

Commission Review: October 15, 2026, Public Hearing Recommended for Approval **5-1*** (Good)
*-objection was based on the use of an accessory structure for a home occupation

Suggested Motions: I move that the Special Use Permit 26-001 be **approved**, with the conditions as presented.

OR

I move that the Special Use Permit 26-001 be **approved**, with the **conditions noted** _____.

OR

I move that the Special Use Permit 26-001 be **denied**, for the reasons noted _____.

Town of Luray
45 East Main Street
Luray, Virginia 22835

NOTICE OF PUBLIC HEARING
LURAY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST

NOTICE is hereby given pursuant to § 15.2-2204 of the Code of Virginia, as amended, that the Luray Planning Commission shall hold a public hearing on **October 15, 2026, 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.

Public comment may be submitted in person during the public hearing. Public comment may also be submitted until 12:00 p.m. on October 15, 2026, through any of the following means: Email: bchrisman@townofluray.com; Mail: Luray Planning Commission, Attention: Bryan Chrisman, Post Office Box 629, Luray, Virginia, 22835; Hand delivery: Place in the exterior DROP BOX in the alcove located at the front of the Town's offices facing Main Street; or Phone: (540)743-5511. All comments must include the commentor's name and address to be read aloud at the hearing. This hearing may be viewed live online through the Livestream Meetings link at townofluray.com. All normal Rules of Procedure will be followed.

The purpose of the hearing is to receive public comment on the following:

SUP26-001

The applicant, Emmitt South, has requested a Special Use Permit to operate a cottage bakery in the residence located at 152 South Court Street (Tax Map No. 42A10-(A)-95). Home occupations are allowed by Special Use Permit the R-2 Zoning District pursuant to Town Code Appendix A, Article IV, Sec. 402.2(e), and are defined in pertinent part as "any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises[.]" The kitchen in the residence would be used for baking and an adjacent structure would be used for product storage, pick-up, and sales. If granted, the Special Use Permit would be valid for a period of 12 months as requested by the applicant.

Copies of the Special Use Permit application and the Town's 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, and may also be found online at the Town's website www.townofluray.com. Questions may be directed to the Town by calling 540-743-5511, or by emailing bchrisman@townofluray.com

Town of Luray
Special Use Permit Application
Application No.: SUP26-002

Existing Property Information:

Site Address 152 S Court Street

Page County Tax Map Number 42A10A95 Town Zoning District R2

Total Acreage 0.45

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

See attachment

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Signature of Applicant	8/3/26 Date
Signature of Applicant	Date
Signature of Owner	Date
Signature of Owner	Date

Town of Luray
Zoning Permit Application
Application No.: SUP26-002

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 Emmitt South

Company Name South Ventures, LLC

Address 152 S Court Street

Phone: 703 655 2221 Email: [redacted]

Property Owner Information:

Owner Name Emmitt South

Address 152 S Court Street, Luray, VA 22835

Phone: 703 655 2221 Email: [redacted]

Property Information:

Site Address 152 S Court Street

Page County Tax Map Number 42A10A95 Town Zoning District R2

Request Information:

Nature of Request (Describe Fully) See attachment

See Appropriate Application Appendix for Additional Information Required with Your Application

Signature of Applicant — Date 8/3/26

Signature of Property Owner — Date

Please Complete Additional Application Form for Your Specific Request

Property Information Report

Map #: 42A10-A-95

Page County, Virginia
101 South Court Street
Luray, VA 22835
Telephone: (540) 743-4141
8:30 a.m. - 5:00 p.m. Mon - Fri

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. 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 expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Property Overview

Parcel #: 42A10-A-95

Account #: 18959

Owner: SOUTH EMMITT

Mail Address: 152 SOUTH COURT ST

Mail Address: LURAY, VA 22835

Description: DB 534-620 COURT ST #11-1912-S #18-2075 #21-0853 #24-0739

Site Address: 152 S COURT ST

Zoning: Medium-Density Residential - R-2

Acres: 0.47

Assessment History

Valuation Year	Improvement Value	Land Value	Total Value
2026	$265,300	$45,000	$310,300
2025	$265,300	$45,000	$310,300
2025	$133,600	$45,000	$178,600
2024	$133,600	$45,000	$178,600
2023	$133,600	$45,000	$178,600
2022	$133,600	$45,000	$178,600
2021	$132,400	$45,000	$177,400
2020	$82,500	$45,000	$127,500

Ownership History

Sale Date	Sale Price	Buyer	Deed Reference
4/1/2024	$392,500	SOUTH EMMITT	739/2024
3/17/2021	-	KOLDEWEY HELEN	739/2024
9/7/2011	$103,000	MALONE MARK M & MARY W	2075/2018
12/1/1995	$87,000	HESSELGRAVE BARBARA L	534/0
4/21/1995	-	DEANE BONNIE ANNE BAILEY	0/0
NA	-	JONES ELSIE M	0/0

Improvement Details

Exterior Information

Year Built: 1885

Occupancy Type: URBAN RES-IN TOWN - RES

Page County, Virginia
103 South Court Street
Luray, VA 22835
Telephone: (540) 743-4142
8:30 a.m. – 5:00 p.m. Mon – Fri

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. 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 expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Foundation: STONE

Ext. Wall: STUCCO/MASONRY

Roofing: METAL/TIN

Roof Type: HIP

Garage: NONE

Story height: 2.0

Interior Information

# of Rooms: 6

# of Bedrooms: 3

Full Bathrooms: 2

Half Bathroom: 0

Fireplaces: 0

Floors: SOFT WOOD

Building SqFt: 2,052

Utilities

Fuel Type: ELECTRIC

Electric: Y

Water: Public

Sewer: Public Sewer

Gas: N

Primary Photo and Sketch

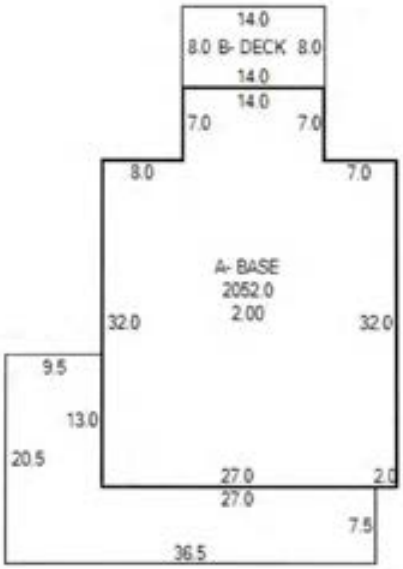


Property Information Report

Map #: 42A10-A-95

Page County, Virginia
103 South Court Street
Luray, VA 22835
Telephone: (540) 743-4142
8:30 a.m. – 5:00 p.m. Mon – Fri

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Exterior Improvements

Type	Description	Units	Year
Shed	GAR-FRAME	1	1885
Driveway	DRIVE-PVMT	1	1885

Page County

Map #: 42A10-A-95

July 9, 2026



N

0 21 41 62 ft

1" = 21 ft

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NATURE OF REQUEST

The applicants, Emmitt and Kelli South, are requesting approval to operate **Luray Artisan Bakery as a Home Occupation** from their residence at 152 S. Court Street, Luray, Virginia.

Luray Artisan Bakery is a family-operated Virginia cottage food bakery. The business is operated by members of the family residing on the property, and baked goods are produced within the dwelling in accordance with applicable cottage food requirements.

As an accessory/extension of the Home Occupation, the applicants are also requesting **temporary approval, for a period not to exceed twelve (12) months**, to utilize an existing approximately 10' x 20' accessory structure on the property, known as "The Bread Shed," as a limited self-service pickup and sales area for pre-packaged products produced by the Home Occupation.

No baking, cooking, or other food preparation occurs within the Bread Shed. The structure contains no customer seating or dining area and does not operate as a restaurant, drive-through, or customer gathering space.

The Bread Shed is located adjacent to the property's existing circular driveway. The driveway provides off-street customer parking and allows vehicles to circulate through the property without backing onto S. Court Street. Based upon observed operations, simultaneous customer activity has generally not exceeded approximately four customer vehicles at one time, in addition to the applicants' two personal vehicles.

Bread Shed operations are limited to a maximum of three days per week, generally Tuesday, Wednesday, and Friday from 1:00 PM to 7:00 PM.

The applicants have implemented estimated pickup windows distributed throughout operating hours to reduce concentrated customer arrivals and will utilize temporary ENTER and EXIT directional signage during operating hours to establish a clear circulation pattern through the circular driveway. The applicants will continue monitoring customer traffic and are willing to work with Town staff to make reasonable operational adjustments if traffic or parking concerns are identified.

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray that is currently being developed and built out.

The requested Bread Shed accessory use is temporary and is requested for a maximum period of twelve (12) months. If the permanent commercial bakery becomes operational before expiration of that period, the Bread Shed use will cease at that earlier time. Upon opening of the permanent commercial bakery, both bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial facility.

The purpose of this request is therefore to provide a defined transitional period while the applicants' permanent commercial bakery is completed.

LURAY ARTISAN BAKERY

Home Occupation & Temporary Accessory Use Business Plan

152 S. Court Street, Luray, Virginia

Executive Summary

Luray Artisan Bakery is a locally owned, family-operated cottage food bakery operated by Emmitt and Kelli South from their residence at 152 S. Court Street in Luray.

The business produces small-batch artisan breads and baked goods within the residence in accordance with applicable Virginia cottage food requirements.

This business plan is provided in support of the applicants' request to operate Luray Artisan Bakery as a **Home Occupation** and to receive **temporary approval, for no more than twelve (12) months**, to utilize an existing accessory structure known as "The Bread Shed" as a limited accessory/extension of that Home Occupation.

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray. That facility is currently being developed and built out.

The residential operation represents an interim stage of the business.

Upon the permanent commercial bakery becoming operational, bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial location.

Current Business Operations

Luray Artisan Bakery is owned and operated by Emmitt and Kelli South, who reside at the property.

Bakery production currently occurs within the residence as a cottage food operation.

Products include artisan breads, sourdough, focaccia, muffins, cookies, rolls, loaves, and other baked goods.

The business currently serves customers through advance orders, recurring Bread Club orders, custom orders, and limited direct-to-consumer sales.

Home Occupation

The residence serves as the current production location for Luray Artisan Bakery.

The business is operated by members of the family residing at the premises and is intended to remain subordinate to the residential use of the property during this transitional period.

The Home Occupation is not intended to serve as the long-term production location for Luray Artisan Bakery.

Upon completion and opening of the permanent commercial bakery, production will transition to that facility and the bakery Home Occupation at 152 S. Court Street will cease.

Temporary Bread Shed Accessory Use

As an accessory/extension of the Home Occupation, the applicants are requesting temporary permission to utilize an existing approximately 10' x 20' accessory structure known as "The Bread Shed."

The Bread Shed provides a small, primarily self-service area where customers may pick up or purchase pre-packaged products produced by Luray Artisan Bakery.

No food is prepared or cooked within the Bread Shed.

The structure does not provide customer seating, restaurant service, drive-through service, or on-site dining.

Customers generally remain on the property only for the amount of time necessary to select or retrieve their products.

Approval of the Bread Shed accessory use is requested for a maximum period of twelve (12) months and is intended solely to bridge the period between the bakery's current cottage food operation and opening of its permanent commercial location.

If the permanent commercial bakery becomes operational before expiration of the twelve-month period, Bread Shed operations will cease at that earlier time.

Hours of Operation

Bread Shed availability is limited to a maximum of three days per week, generally:

Tuesday: 1:00 PM – 7:00 PM
Wednesday: 1:00 PM – 7:00 PM
Friday: 1:00 PM – 7:00 PM

The business may operate fewer days or hours depending upon production schedules and product availability.

Parking and Vehicle Capacity

The property contains an existing circular driveway providing off-street customer parking and vehicle circulation.

The applicants' two personal vehicles may be located on the property during operating hours. Based upon observed Bread Shed operations, simultaneous customer activity has generally not exceeded approximately four customer vehicles at one time.

The driveway provides space to accommodate customer vehicles off the public roadway.

Customers are instructed to pull completely into the driveway rather than stop or park along S. Court Street.

The circular configuration allows vehicles to enter the property, retrieve their products, circulate around the driveway, and exit without backing onto the public roadway.

Traffic Management and Pickup Procedures

The applicants actively monitor customer traffic and continue to refine operating procedures to make pickups more efficient and minimize concentrated vehicle activity.

The bakery has recently implemented estimated pickup windows for advance orders. These windows are distributed throughout Bread Shed operating hours to reduce the likelihood of multiple advance-order customers arriving simultaneously.

The applicants will also utilize temporary directional signage during Bread Shed operating hours identifying separate **ENTER** and **EXIT** directions around the circular driveway.

During the requested temporary approval period, the applicants will continue monitoring customer arrival patterns, pickup times, parking, and vehicle circulation and will refine ordering and pickup procedures as necessary.

The applicants are willing to work directly with Town staff to address demonstrated traffic or parking concerns and make reasonable operational adjustments to maintain compatibility with neighboring properties and the surrounding community.

Improved Pickup Efficiency

Prior to establishing the Bread Shed, Luray Artisan Bakery utilized a residential porch-pickup system.

The applicants have observed that the Bread Shed has generally reduced the length of customer visits.

Under the previous porch-pickup model, customers interacted directly with the applicants at the residence and would sometimes remain longer to visit or talk while retrieving orders.

The Bread Shed provides an organized, primarily self-service pickup location. Most customers now enter the property, retrieve their products, and depart within a short period without requiring direct interaction.

Occasionally, customers request assistance or ring the bell to say hello, but these interactions represent a minority of customer pickups.

The Bread Shed has therefore improved ordering and pickup efficiency while reducing the duration of many customer visits to the residential property.

Business Model

Luray Artisan Bakery has developed a recurring local customer base through its cottage bakery operation.

The current model emphasizes small-batch production, advance ordering, recurring Bread Club customers, custom orders, and limited direct-to-consumer sales.

The Home Occupation and requested temporary Bread Shed accessory use allow the business to continue operating on a limited scale while its permanent commercial facility is being developed.

Permanent Commercial Location and Transition Plan

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray.

The commercial facility is currently in the development and build-out process and is intended to become the business's long-term production and customer-facing location.

The applicants' business plan therefore consists of three defined stages:

CURRENT PHASE
Small-scale cottage food production through the Home Occupation with requested temporary Bread Shed accessory use.

TRANSITION PHASE
Continued limited residential operation while construction and build-out of the permanent commercial bakery are completed.

PERMANENT PHASE
Bakery production and customer-facing operations transition to the commercial location, and the Home Occupation bakery and Bread Shed operations at 152 S. Court Street cease.

The applicants request no more than twelve (12) months of approval for the Bread Shed accessory use.

If the commercial bakery becomes operational before expiration of that period, Bread Shed operations will cease at that earlier time.

Community and Compliance

During the temporary operating period, Luray Artisan Bakery intends to:

- Maintain the residential character and appearance of the property.
- Provide customer parking on private property.
- Maintain limited Bread Shed operating days and hours.
- Utilize estimated pickup windows to distribute customer arrivals.
- Utilize temporary ENTER and EXIT signage to establish clear vehicle circulation.
- Continue monitoring traffic, parking, and customer pickup patterns.
- Keep the property and accessory structure clean and orderly.
- Avoid outdoor entertainment, amplified music, customer gathering areas, and on-site dining.
- Operate the Bread Shed only as an accessory/extension of the Home Occupation and subject to Town approval.
- Work cooperatively with Town staff regarding traffic, parking, zoning, licensing, and other applicable requirements.
- Make reasonable operational adjustments when necessary to address demonstrated concerns.
- Discontinue the Bread Shed accessory use no later than twelve months from approval, or earlier upon opening of the permanent commercial bakery.
- Discontinue bakery production under the Home Occupation at 152 S. Court Street when the permanent commercial bakery becomes operational.

Conclusion

Luray Artisan Bakery is an established family-operated cottage food business in the process of transitioning to a permanent commercial bakery within the Town of Luray.

The requested approval is intended to provide a **defined and temporary transition period**, rather than establish a permanent retail use at the residential property.

The applicants request temporary approval of the Bread Shed accessory use for **no more than twelve (12) months**, with the understanding that the use will terminate earlier if the permanent commercial bakery becomes operational before the end of that period.

During this temporary period, the applicants will continue actively managing customer traffic through off-street parking, estimated pickup windows, directional signage, monitoring of customer arrival patterns, and reasonable operational adjustments in cooperation with Town staff.

Upon opening of the permanent commercial bakery, both bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial facility.

IMPACT ANALYSIS STATEMENT

Luray Artisan Bakery

Home Occupation & Temporary Bread Shed Accessory Use

152 S. Court Street, Luray, Virginia

1. Purpose of Request

Emmitt and Kelli South are requesting approval to operate Luray Artisan Bakery as a Home Occupation from their residence at 152 S. Court Street.

Luray Artisan Bakery is a family-operated Virginia cottage food bakery. Products are prepared within the dwelling by members of the family residing on the property.

In conjunction with the Home Occupation, the applicants request **temporary approval for a period not to exceed twelve (12) months** to utilize an existing approximately 10' x 20' accessory structure, known as "The Bread Shed," as a limited accessory/extension of the Home Occupation for customer pickup and sale of pre-packaged products.

No baking, cooking, or other food production occurs within the Bread Shed.

2. Temporary and Transitional Nature of the Request

A central component of this request is its limited and temporary nature.

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray. That facility is currently undergoing development and build-out and is intended to become the business's permanent production and customer-facing location.

The applicants are requesting temporary approval to continue their existing small-scale operation while the permanent commercial facility is completed.

The requested Bread Shed accessory use is requested for a maximum period of twelve (12) months. If the permanent commercial bakery becomes operational before expiration of that period, the Bread Shed use will cease at that earlier time.

Upon the permanent commercial bakery becoming operational, the applicants will also discontinue bakery production under the Home Occupation at 152 S. Court Street and transition bakery production and customer-facing operations to the commercial facility.

The request therefore does not contemplate establishing the Bread Shed as a permanent retail use of the residential property.

3. Residential Character and Compatibility

The primary use of 152 S. Court Street remains residential.

The bakery is operated by members of the family residing at the property, and the requested accessory use is limited in both scale and duration.

The Bread Shed is a small existing accessory structure and does not contain customer seating, dining facilities, commercial cooking equipment, amplified music, or other features typically associated with a conventional retail establishment or restaurant.

No substantial alteration of the residential property is proposed to accommodate the temporary use.

The applicants intend to maintain the residential appearance and character of the property throughout the temporary approval period.

4. Traffic and Customer Activity

The applicants recognize that traffic, parking, and the potential effect of customer activity upon surrounding residential properties are important considerations associated with the requested temporary accessory use.

Based upon observed operations, customer traffic is generally dispersed throughout the Bread Shed's operating hours rather than occurring continuously or in large groups.

Most customers enter the property, retrieve or select their products, and depart within a short period of time.

At busier times, the property may contain the applicants' two personal vehicles as well as several customer vehicles. Based upon the applicants' experience operating the Bread Shed, simultaneous customer activity has generally not exceeded approximately four customer vehicles at one time.

The applicants will continue monitoring actual customer arrival patterns throughout the temporary approval period.

5. Parking and Vehicle Circulation

The property contains an existing circular driveway providing substantial off-street area for customer vehicles.

Customers are instructed to pull completely into the driveway rather than stop or park along the public roadway.

The driveway configuration allows customers to enter the property, temporarily park or stop for pickup, continue around the circular driveway, and exit onto S. Court Street without requiring customers to back into the public roadway.

To further improve vehicle circulation, the applicants will utilize temporary directional signage during Bread Shed operating hours identifying separate **ENTER** and **EXIT** directions around the circular driveway.

No additional public parking facilities or modifications to the public roadway are proposed.

6. Pickup Windows and Traffic Management

The applicants have recently implemented estimated pickup windows for advance orders.

These pickup windows are distributed throughout the Bread Shed's operating hours to reduce the likelihood of multiple advance-order customers arriving simultaneously.

The applicants will continue to monitor and refine pickup windows, ordering procedures, and other operational practices based upon actual customer arrival patterns.

Throughout the requested temporary approval period, the applicants will evaluate:

- Customer arrival patterns and peak periods;
- The effectiveness and spacing of estimated pickup windows;
- Vehicle circulation through the circular driveway;
- The effectiveness of temporary ENTER and EXIT signage;
- Customer pickup duration;
- Any demonstrated traffic or parking concerns identified by Town staff; and
- Reasonable opportunities to further improve traffic and ordering efficiency.

The applicants are willing to work directly with Town staff throughout the temporary approval period to monitor traffic and parking conditions.

If a traffic-flow or parking concern is identified, the applicants are willing to reasonably modify pickup procedures, pickup windows, directional signage, traffic circulation, or other operational practices to address the concern.

7. Effect of the Bread Shed on Customer Pickup Duration

Prior to establishing the Bread Shed, the bakery utilized a residential "porch pickup" system for customer orders.

Based upon the applicants' experience, creation of the Bread Shed has reduced the duration and intensity of many individual customer visits compared with the previous porch-pickup model.

Under porch pickup, customers interacted directly with the applicants at the residence, and visits could naturally become longer as customers stopped to talk while retrieving their orders.

The Bread Shed provides a separate, organized, primarily self-service pickup location.

Most customers now enter the driveway, retrieve or purchase their products, and depart without requiring direct interaction with the applicants.

Occasionally, a customer may request assistance or ring the bell to speak with the applicants, but most customer visits do not require direct interaction.

As a result, the Bread Shed has generally made customer pickup more efficient and reduced the amount of time customers remain on the residential property.

8. Hours and Frequency of Operation

Bread Shed operations are limited to a maximum of three days per week, generally:

Tuesday: 1:00 PM – 7:00 PM
Wednesday: 1:00 PM – 7:00 PM
Friday: 1:00 PM – 7:00 PM

The business may operate fewer days or hours depending upon production schedules and product availability.

These limited operating periods reduce the frequency of customer activity associated with the accessory use.

9. Noise

The operation does not generate significant exterior noise.

There is no amplified music, outdoor entertainment, customer seating, drive-through operation, or exterior commercial equipment associated with the Bread Shed.

Customer visits are generally brief and primarily involve entering the driveway, retrieving products, and departing.

10. Lighting and Visual Impact

The requested use does not require large-scale commercial exterior lighting.

Lighting associated with the accessory structure is intended to remain appropriate in scale for the residential setting.

Temporary traffic-direction signage will be displayed only as necessary during operating periods.

11. Deliveries and Commercial Activity

The Bread Shed does not depend upon frequent large commercial deliveries, tractor-trailer traffic, or loading operations.

The accessory structure is stocked directly by the applicants with products produced through the Home Occupation.

12. Waste and Sanitation

The Bread Shed is utilized for pre-packaged baked goods.

No food is prepared or cooked within the accessory structure, and no on-site dining is provided.

These limitations minimize food waste and sanitation impacts associated with the accessory use. The property and accessory structure will continue to be maintained in a clean and orderly condition.

13. Continuing Cooperation and Operational Review

The applicants understand the importance of maintaining compatibility between the temporary business activity and the surrounding residential community.

Throughout the temporary approval period, the applicants will continue monitoring operations and are open to reasonable modifications intended to address demonstrated concerns regarding traffic, parking, pickup procedures, or other impacts.

The applicants are committed to working cooperatively with Town management, zoning staff, neighboring property owners, and the community while the business completes its transition to the permanent commercial location.

14. Conclusion and Requested Temporary Approval

The applicants respectfully request approval of Luray Artisan Bakery as a Home Occupation together with temporary approval of the Bread Shed as a limited accessory/extension of that Home Occupation.

The requested accessory use is limited in scale and hours, provides off-street vehicle circulation, does not provide customer dining or gathering space, and has become more efficient as the applicants have gained experience managing customer pickups.

The applicants have implemented estimated pickup windows and propose temporary directional signage to further manage customer traffic. They will continue monitoring operations and working with Town staff to make reasonable adjustments if concerns arise.

Most importantly, the applicants are **not requesting approval to establish the Bread Shed as a permanent retail use of the residential property.**

Approval of the Bread Shed accessory use is requested for a maximum period of twelve (12) months. If Luray Artisan Bakery's permanent commercial location becomes operational before expiration of that period, the Bread Shed use will cease at that earlier time. Upon opening of the permanent commercial bakery, bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial facility.

The applicants respectfully request this defined temporary period to allow the business to complete that transition while continuing to operate in a manner intended to minimize impacts upon neighboring properties, Town infrastructure, and the surrounding community.

Page County

July 9, 2026



Legend

- Roads
- Parcels
- Proposed Structure
- Customer Circulation Path

TRAFFIC CIRCULATION PLAN

Customers will be directed by temporary signage to enter through the designated entrance, circulate one-way through the existing driveway, stop within the private driveway/pickup area near the proposed structure, and exit through the designated exit.

ENTER ONLY

Use left/southwest driveway entrance from S. Court Lane.

EXIT ONLY

Use right/southeast driveway exit to S. Court Lane.

NOTES

- All customer vehicles directed to remain entirely on private property.
- No on-street customer parking.
- Customer pickup/parking area is located adjacent to the proposed structure.
- Temporary directional signage will be used on operating days/hours.

N

0 68 136 204 ft

1" = 68 ft

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Home occupation: Any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises, with no advertising sign displayed other than a name plate not exceeding four square feet in area on each side of the plate, and no exterior evidence that the building is being used for any purpose other than a dwelling. Home occupations are required to obtain a Town business license and must adhere to article V (Supplemental Regulations), section 506 (parking) and section 514 (professional offices) of the Town Code.

506. - Minimum off-street parking

506.14. For retail stores selling directly to the public, there shall be provided one parking space for each 200 square feet of retail floor space in the building unless otherwise specified herein.

506.17. For office buildings, offices of professionals and personal service establishments, there shall be provided one parking space for each 200 square feet of floor space occupied by the office or personal service.

507. - Off-street loading requirements.

507.1. On the same premises with every building, structure, or part thereof, erected and occupied for uses involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading, and unloading services in order to avoid interference with public use of the streets and alleys.

514. - Professional offices.

Professional offices are subject to the following requirements:

514.1. All parking shall be off-street and shall conform to the requirements of section 506.

514.2. All activity and equipment (other than parking) must be housed in a fully enclosed building.

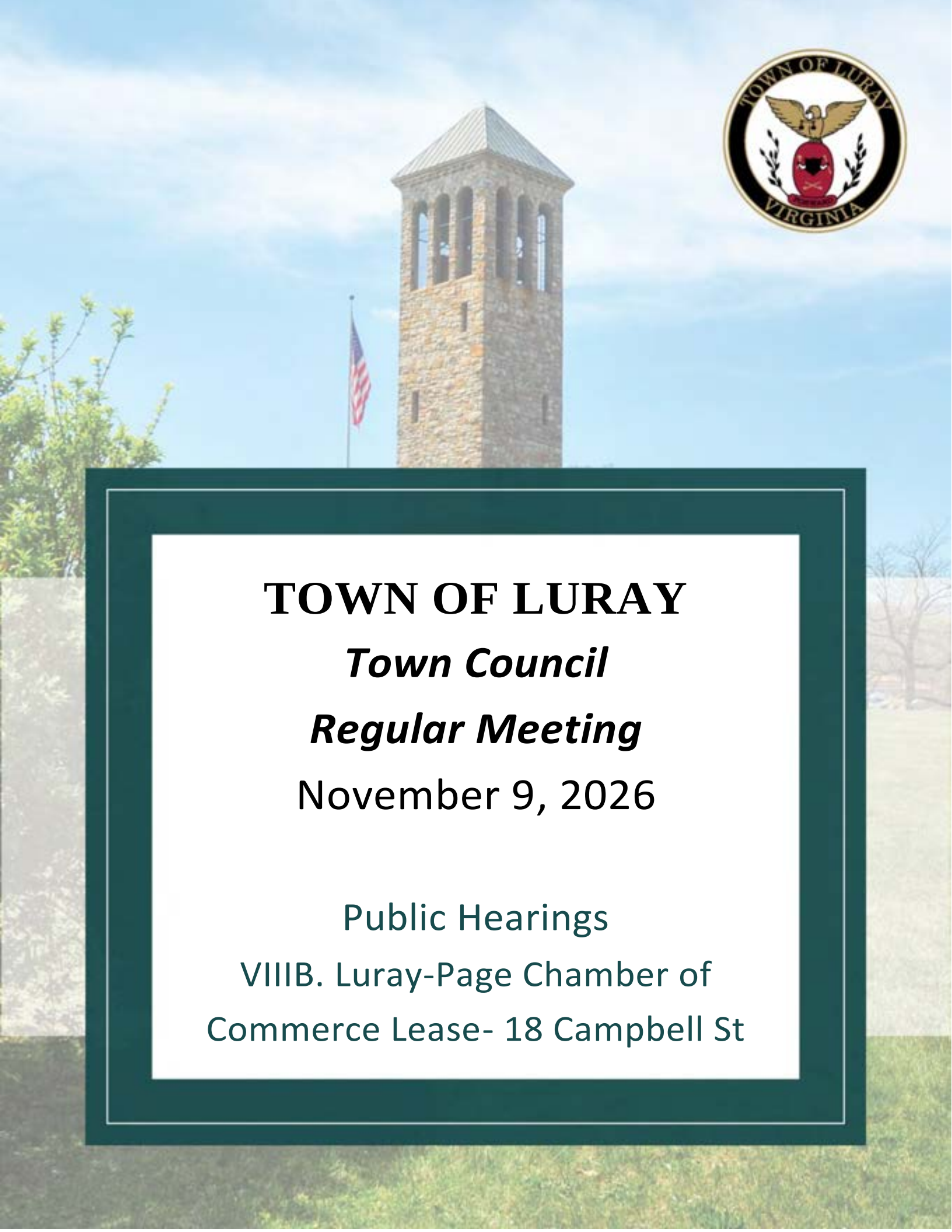
514.3. No noise or odor produced as a result of activity in such officers shall be discernible beyond the boundaries of the lot.

514.4. All vehicular access to the site shall be from a street which meets town standards.

514.5. No display in the building shall be visible from outside of the building.

From: Alan Eldridge <alaneldridgejr@gmail.com>
Sent: Thursday, October 1, 2026 3:34 PM
To: Bryan Chrisman <bchrisman@townofluray.com>
Cc: Ruby Cell <rubymeldridge@gmail.com>; Home <alaneldridgejr@gmail.com>
Subject: Emmitt South Special Use Permit to operate a cottage bakery

For Luray Planning Commission and Luray Town Council:
Mr. & Mrs. South have crafted a business plan for a Cottage Bakery that covers all aspects of the business. Their baked goods are exceptional and varied. Advertising and ordering are strait forward and easy to use. Pickup location is off street with access that does not hinder local traffic flow. The "Bread Shed" has ample space to properly display available goods and packaged orders. This is a welcomed addition to the South Court Street community and will benefit the Town of Luray. Recommend approval.
Alan & Ruby Eldridge
151 South Court Street
Luray VA 22835



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Public Hearings

VIIIB. Luray-Page Chamber of Commerce Lease- 18 Campbell St

Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-B

Meeting Date: November 9, 2026

Agenda Item: **TOWN COUNCIL PUBLIC HEARING, DISCUSSION & ACTION**
Item VIII-B – Luray-Page County Chamber of Commerce Lease

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a Re-stated Lease Agreement between the Town and the Chamber.

The property address for the Lease is 18 Campbell Street.

The Lease Agreement proposed is included for review and has been previously reviewed by the Town Council and Chamber Board.

This Lease Agreement was drafted by the Town Attorney.

Potential Points of Discussion and/or Conditions:

1) The Town and Chamber shall complete an annual facility walk-through inspection to ensure the leased space is being properly used and maintained.
2) Should the spatial needs of the Chambers be reduced, the Town reserves the right to re-negotiate the terms and space allocations of the Lease Agreement with the Chamber Board before the next Lease renewal period.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motions: I move that the Lease Agreement be **approved**, with the conditions as presented.

OR

I move that the Lease Agreement be **approved**, with the **conditions noted** _____.

OR

I move that the Lease Agreement be **denied**, for the reasons noted _____.

RESTATED LEASE AGREEMENT

THIS RESTATED LEASE AGREEMENT ("Lease") is made this ___ day of _____, 2026, between the **TOWN OF LURAY, VIRGINIA,** a Virginia municipal corporation ("Landlord"), and **LURAY-PAGE COUNTY CHAMBER OF COMMERCE**, a Virginia nonstock corporation ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant are currently parties to a lease made on July 15, 2009 (the "2009 Lease"); and

WHEREAS, the 2009 Lease has subsequently renewed for several three-year renewal terms and is set to renew again on July 15, 2027; and

WHEREAS, Landlord and Tenant wish to restate and replace the terms of the 2009 Lease with the terms set forth herein.

NOW, THEREFORE, Landlord and Tenant hereby agree as follows:

1. **Description of Leased Premises.** Landlord leases to Tenant, and Tenant leases from Landlord, the property (the "Property") located at 18 Campbell Street in Luray, Virginia, identified on Exhibit A except for the portions identified as "STATION MASTERS OFFICE" and "WAITING". The Property less the foregoing exceptions constitutes the "Leased Premises." Tenant's use of the portions of the Leased Premises identified as "CONFERENCE", "VESTIBULE", "WOMENS", and "MENS" will be in common with Landlord and Landlord's other tenants and guests. This Lease includes the right of ingress and egress to the Leased Premises and the use of the public parking onsite.

2. **Term.** The initial term of this Lease shall commence upon execution by Landlord and Tenant and expire on June 30, 2027. The term shall automatically renew for up to five successive one-year renewal terms unless written notice of nonrenewal from either party is delivered at least 90 days in advance of expiration of the initial or renewal term, as applicable.

3. **Rent.** Tenant agrees to pay Landlord rent in the amount of $500 per month due on the first day of each month in advance. A late payment fee of $50.00 shall be due as additional rent if Landlord does not receive payment by the fifth day of the month in which the rent is due.

4. **Security Deposit.** Landlord shall continue to hold the $500 security deposit tendered by Tenant under the prior lease as security for Tenant's full and faithful performance of

all obligations of this Lease. Landlord may apply the security deposit towards the payment of any rent, late fees, or other damages and costs incurred by Landlord by reason of Tenant's default.

5. **Use of Leased Premises.** Tenant agrees to use and occupy the Leased Premises exclusively for its administrative offices and for no other purpose. Tenant agrees to comply with all of the sanitary laws, ordinances, rules and orders of appropriate authorities affecting the cleanliness, occupancy, use, and preservation of the Leased Premises.

6. **Condition of the Leased Premises.** Tenant agrees that it has examined the Leased Premises, including the grounds and improvements, and that they are, at the time of this Lease, in good order and repair. Upon termination or expiration of this Lease, Tenant agrees to leave the Leased Premises in good and substantial repair and condition (normal wear and tear excepted).

7. **Alterations and Improvements**. Tenant shall make no alterations, additions, or improvements to the Leased Premises without the prior written consent of Landlord. Tenant agrees that any such alterations, additions, and improvements shall remain part of the Leased Premises upon expiration or termination of this Lease.

8. **Damage to Leased Premises**. Tenant shall give Landlord prompt written notice of any defects in or damage to the Leased Premises, and all equipment, appliances and fixtures attached to the Leased Premises. Tenant agrees to pay the cost of any additional damage that results due to Tenant's failure to notify Landlord after discovering a defect or damage. If the Leased Premises is partially damaged by fire or other casualty, Landlord and Tenant shall each have the option to terminate the Lease within 30 days after the damage by notifying the nonterminating party in writing. Rent shall abate during the period of repair if neither party elects to terminate.

9. **Tenant Responsibilities.**

a. Tenant agrees to:

1. Keep and maintain the Leased Premises in good and sanitary condition during the term of the Lease;
2. Repair all damage to the Leased Premises resulting from misuse, waste, or neglect by Tenant or Tenant's employees, agents or visitors;

3. Keep the Leased Premises secured when not occupied or used by Tenant;

4. Remove any garbage, rubbish, debris, and other waste from the Leased Premises; and

5. Keep all doors and windows closed during rain and snow.

b. Tenant agrees to refrain from:

1. Engaging in or permitting any use of the Leased Premises that violates any applicable building code or zoning provision or that is otherwise unlawful;

2. Placing sweepings, rubbish, rags, or other articles in plumbing fixtures on the Leased Premises;

3. Keeping any articles or things of a dangerous and flammable or explosive character that might unreasonably increase the danger of fire on the Leased Premises or that might be considered hazardous or extra-hazardous by any responsible insurance company;

4. Installing any signs, advertisements, or notices on the Leased Premises without written consent of the Landlord; and

5. Engaging in any conduct that unreasonably interferes with the use of the portions of the Property designated in Section 1 as either being excluded from this Lease or used in common with Landlord and other tenants and occupants.

10. **Landlord Responsibilities.** Landlord agrees to:

a. Make any necessary and substantial repairs to the structures and fixtures of the Leased Premises;

b. Trim the grass and shrubbery;

c. Remove snow and ice from the public parking areas and sidewalks; and

d. Otherwise maintain the exterior grounds in reasonably good order.

11. **Utilities.** Landlord shall be responsible for the cost of water and sewer service and 60 percent of the electric bill. Tenant shall pay 40 percent of the electric bill and shall be responsible for payment in full of all bills for telephone, cable, internet, and any other utilities established in Tenant's name.

12. **Insurance.** Tenant shall, during the entire term of this Lease and any renewal term, keep in full force and effect a policy of public liability and property damage insurance with minimum limits of $1,000,000 with respect to the Leased Premises. Landlord shall be named as an additional insured on the insurance policy which shall provide that it will not be cancelled without at least 30 days prior notice to Landlord.

13. **Access to Leased Premises.** Upon reasonable notice to Tenant, Landlord and Landlord's agents may enter the Leased Premises to:

a. Inspect and assess the condition of the Leased Premises;

b. Make necessary repairs and improvements; and

c. Show the Leased Premises to potential tenants and purchasers.

No notice is required in the event of an emergency or when providing such notice is impractical or impossible.

14. **Assignment and Subleasing**. Tenant may not assign this Lease or grant any concession or license to use the Leased Premises without first obtaining the written consent of Landlord.

15. **Termination for Convenience.** Landlord and Tenant may terminate this Lease for convenience upon 90 days' written notice to the non-terminating party.

16. **Termination for Cause.** If Tenant defaults upon any term or condition of this Lease and fails to cure the default within 30 days' written notice, Landlord may terminate this Lease, re-enter the Leased Premises, and remove all property found therein. Tenant shall pay Landlord any expenses incurred in removing Tenant's property from the Leased Premises in the event of such termination. Landlord shall be entitled to recover from Tenant all costs and expenses, including reasonable attorney's fees, incurred in enforcing the terms of this Lease.

17. **Indemnity.** Tenant agrees to indemnify and hold harmless Landlord from all claims of third persons for damages arising out of the Tenant's use of the Leased Premises.

18. **Non-Waiver.** The failure of Landlord or Tenant to insist upon strict performance of any covenant of this Lease shall not be a waiver or relinquishment for the future of such covenant, right or option, but the same shall remain in full force and effect.

19. **Notice**. Any notice given pursuant to this Lease shall be provided in writing and shall be deemed given upon delivery by either hand-delivery or commercial delivery to the following address:

For Tenant: Luray-Page County Chamber of Commerce
Attn: President
18 Campbell Street
Luray, Virginia 22835

For Landlord: Town of Luray, Virginia
Attn: Town Manager
45 East Main Street
Luray, Virginia 22835

20. **Severability.** If any provision of this Lease is held invalid, illegal, or unenforceable, the remainder of this Lease remains in full force and effect.

21. **Forum Selection Clause.** Any dispute concerning the performance or interpretation of this Lease shall be adjudicated in the General District or Circuit Court of Page County, Virginia.

22. **Binding Effect**. Covenants of this Lease shall apply to and bind the successors, legal representatives and assigns of the parties, and all covenants are to be construed as conditions of Lease.

23. **Entire Agreement**. This Lease constitutes the entire agreement between the parties and replaces the 2009 Lease in its entirety. This Lease may only be modified or changed by a written instrument executed by the parties and approved by the Luray Town Council.

24. **Applicable Law.** This Lease shall be governed by and construed under the laws of the Commonwealth of Virginia.

25. **Recitals.** The Recitals are incorporated herein by reference.

WITNESS the following signatures:

Luray-Page County Chamber of Commerce,
a Virginia nonstock corporation

By: _____

Name/Title: _____

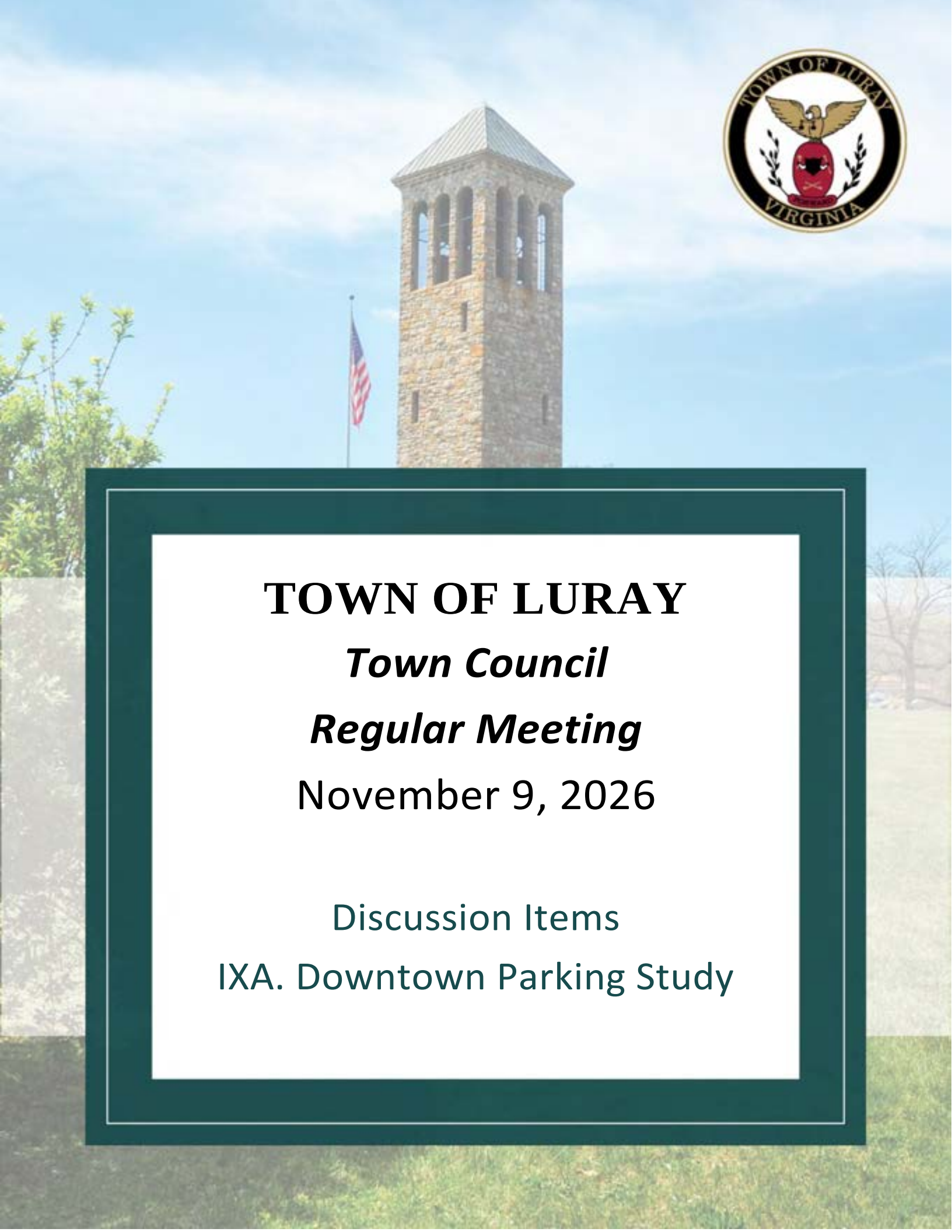
Date: _____

The Town of Luray, Virginia,
a Virginia municipal corporation

By: _____

Name/Title: Bryan Chrisman, Town Manager

Date: _____



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Discussion Items

IXA. Downtown Parking Study

Town of Luray, Virginia

Town Council Agenda Statement

Item No: IX-A

Meeting Date: November 9, 2026

Agenda Item: **TOWN COUNCIL REVIEW & DISCUSSION**
Item IX-A – Downtown Parking Study

Summary: The Town Council is requested to review and discuss the current version of the Parking Study.

Included is the most recent draft provided by Monteverde Engineering & Design.

Commission Review: October 15, 2026, meeting; November 10, 2026, meeting

Fiscal Impact: N/A

Suggested Motion: N/A



DOWNTOWN LURAY
PARKING STUDY

TOWN OF LURAY, VIRGINIA

Prepared by

Monteverde
Engineering & Design Studio

September 2026
Revision:00





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1. EXECUTIVE SUMMARY

The Town of Luray, situated within Page County, Virginia, has received numerous comments from the public over recent years in regard to potential inadequacy of parking availability within the Downtown area. In response, the Town commissioned this report with the goal of determining actual parking capacity utilization and recommendations for improved efficiencies.

Prior to data collection, a scoping session was held with the Town to define the physical limits of the study (intended to capture all areas of highest usage, as well as surrounding buffer zones that may be suitable for parking expansion), peak hours for detailed analysis, and the study's goals and objectives. Those objectives include to determine utilization rates for each parking lot and sub-area within the study limits, and to define areas of opportunity to increase efficiency of lot usage and/or increase capacity.

To achieve these goals, aerial imagery was collected during a standard mid-day, evening and weekend timeframe. That imagery was used to define parking capacity and usage during the stated times, which was then analyzed for both shortcomings and opportunities. Additionally, a field visitation was made to verify aerial observations, as well as to evaluate wayfinding and use-restriction signage.

Following evaluation of all available data, this report found that parking availability was generally sufficient for both current and future demand scenarios. While certain lots most proximate to the highest use sub-areas were heavily utilized, additional capacity was determined present and available nearby. Those lots with excessive capacity / low utilization can be improved for efficient usage through improvements to wayfinding. Opportunities have been identified for additional capacity creation through purchase of existing private lots, but there does not appear to be immediate need for such acquisition.

In sum, Downtown Luray has an abundance of surface-lot parking available for its employment and parton usage, both now and in the foreseeable future. Optimizing spaces within high-demand areas can be effectively achieved through low-cost wayfinding improvements. Increased inventory is not determined to be immediately necessary, but can be achieved at the election of the Town through strategic parcel acquisition / partnerships.

2. INTRODUCTION

The Town of Luray commissioned this Downtown Parking Study to evaluate the availability, use, and distribution of public parking within the downtown area. The study examines on-street spaces and public parking lots to identify areas of high demand, underused capacity, and opportunities to improve parking access, management, and wayfinding.

The study area generally extends from Mechanic Street to the north, Page Street and Cave Street to the south, Deford Avenue to the east, and Lee Street to the west, as shown in Figure 1: Downtown Parking Study Area. This area encompasses Luray's principal downtown businesses, public facilities, attractions, and surrounding streets where parking activity is concentrated.

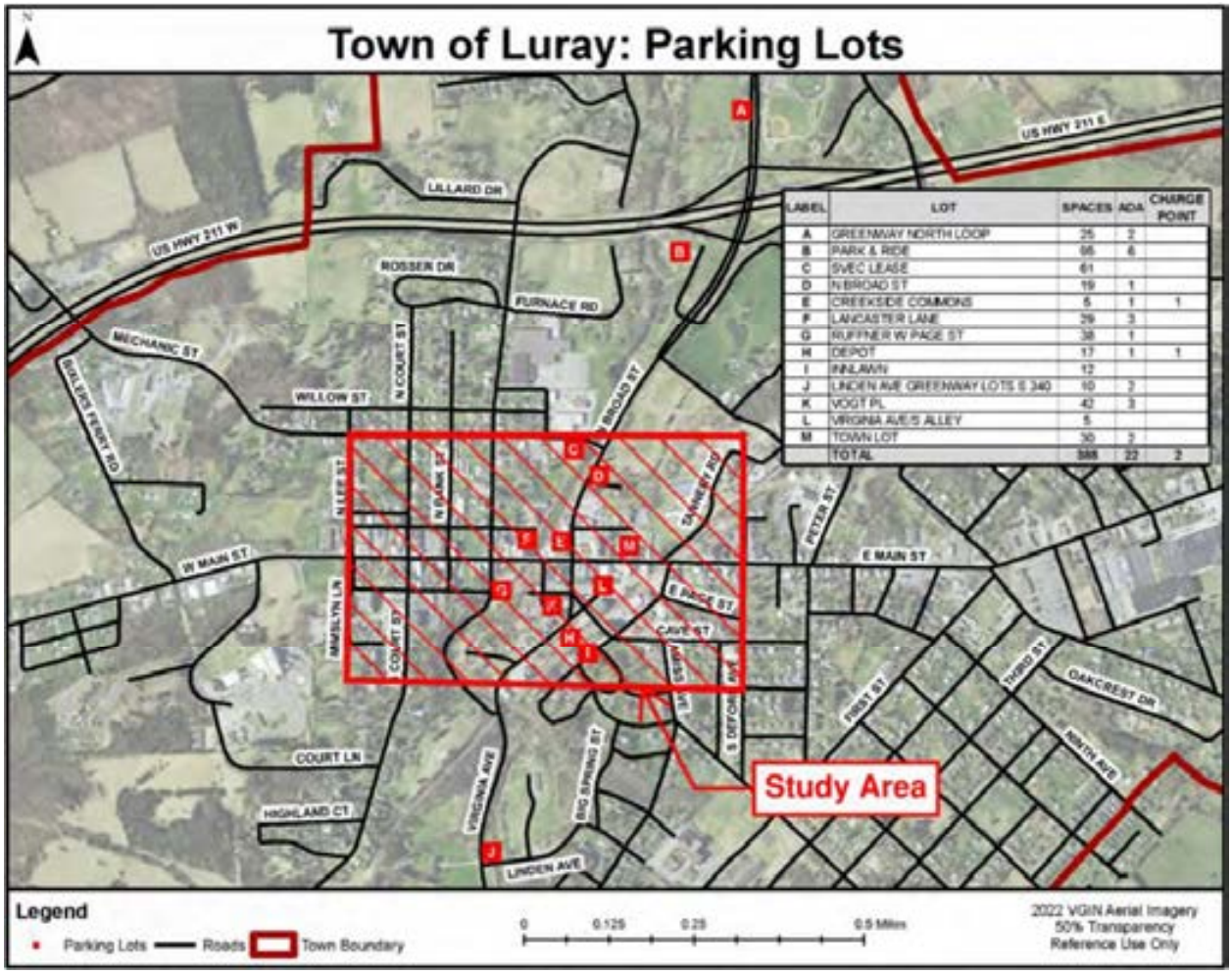


Figure 1: Downtown Parking Study Area

3. EXISTING PARKING CONDITIONS (2026)

This section summarizes the existing public parking supply, distribution, restrictions, and utilization within Downtown Luray. The analysis identifies areas experiencing high parking demand, locations with available capacity, and operational conditions that may affect convenient access to downtown businesses, services, and attractions.

3.1. Data Collection

Existing parking conditions were documented using aerial photography collected during four time periods selected in coordination with the Town. The time windows were chosen to capture typical weekday, peak evening, and mid-day weekend parking activity throughout Downtown Luray:

- Wednesday at 12:00 – 1:00 p.m.
- Friday from 4:30 – 5:30 p.m.
- Saturday from 12:00 - 1:00 p.m.

The photographs were used to identify occupied and available parking spaces and evaluate parking utilization and distribution throughout the study area.

3.2. Public On-Street and Off-Street Parking Supply

The updated parking inventory identified 642 public parking spaces within the Downtown Luray study area. These spaces are distributed between public on-street parking and off-street parking facilities available to the public, as summarized in Table 1.

Parking Type	Locations/Segments	Total Spaces	ADA-Designated Spaces	Share of Public Supply
Public on-street parking	29	297	7	46%
Public off-street parking	13	345	12	54%
Total Public Parking	**42**	**642**	**19**	**100%**

Table 1: Summary of Public Parking Supply

Public on-street parking provides 297 spaces, including 7 ADA-designated spaces, across 29 street segments. These spaces account for approximately 46 percent of the total public parking supply and provide direct access to businesses, public facilities, and other downtown destinations.

Public off-street parking provides 345 spaces, including 12 ADA-designated spaces, across 13 parking facilities. This represents approximately 54 percent of the public parking supply.

Overall, the public parking system includes 642 spaces, of which 19 are designated as accessible spaces. The locations and distribution of these spaces are shown in Figure 2: Existing Public Parking Supply. Subsequent sections evaluate the utilization of this supply during the three defined data-collection periods.



Figure 2: Existing Study Area Parking Lots

3.3. Parking restrictions, signage, and accessibility

In general, clear wayfinding is critical to optimization of space provisions. Within the Downtown Luray study area, however, parking accessibility and restrictions are not always consistently or clearly communicated, which may make it difficult for visitors to determine where parking is permitted and whether time limits or other restrictions apply.



Parking signs along the main roads are generally visible and appropriately placed; however, areas beyond the main roads lack clear directional and wayfinding signage to guide drivers to available public parking facilities. In particular, signage at the lot entry points is missing or otherwise unclear in usage permissions. That is, while parking signage on Main St was exemplary in directing visitors and patrons towards off-Main parking lots available for general use, there was generally no "arrival" signage at the actual lots differentiating them from other, private lots. And when there was signage, it was not always adequately communicative in the lots intended availability.

As example of this is the lot behind 18 Page St, as pictured below. This lot is owned by the Town and was communicated by Town staff as being a public lot. Its signage, however, indicates that is available for private (Blue Ridge Bank) usage only during business hours. Specific hours are not listed, nor are usage permissions outside of those hours.



Additionally, time-limitation signage (e.g., 4-hour parking) is selectively used in some locations, but residual spaces are not marked for general usage. Some time-limitation signage was found to be faded and difficult to read, making availability even more difficult to clearly understand. In general, wayfinding is most effective when easy to understand, uniform in application, and maintained for legibility, and thus there are opportunities for improvement in this area.





Finally, although accessible parking spaces are provided throughout the study area, their location, signage, pavement markings, as well as actual connections to accessible pedestrian routes could be improved to ensure that they are visible, convenient, and compliant with applicable accessibility requirements.

3.4. Current Parking Utilization

The Current parking utilization was evaluated using the four aerial photography observations. The results show that parking demand varies by location and time, with higher utilization generally occurring near the main downtown businesses and public destinations. Several public parking facilities also had available capacity, indicating that parking demand is not evenly distributed throughout the study area.

3.5. Key issues and observations

Key issues include uneven parking utilization, limited wayfinding to off-street parking facilities, and inconsistent communication of parking restrictions. Improved signage and wayfinding could help direct drivers to available parking and make better use of existing capacity. Accessible parking locations, signage, and pavement markings should also be reviewed.

4. CURRENT AND FUTURE PARKING NEEDS

This section evaluates whether the existing public parking supply is adequate to accommodate current parking demand and considers potential future parking needs within Downtown Luray. The evaluation is based on the existing parking inventory, observed utilization, and the distribution of parking demand throughout the study area.

4.1. Current parking adequacy

Parking utilization in Downtown Luray was evaluated during three survey periods: weekday midday (12:00–1:00 p.m.), weekday late afternoon (4:30–5:30 p.m.), and weekend midday (12:00–1:00 p.m.). Table 1 summarizes the 1,822 inventoried parking spaces by ownership category and parking type, presenting the number of occupied spaces and corresponding utilization rate for each period. Utilization was calculated by dividing observed occupied spaces by the total parking supply within each category. These results provide an overview of parking use during the surveyed periods and a basis for examining differences among parking categories and individual locations.

Table 1. Downtown Parking Supply and Observed Utilization

Ownership	Parking type	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
Public	On-street	277	85 (30.7%)	74 (26.7%)	79 (28.5%)
Public	Off-street	270	79 (29.3%)	48 (17.8%)	120 (44.4%)
Private	Off-street	1,143	413 (36.1%)	346 (30.3%)	301 (26.3%)
Government	Off-street	132	54 (40.9%)	37 (28.0%)	19 (14.4%)
Total	**All parking**	**1,822**	**631 (34.6%)**	**505 (27.7%)**	**519 (28.5%)**

Utilization color legend: Below 50% | 50% to <75% | 75% to <85% | 85% and above

** Values show occupied spaces (utilization). Group utilization is calculated as total occupied spaces divided by total spaces, rather than averaging individual lot percentages. Add the actual survey dates to the headings when available.*

Table 2. Public Off-Street Parking Utilization

Lot ID	Parking lot	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
108-2	SVEC Lease	61	16 (26.2%)	6 (9.8%)	11 (18.0%)
109-2	Lancaster Lane	32	17 (53.1%)	8 (25.0%)	23 (71.9%)
109-3	Creekside Commons	14	8 (57.1%)	2 (14.3%)	5 (35.7%)
110-2	N Broad Street	12	0 (0.0%)	0 (0.0%)	0 (0.0%)
111-6	Town Lot	30	4 (13.3%)	9 (30.0%)	12 (40.0%)
207-2	Ruffner W Page St	39	8 (20.5%)	3 (7.7%)	37 (94.9%)
207-8	VOGT Pl	35	15 (42.9%)	12 (34.3%)	14 (40.0%)
208-1	Depot	17	2 (11.8%)	4 (23.5%)	8 (47.1%)
208-2	Innlawn	20	6 (30.0%)	1 (5.0%)	4 (20.0%)
209-9	Virginia Ave / S Alley	10	3 (30.0%)	3 (30.0%)	6 (60.0%)
Total	**10 public lots**	**270**	**79 (29.3%)**	**48 (17.8%)**	**120 (44.4%)**

Utilization color legend: Below 50% | 50% to <75% | 75% to <85% | 85% and above

The 10 public off-street parking lots provide 270 spaces, with combined utilization ranging from 17.8% during the weekday late-afternoon survey to 44.4% during the weekend midday survey. Weekday midday utilization was 29.3%. Although 150 spaces remained available during the busiest surveyed period, demand varied considerably by location, with Ruffner W Page Street reaching 94.9% utilization and Lancaster Lane reaching 71.9% on the weekend. These findings indicate substantial overall spare capacity during the observed periods, alongside localized concentrations of parking demand.

Table 3. Public On-Street Parking Utilization

Zone ID	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
112-7	15	5 (33.3%)	8 (53.3%)	3 (20.0%)
211-1	14	12 (85.7%)	14 (100.0%)	5 (35.7%)



Zone ID	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
111-9	20	2 (10.0%)	7 (35.0%)	14 (70.0%)
209-1	13	7 (53.8%)	10 (76.9%)	11 (84.6%)
109-5	14	7 (50.0%)	6 (42.9%)	10 (71.4%)
207-1	16	6 (37.5%)	5 (31.2%)	7 (43.8%)
107-4	8	0 (0.0%)	0 (0.0%)	2 (25.0%)
206-1	8	3 (37.5%)	1 (12.5%)	1 (12.5%)
105-3	10	4 (40.0%)	2 (20.0%)	4 (40.0%)
204-1	10	5 (50.0%)	2 (20.0%)	4 (40.0%)
103-6	6	3 (50.0%)	2 (33.3%)	3 (50.0%)
201-1	12	8 (66.7%)	3 (25.0%)	0 (0.0%)
Total	**146**	**62 (42.5%)**	**60 (41.1%)**	**64 (43.8%)**

Utilization color legend: Below 50% 50% to <75% 75% to <85% 85% and above

The 12 surveyed Main Street zones provide 146 on-street parking spaces, with combined utilization remaining relatively consistent at 42.5% during weekday midday, 41.1% during weekday late afternoon, and 43.8% during weekend midday. Although more than half of the spaces remained unoccupied during each survey, demand varied considerably between zones. Zone 211-1 reached full occupancy during weekday late afternoon, while Zone 209-1 reached 84.6% utilization during weekend midday. These findings indicate localized concentrations of demand despite substantial available capacity across the surveyed Main Street zones.

Table 4. Parking Utilization Per Study Zones 2026

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
101	36	9 (25.0%)	10 (27.8%)	8 (22.2%)
102	23	8 (34.8%)	5 (21.7%)	7 (30.4%)
103	93	50 (53.8%)	50 (53.8%)	42 (45.2%)
104	49	13 (26.5%)	6 (12.2%)	7 (14.3%)
105	58	23 (39.7%)	26 (44.8%)	28 (48.3%)
106	64	9 (14.1%)	7 (10.9%)	6 (9.4%)
107	24	4 (16.7%)	3 (12.5%)	6 (25.0%)
108	132	39 (29.5%)	20 (15.2%)	25 (18.9%)

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
109	60	32 (53.3%)	16 (26.7%)	38 (63.3%)
110	141	56 (39.7%)	55 (39.0%)	50 (35.5%)
111	131	19 (14.5%)	24 (18.3%)	28 (21.4%)
112	49	11 (22.4%)	11 (22.4%)	4 (8.2%)
201	27	9 (33.3%)	7 (25.9%)	5 (18.5%)
202	133	87 (65.4%)	54 (40.6%)	34 (25.6%)
203	4	0 (0.0%)	0 (0.0%)	0 (0.0%)
204	45	19 (42.2%)	9 (20.0%)	17 (37.8%)
205	90	53 (58.9%)	43 (47.8%)	20 (22.2%)
206	39	12 (30.8%)	16 (41.0%)	13 (33.3%)
207	186	61 (32.8%)	40 (21.5%)	65 (34.9%)
208	82	9 (11.0%)	6 (7.3%)	13 (15.9%)
209	128	44 (34.4%)	63 (49.2%)	81 (63.3%)
210	52	3 (5.8%)	0 (0.0%)	1 (1.9%)
211	113	41 (36.3%)	24 (21.2%)	17 (15.0%)
212	36	19 (52.8%)	9 (25.0%)	4 (11.1%)
213	27	1 (3.7%)	1 (3.7%)	0 (0.0%)
Total	**1,822**	**631 (34.6%)**	**505 (27.7%)**	**519 (28.5%)**

Parking utilization varied across the 25 study zones, with overall occupancy of 34.6% during weekday midday, 27.7% during weekday late afternoon, and 28.5% during weekend midday. Zone 202 recorded the highest weekday midday utilization at 65.4%, while Zones 109 and 209 had the highest weekend utilization, both at approximately 63.3%. Zones 203, 210, and 213 remained largely unused across all survey periods. These results indicate substantial unused capacity overall, although demand was concentrated in certain zones. Because the analysis includes both public and private parking, unused spaces may not be available to all downtown visitors.

4.2. Future Demand

Analysis of future conditions within this study is limited to application of a 1% per annum growth factor on demands witnessed in present day, and then re-computation of utilization rates for each parking lot within the study area for periods 5 and 10 years into the future. Resulting utilization rates for the years 2031 and 2036 are as follows:

Table 5. Parking Utilization Per Study Zones 2031

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
101	36	10 (26.3%)	11 (29.2%)	9 (23.3%)
102	23	9 (36.5%)	6 (22.8%)	8 (32.0%)
103	93	53 (56.5%)	53 (56.5%)	45 (47.4%)
104	49	14 (27.9%)	7 (12.9%)	8 (15.0%)
105	58	25 (41.6%)	28 (47.1%)	30 (50.7%)
106	64	10 (14.8%)	8 (11.5%)	7 (9.8%)
107	24	5 (17.5%)	4 (13.1%)	7 (26.3%)
108	132	41 (31.0%)	21 (15.9%)	27 (19.9%)
109	60	34 (56.0%)	17 (28.0%)	40 (66.5%)
110	141	59 (41.7%)	58 (41.0%)	53 (37.2%)
111	131	20 (15.2%)	26 (19.2%)	30 (22.4%)
112	49	12 (23.6%)	12 (23.6%)	5 (8.6%)
201	27	10 (35.0%)	8 (27.2%)	6 (19.4%)
202	133	92 (68.7%)	57 (42.6%)	36 (26.8%)
203	4	0 (0.0%)	0 (0.0%)	0 (0.0%)
204	45	20 (44.3%)	10 (21.0%)	18 (39.7%)
205	90	56 (61.8%)	46 (50.2%)	21 (23.3%)
206	39	13 (32.3%)	17 (43.1%)	14 (35.0%)
207	186	65 (34.4%)	42 (22.6%)	69 (36.7%)
208	82	10 (11.5%)	7 (7.7%)	14 (16.6%)
209	128	47 (36.1%)	67 (51.7%)	86 (66.4%)
210	52	4 (6.1%)	0 (0.0%)	2 (2.0%)
211	113	44 (38.1%)	26 (22.3%)	18 (15.8%)
212	36	20 (55.4%)	10 (26.3%)	5 (11.7%)
213	27	2 (3.9%)	2 (3.9%)	0 (0.0%)
Total	**1,822**	**663 (36.4%)**	**531 (29.1%)**	**545 (29.9%)**

Assuming 1% annual linear growth and unchanged parking capacity, overall parking utilization in 2031 is projected to reach 36.4% during weekday midday, 29.1% during weekday late afternoon, and 29.9% during weekend midday. Zone 202 is expected to have the highest utilization at 68.7% during weekday midday, followed by Zones 109 and 209 at approximately 66% during weekend midday. These projections indicate substantial remaining capacity at the study-zone level, although individual parking facilities may experience higher demand, and unused private parking may not be available to the general public.

Table 6. Parking Utilization Per Study Zones 2036.

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
101	36	10 (27.5%)	11 (30.6%)	9 (24.4%)
102	23	9 (38.3%)	6 (23.9%)	8 (33.5%)
103	93	55 (59.1%)	55 (59.1%)	47 (49.7%)
104	49	15 (29.2%)	7 (13.5%)	8 (15.7%)
105	58	26 (43.6%)	29 (49.3%)	31 (53.1%)
106	64	10 (15.5%)	8 (12.0%)	7 (10.3%)
107	24	5 (18.3%)	4 (13.8%)	7 (27.5%)
108	132	43 (32.5%)	22 (16.7%)	28 (20.8%)
109	60	36 (58.7%)	18 (29.3%)	42 (69.7%)
110	141	62 (43.7%)	61 (42.9%)	55 (39.0%)
111	131	21 (16.0%)	27 (20.2%)	31 (23.5%)
112	49	13 (24.7%)	13 (24.7%)	5 (9.0%)
201	27	10 (36.7%)	8 (28.5%)	6 (20.4%)
202	133	96 (72.0%)	60 (44.7%)	38 (28.1%)
203	4	0 (0.0%)	0 (0.0%)	0 (0.0%)
204	45	21 (46.4%)	10 (22.0%)	19 (41.6%)
205	90	59 (64.8%)	48 (52.6%)	22 (24.4%)
206	39	14 (33.8%)	18 (45.1%)	15 (36.7%)
207	186	68 (36.1%)	44 (23.7%)	72 (38.4%)
208	82	10 (12.1%)	7 (8.0%)	15 (17.4%)
209	128	49 (37.8%)	70 (54.1%)	90 (69.6%)
210	52	4 (6.3%)	0 (0.0%)	2 (2.1%)
211	113	46 (39.9%)	27 (23.4%)	19 (16.5%)
212	36	21 (58.1%)	10 (27.5%)	5 (12.2%)
213	27	2 (4.1%)	2 (4.1%)	0 (0.0%)
Total	**1,822**	**695 (38.1%)**	**556 (30.5%)**	**571 (31.3%)**

Assuming 1% annual linear growth and unchanged parking capacity, overall parking utilization in 2036 is projected to reach 38.1% during weekday midday, 30.5% during weekday late afternoon, and 31.3% during weekend midday. Zone 202 is expected to have the highest utilization at 72.0% during weekday midday, while Zones 109 and 209 are projected to reach approximately 70% during weekend midday. These projections indicate substantial remaining capacity at the study-zone level, although individual parking facilities may experience localized shortages, and unused private parking may not be available to the general public.

5. RECOMMENDATIONS

The following recommendations are intended to improve the use, accessibility, and management of existing public parking within Downtown Luray.

5.1. Optimized Efficiency

The Town should encourage greater use of already available off-street parking facilities, particularly in areas where existing parking lots have available capacity. Improving access and information about these facilities can help reduce pressure on higher demand on-street spaces, as discussed in the next section, but existing inventory can also be optimized for usage by other low-cost means. For instance, the Town should evaluate individual lots to ensure that spaces demarcated for short-term usage are appropriate. Low-utilization of time-restrictive (4-hour or other) spaces can create shortages for non-restrictive spaces, and if the short-duration spaces are largely unused, then the restrictions are unnecessary and introduce inefficiencies to the system. Similarly, non-restrictive spaces within core demand-heavy zones can create scarcity where availability is most needed. While beyond the scope of this study, a more detailed analysis is recommended to evaluate placement of time-restrictions spaces, potentially introducing more within the heaviest usage zones, while removing them in more peripheral zones.

Additionally, it may be feasible to permit general, business usage within existing governmental lots where excessive capacity exists. That permission would be most feasible through segregation of a lot, whereby a specific number of spaces, or area within a parking lot is still reserved for the specific governmental use (e.g., courthouse or USPS), while the other spaces are clearly marked specifically for general usage. A more detailed evaluation of the specific governmental uses may be needed to properly define appropriate segregation, but the generalized analysis of this report suggests that excessive capacity may be available for such repurposing.

5.2. Signage and wayfinding

Parking signage and wayfinding throughout the downtown area can be significantly improved. While signage is exemplary on Main St, there is too often little to no signage demarcating the actual lots at their entry points to distinguish between public and private lots. Unfamiliar visitors to Downtown are left to guess which lot is public vs private, which can lead to parking on private parcels and creating stress between property owners and visitors. In general, each public lot should be properly signed at the points

of entry to notify all comers of its availability. Examples of this form of signage, as found in the nearby City of Harrisonburg, are provided below for reference. Note that the signage indicates all restrictions that are present within the lot, as to avoid confusion and frustration when encountering a singular space with restriction notice after entering the lot.





Within lots, spaces should be marked, individually or by row, when the lot includes both restrictive and non-restrictive parking. When spaces exist that are reserved for singular entities/businesses, residual spaces should be clearly marked for general usage. Providing one form of signage (restrictive) without the other (non-restrictive) creates confusion and frustration among the unfamiliar, and should be avoided at all times.

Further, it is recommended that routine maintenance be performed to ensure that all signage is available and legible, to clearly communicate both availability and restrictions. Beyond those faded time-restrictive signs mentioned earlier in this report, other parking signage was found in failing conditions in various places within the study area, as depicted in the photos below.





Finally, some lots may allow for increased efficiency simply through formal marking of spaces. The Town-owned grass lot on 42A4-A-55 & 56 on N Broad St is a prime example. Currently, the lot incurs very little use on typical days; perhaps more during specialized events. Spaces are unmarked, which leads to vehicles occupying more space than would be typical. If the spaces were demarcated, however, upwards of 50 spaces may be made effectual without the sacrifice of on-site specimen trees (refer to exhibit on next page). While this parking is more remote than most in terms of proximity to core businesses on Mian

St, the adjacent sidewalk system does make this lot feasible for consideration. Demarcation does not necessarily mean surfacing and striping, though that is preferred; utilization of parking blocks / wheel stops is a lower-cost effort that could be employed as a temporary measure.



Figure 2 – N Broad St Parking Supply

5.3. Shared Parking

One option to increase additional capacity within areas of heaviest utilization is to explore public-private partnerships within surrounding businesses with lots that incur very little utilization during key timeframes. Total parking inventory is excessive throughout the Downtown area, and while that space may be used for redevelopment purposes in the future, growth trends suggest that will take considerable time, and that the parking could otherwise find better usage in the interim.

While specifics of any shared parking arrangements would have to be carefully developed through negotiations with the specific landowner(s), the end result could be increase of general-use parking capacity during peak hours, with preservation of user-specific parking during hours most critical to the private party. Creative private-public partnerships are not always simple in nature or easy to implement, but create cost-effective solutions that can be implemented quickly and create value for both parities involved. The Town has existing experience in such partnerships through employment of the public lot between E Main St and Cambell St to serve as a basis point for future negotiations.

A specific opportunity for such a partnership appears within parcel #42A11-A-147, located at 56 E Main St, which would serve as a logical extension of the public parking facility located between E Main St and Cambell St. While serving as the home of the Page Valley Market, which currently operates only on Saturdays, and an occasional food truck, the lot is heavily underutilized. Through resurfacing and striping, capacity is gauged to be roughly 14-18 spaces, depending on whether 1- or 2-way traffic is prioritized, with greater efficiency created with 1-way traffic (see exhibit on next page). Restrictive use could still be employed during principal events, while creating valuable capacity for general usage during other peak hours.





Figure 3 – 56 E Main St Parking (Maximized, One-Way Scenario)

Another opportunity presents itself with lots owned by the Luray Fire Department (42A11-A-141, 142, 143), located at 116 E Main. While just outside of the highest demand sub-areas of Downtown Luray, across the railroad tracks to the east, they still present very proximate opportunities for expansion. The lot on parcel 143 (shown in picture below) is presently striped for 32 spaces, and largely unused, with fire department parking apparently concentrated behind the fire station and across Firehouse Ln.



A third opportunity for exploration exists with the existing parking lot behind 1 E Main St, which is presently owned by the Luray Park Association and serves as parking for the Rebecca J Graves Regional Center for the Performing Arts of Luray. As events are limited in nature and largely outside of peak business hours, a partnership opportunity for a shared parking arrangement may be feasible. As this site was previously a bank, however, the long-term potential for adaptive re-use back into a traditional business with daytime parking needs should be considered in any agreement.

5.4. Potential parking expansion

Creation of new public lots, either through strategic acquisition and/or construction, is generally the most time consuming and costly option to explore, but remains an option nonetheless. Within the Downtown study area, parcel 42A4-A-51 (located behind 26 N Broad St) would appear to present a prime opportunity for expansion, as it is understood to be in excess of existing business needs. Field observations found public usage already employed, serving both E Main St patrons and Hawksbill Greenway visitors, which conveys a notion of appropriateness of use for both. The immediately adjacent parcel 42A11-A-23 presents an opportunity for partial acquisition and parking expansion, with upwards of 55+ spaces feasible.

A second option for new lot creation would be modification of the Fire Station parking lot mentioned in the previous section. With construction effort, this parcel's lot could be combined with parcels 141 and 142 (current graveled and grassed areas, not including any physical structures) to create a parking lot of 85+ total spaces, or 52+ net.



Figure 4 -N Broad St Parking

6. IMPLEMENTATION PLAN

As existing parking provisions within the Downtown Luray study area are deemed generally sufficient, there is no immediate warrant for significant resource allocation towards public parking expansion. Instead, it is recommended that the Town first focus any parking improvement efforts first on low-cost options, such as improved wayfinding and short-term parking restriction evaluation / modification. If significant increases are otherwise desired, it is recommended that shared parking arrangements be explored before new parcel acquisitions and/or parking lot construction efforts. Prioritization of all recommendations should be as follows:

Efficiency Improvement ($)

1.1 – Wayfinding Improvements

1.2 – Short-term Restriction Evaluation / Improvements

1.3 – N Broad St Lot Demarcation (Wheel Stops)

Shared Parking Arrangements ($$):

2.1 – 56 E Main St Lot

2.2 – Fire Department Lot

2.3 – 1 E Main St Lot

Acquisition / New Construction ($$$):

3.1 – 26 N Broad St Excess Lot

3.2 – Fire Station Excess Lot

3.3 – N Broad St Lot (Paving)

APPENDICES

APPENDIX A

(DATA COLLECTION SCOPE)

01 - Study Area:

The Downtown Luray Parking Study area includes the Town's downtown district, generally bounded by Mechanic Street to the north, Page Street and Cave Street to the south, Deford Avenue to the east, and Lee Street to the west. The study area contains the primary public parking amenities serving residents, businesses, employees, and visitors to Downtown Luray, including available on-street parking and public parking lots. Phase 1 of the study will focus on confirming the parking inventory, documenting parking restrictions and signage, and evaluating parking utilization during selected weekday and weekend peak periods using aerial imagery and field verification.

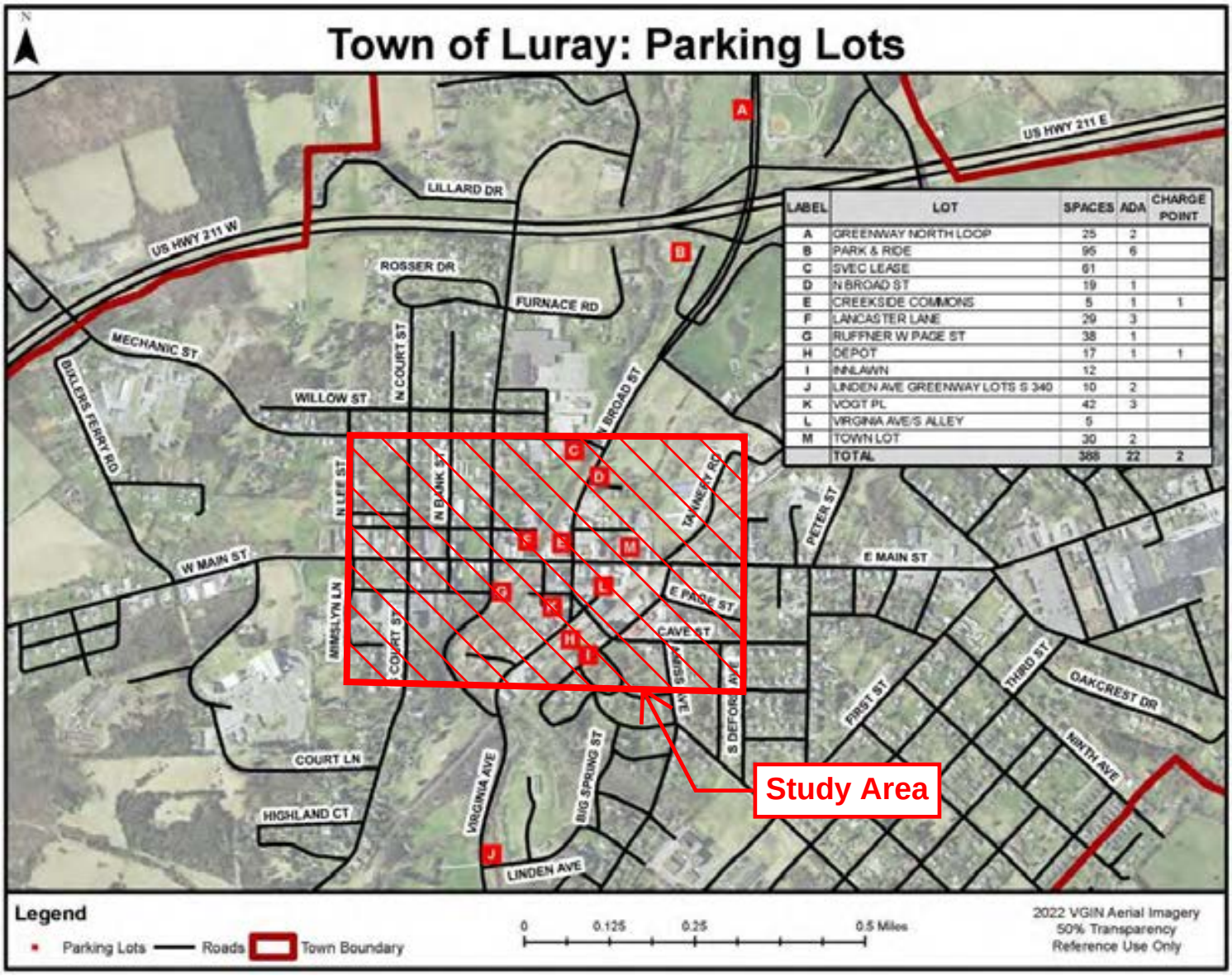


Figure 1. Study Area

02 - Items to Confirm Prior to Aerial Photography:

2.1 Final Study Area Limits

Confirm the study boundary shown in the Figure 1.

2.2 Recommended Weekday Count

Confirm conducting the weekday aerial parking count on **Friday, May 29, 2026, from 4:30–5:30 PM**

(*expected to capture the transition between daytime business activity and early evening restaurant, retail, and visitor demand.)*

Optional Weekday Mid-Day Peak Hour – 12:00–1:00 PM

(*because it is expected to capture lunch, business, public-service, and short-term visitor activity within Downtown)*

2.3 Recommended Weekend Count

Confirm conducting the weekday aerial parking count on **May 30, 2026, from 12:00–1:00 PM**

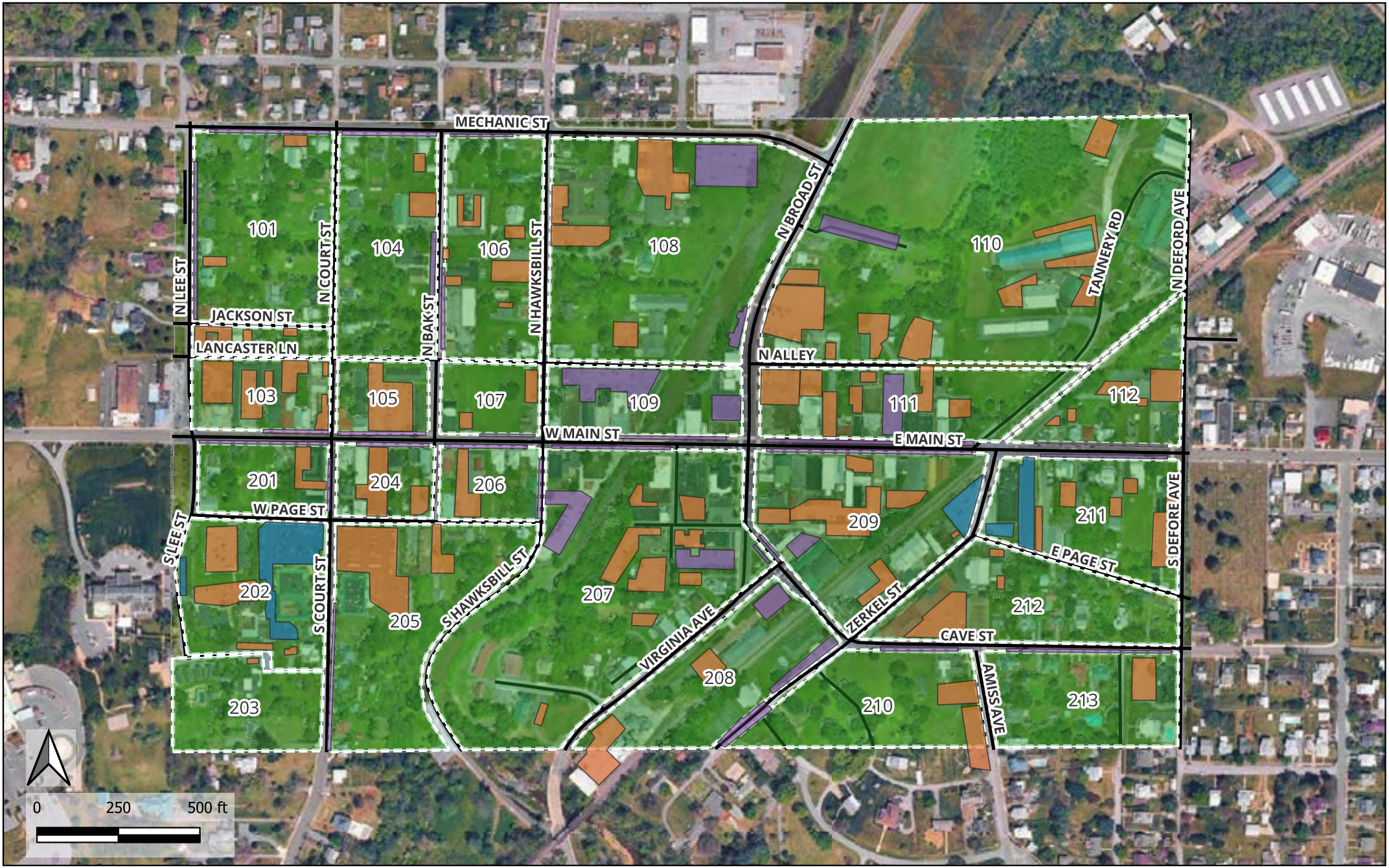
(is expected to capture peak weekend activity associated with lunch, retail, visitor, and tourism-related trips.)

2.4 Photo Collection Frequency

Confirm taking one snapshot aerial photo during approved time window to identify the peak parking condition.

APPENDIX B

(MAPS)



TOWN OF LURAY DOWNTONW PARKING STUDY	Parking Analysis Zones Map Name	Cosultants:	Client:



TOWN OF LURAY DOWNTONW PARKING STUDY

Parking Lots by Owner

Map Name

Cosultants:

Client:



TOWN OF LURAY DOWNTONW PARKING STUDY	Parking Analysis Zones Map Name	Monteverde Engineering & Design Studio RACEY ENGINEERING Cosultants:	Client:



TOWN OF LURAY DOWNTONW PARKING STUDY	Parking Analysis Zones Map Name	Monteverde Engineering & Design Studio RACEY ENGINEERING Cosultants:	Client:



TOWN OF LURAY DOWNTONW PARKING STUDY	Parking Analysis Zones Map Name	Monteverde Engineering & Design Studio · RACEY ENGINEERING Cosultants:	Client:

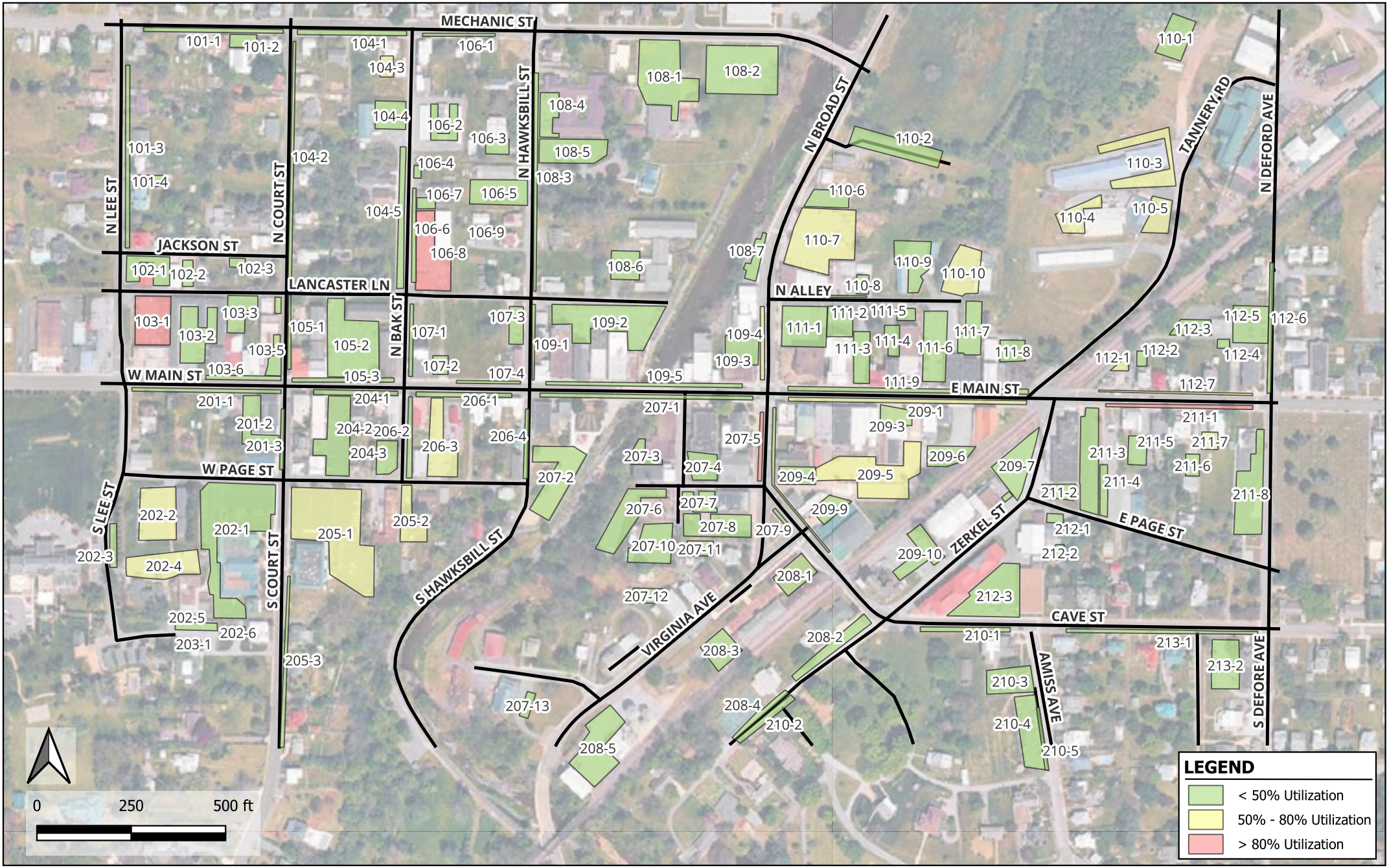
APPENDIX C

(UTILIZATION DATA)

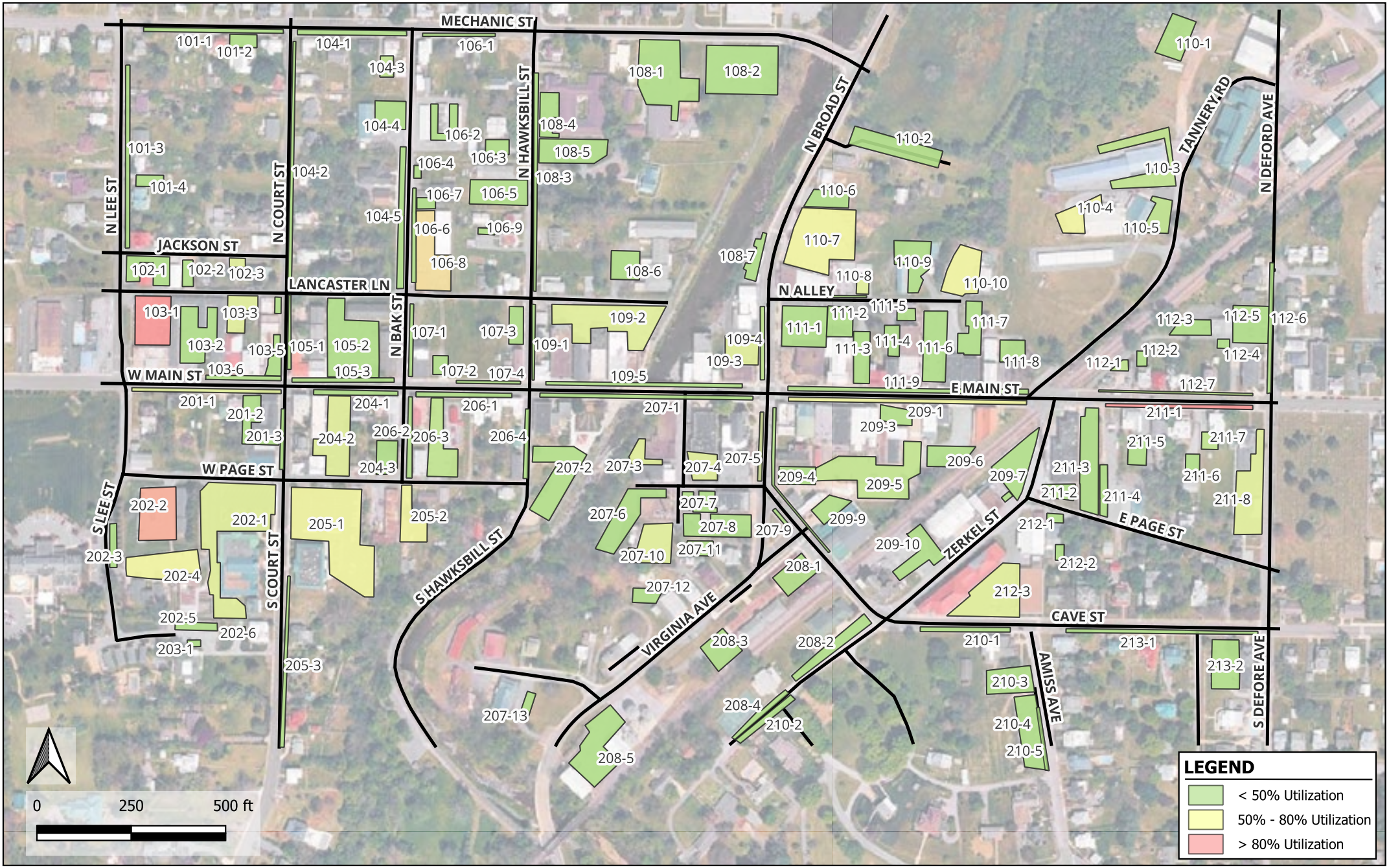
LotNm	LotID	TotalSpace	ADA	Week Day 12:00 - 1:00pm	Week Day 12:00 - 1:00pm Utilization	Week Day 4:30 - 5:30pm	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	101-1	10	0	2	20	4	40	1	10	On-Street	Public	
	101-2	4	1	2	50	2	50	2	50	Off-Street	Private	HOKE SERVICES LLC
	101-3	15	0	3	20	1	7	3	20	On-Street	Public	
	101-4	7	0	2	29	3	43	2	29	Off-Street	Private	IBR CORPORATION
	102-1	14	0	5	36	3	21	3	21	Off-Street	Private	JENKINS ROBERT M III
	102-2	5	0	0	0	0	0	0	0	Off-Street	Private	BROWN ROBERT C
	102-3	4	0	3	75	2	50	4	100	Off-Street	Private	CUSTER TERRY W & SUSAN
	103-1	30	0	28	93	30	100	30	100	Off-Street	Private	TURNER FRANKLIN STEVEN & PAMELA KAY
	103-2	28	0	5	18	8	29	5	18	Off-Street	Private	MA HOSPITALITY LLC
	103-3	17	0	11	65	7	41	2	12	Off-Street	Private	TCCJ HOLDINGS LLC
	103-4	4	0	0	0	1	25	0	0	Off-Street	Private	JUDD WALTER P
	103-5	8	0	3	37	2	25	2	25	Off-Street	Private	JUDD WALTER P
	103-6	6	0	3	50	2	33	3	50	On-Street	Public	
	104-1	7	0	0	0	1	14	2	28	On-Street	Public	
	104-3	5	0	2	40	3	60	3	60	Off-Street	Private	HOKE SERVICES LLC
	104-4	11	0	3	27	1	9	1	9	Off-Street	Private	PAGE ONE OF PAGE COUNTY
	104-5	26	1	8	31	1	4	1	4	On-Street	Public	
	105-1	48	0	19	40	24	50	24	50	Off-Street	Private	IBR CORPORATION
	105-3	10	0	4	40	2	20	4	40	On-Street	Public	
	106-1	5	0	0	0	0	0	0	0	On-Street	Public	
	106-2	9	0	0	0	0	0	0	0	Off-Street	Private	CHU YIU FAI
	106-3	6	0	1	17	1	17	0	0	Off-Street	Private	JEWELL GWYNNE J
	106-4	3	0	1	33	0	0	0	0	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-5	26	0	5	19	5	19	6	23	Off-Street	Private	
	106-6	7	0	2	28	0	0	0	0	On-Street	Public	
	106-7	4	0	0	0	0	0	0	0	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-8	4	0	0	0	1	25	0	0	Off-Street	Private	DGK INC
	107-1	5	0	1	20	1	20	1	20	Off-Street	Private	WIN WEALTH LLC
	107-2	11	0	3	27	2	18	3	27	Off-Street	Private	LIONBERGER BROTHERS LLC
	107-4	8	0	0	0	0	0	2	25	On-Street	Public	
	108-1	20	0	6	30	4	20	6	30	Off-Street	Private	LANCASTER LEROY C & BONNIE P
SVEC LEASE	108-2	61	0	16	26	6	10	11	18	Off-Street	Public	Not Available
	108-4	12	1	5	42	3	25	1	8	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-5	23	2	9	39	6	26	7	30	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-6	10	0	2	20	0	0	0	0	Off-Street	Private	RUTT ENTERPRISES LLC
	108-7	6	1	1	17	1	17	0	0	On-Street	Public	TOWN OF LURAY VIRGINIA
LANCASTER LANE	109-2	32	4	17	53	8	25	23	72	Off-Street	Public	TOWN OF LURAY
CREEKSIDE COMMONS	109-3	14	1	8	57	2	14	5	36	Off-Street	Public	JLK MANAGEMENT LLC
	109-5	14	0	7	50	6	43	10	71	On-Street	Public	
	110-1	30	0	9	30	9	30	9	30	Off-Street	Private	MOTEL INC
	110-10	13	0	7	54	9	69	8	62	Off-Street	Private	
N BROAD STREET	110-2	12	0	0	0	0	0	0	0	Off-Street	Public	TOWN OF LURAY
	110-3	20	0	10	50	11	55	11	55	Off-Street	Private	DOVEL JAMES G JR
	110-4	11	0	8	73	7	64	7	64	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-5	6	1	3	50	4	67	3	50	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-6	16	0	0	0	1	6	1	6	Off-Street	Private	AYALA JOSE & IRENE GUADALUPE CRUZ DE
N BROAD STREET	110-7	21	1	12	57	11	52	8	38	Off-Street	Private	FOMOCO HOLDINGS LLC
	110-8	4	0	3	75	1	25	1	25	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	110-9	8	0	4	50	2	25	2	25	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	111-1	32	1	2	6	3	9	0	0	Off-Street	Private	LURAY PARK ASSOCIATION

LotNm	LotID	TotalSpace	ADA	Week Day 12:00 - 1:00pm	Week Day 12:00 - 1:00pm Utilization	Week Day 4:30 - 5:30pm	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	111-2	8	0	1	13	1	13	0	0	Off-Street	Private	MAIN ST BAPTIST CHURCH
	111-3	9	3	3	33	1	11	0	0	Off-Street	Private	MAIN STREET BAPTIST CHURCH OF LURAY
	111-4	6	0	0	0	0	0	2	33	Off-Street	Private	HOKE ENTERPRISE LLC
	111-5	4	0	0	0	0	0	0	0	Off-Street	Private	HOKE ENTERPRISE LLC
TOWN LOT	111-6	30	2	4	13	9	30	12	40	Off-Street	Public	TOWN OF LURAY
	111-7	12	0	5	42	3	25	0	0	Off-Street	Private	SLUSSER TAMMY C & FALTER ROBERT W
	111-8	10	0	2	20	0	0	0	0	Off-Street	Private	THE STORAGE PLACE LLC
	111-9	20	0	2	10	7	35	14	70	On-Street	Public	
	112-1	3	0	0	0	2	67	1	33	Off-Street	Private	NS WEALTH LLC
	112-2	3	0	0	0	0	0	0	0	Off-Street	Private	O'DWYER BRIAN O'DWYER JANICE
	112-3	8	0	4	50	1	13	0	0	Off-Street	Private	MCGRADY DOW N JR & SHUMA R
	112-4	4	0	2	50	0	0	0	0	Off-Street	Private	MCGRADY DOW N & SHUMA R
	112-5	16	0	0	0	0	0	0	0	Off-Street	Private	MCGRADY DOW N JR & MARY C/O THE BRADLEY FUNERAL HOME PO BOX 44
	112-7	15	0	5	33	8	53	3	20	On-Street	Public	
	201-1	12	0	8	67	3	25	0	0	On-Street	Public	
	201-2	10	0	0	0	2	20	3	30	Off-Street	Private	THE LAURANCE LLC
	201-3	5	0	1	20	2	40	2	40	On-Street	Public	
	202-1	64	4	43	67	23	36	3	5	Off-Street	Government	PAGE CO OFFICE BLDG-OLD JAIL
	202-2	17	1	16	94	10	59	10	59	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	202-3	11	0	5	45	3	27	6	55	Off-Street	Government	PAGE CO JAIL
	202-4	29	2	20	69	16	55	11	38	Off-Street	Private	
	202-5	8	0	2	25	2	25	4	50	Off-Street	Private	MIMSLYN PROPERTIES LLC
	202-6	4	0	1	25	0	0	0	0	Off-Street	Private	MIMSLYN PROPERTIES LLC
	203-1	4	0	0	0	0	0	0	0	Off-Street	Private	MIMSLYN PROPERTIES LLC
	204-1	10	0	5	50	2	20	4	40	On-Street	Public	
	204-2	25	1	14	56	7	28	13	52	Off-Street	Private	NOT AVAILABLE
	204-3	10	0	0	0	0	0	0	0	Off-Street	Private	IBR CORP
	205-1	72	4	47	65	37	51	11	15	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	205-2	8	0	5	63	5	63	7	88	Off-Street	Private	FARMER JEREMY W & DONALD W II
	205-3	10	0	1	10	1	10	2	20	On-Street	Public	
	206-1	8	0	3	37	1	12	1	12	On-Street	Public	
	206-3	23	0	8	35	13	57	8	35	Off-Street	Private	WEST MAIN MARKET INVESTMENT GROUP LLC
	206-4	8	0	1	12	2	25	4	50	On-Street	Public	
	207-1	16	0	6	37	5	31	7	44	On-Street	Public	
	207-10	21	0	11	52	6	29	1	5	Off-Street	Private	HOAK DALE H
	207-11	8	0	0	0	0	0	0	0	Off-Street	Private	JLK MANAGEMENT LLC
	207-12	9	0	0	0	0	0	0	0	Off-Street	Private	MT CARMEL PRIMITIVE BAPTIST CHURCH
	207-13	5	0	0	0	0	0	0	0	Off-Street	Private	ROWLES MICHAEL D & SHARI E
RUFFNER W PAGE ST	207-2	39	1	8	21	3	8	37	95	Off-Street	Public	TOWN OF LURAY
	207-3	10	0	6	60	1	10	2	20	Off-Street	Private	RANNOCH ENTERPRISES LLC
	207-4	13	2	7	54	5	38	2	15	Off-Street	Private	PAGE VALLEY NATIONAL BANK
	207-6	20	0	6	30	5	25	0	0	Off-Street	Private	
	207-7	7	0	1	14	3	43	2	29	Off-Street	Private	
VOGT PL	207-8	35	1	15	43	12	34	14	40	Off-Street	Public	UNITED STATES GOVERNMENT
	207-9	3	0	1	33	0	0	0	0	On-Street	Public	
DEPOT	208-1	17	1	2	12	4	24	8	47	Off-Street	Public	TOWN OF LURAY VIRGINIA
INNLAWN	208-2	20	1	6	30	1	5	4	20	Off-Street	Public	
	208-3	14	0	0	0	0	0	0	0	Off-Street	Private	Not Available
	208-4	6	2	0	0	0	0	0	0	On-Street	Public	

LotNm	LotID	TotalSpace	ADA	Week Day 12:00 - 1:00pm	Week Day 12:00 - 1:00pm Utilization	Week Day 4:30 - 5:30pm	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	208-5	25	0	1	4	1	4	1	4	Off-Street	Private	ROWLES MICHAEL D & SHARI E
	209-1	13	0	7	54	10	77	11	85	On-Street	Public	
	209-10	9	0	4	44	4	44	5	55	Off-Street	Private	JUDD REGINALD D
	209-2	4	0	0	0	0	0	0	0	on-street	Public	
	209-3	10	0	4	40	2	20	4	40	Off-Street	Private	32 E MAIN STREET LLC
VIRGINIA AVE/S ALLEY	209-4	9	0	3	33	3	33	4	44	Off-Street	Private	IBR CORP
	209-5	43	3	19	44	32	74	41	95	Off-Street	Private	32 E MAIN STREET LLC
	209-6	10	0	0	0	1	10	4	40	Off-Street	Private	56 E MAIN STREET LLC
	209-7	17	2	3	18	8	47	6	35	Off-Street	Government	LURAY FIRE DEPARTMENT
	209-8	3	0	1	33	0	0	0	0	Off-Street	Private	
Virginia Ave / S Alley	209-9	10	0	3	30	3	30	6	60	Off-Street	Public	HOKE SERVICES LLC
	210-1	6	0	2	33	0	0	0	0	On-Street	Public	
	210-2	3	2	0	0	0	0	0	0	On-Street	Public	
	210-3	13	4	0	0	0	0	0	0	Off-Street	Private	TRUSTEES OF THE LURAY CHRISTIAN
	210-4	30	1	1	3	0	0	1	3	Off-Street	Private	TRUSTEES OF CHRIST EPISCOPAL
	211-1	14	0	12	86	14	100	5	36	On-Street	Public	
	211-2	10	0	2	20	1	10	2	20	Off-Street	Government	LURAY FIRE DEPARTMENT
	211-3	30	0	1	3	2	7	2	7	Off-Street	Government	LURAY FIRE DEPARTMENT
	211-4	10	0	0	0	0	0	0	0	Off-Street	Private	
	211-5	8	0	4	50	3	38	2	25	Off-Street	Private	TURN KEY PROPERTIES VA LLC
	211-6	7	0	1	14	1	14	1	14	Off-Street	Private	BEMENT MATTHEW R & JANINA
	211-7	4	0	1	25	3	75	1	25	Off-Street	Private	BRIAR LAINE INC
	211-8	30	3	20	67	0	0	4	13	Off-Street	Private	ADAM REAL ESTATE CORPORATION
	212-1	4	0	1	25	0	0	1	25	Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-2	4	0	1	25	0	0	0	0	Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-3	28	3	17	61	9	32	3	11	Off-Street	Private	BAUGHAN LOWELL B & PEYTON B
	213-1	10	0	1	10	1	10	0	0	On-Street	Public	
	213-2	17	0	0	0	0	0	0	0	Off-Street	Private	NEW DIRECTION COMMUNITY CHURCH



TOWN OF LURAY DOWNTONW PARKING STUDY	**Weekday Evening Parking Utilization** Map Name	Cosultants:	Client:



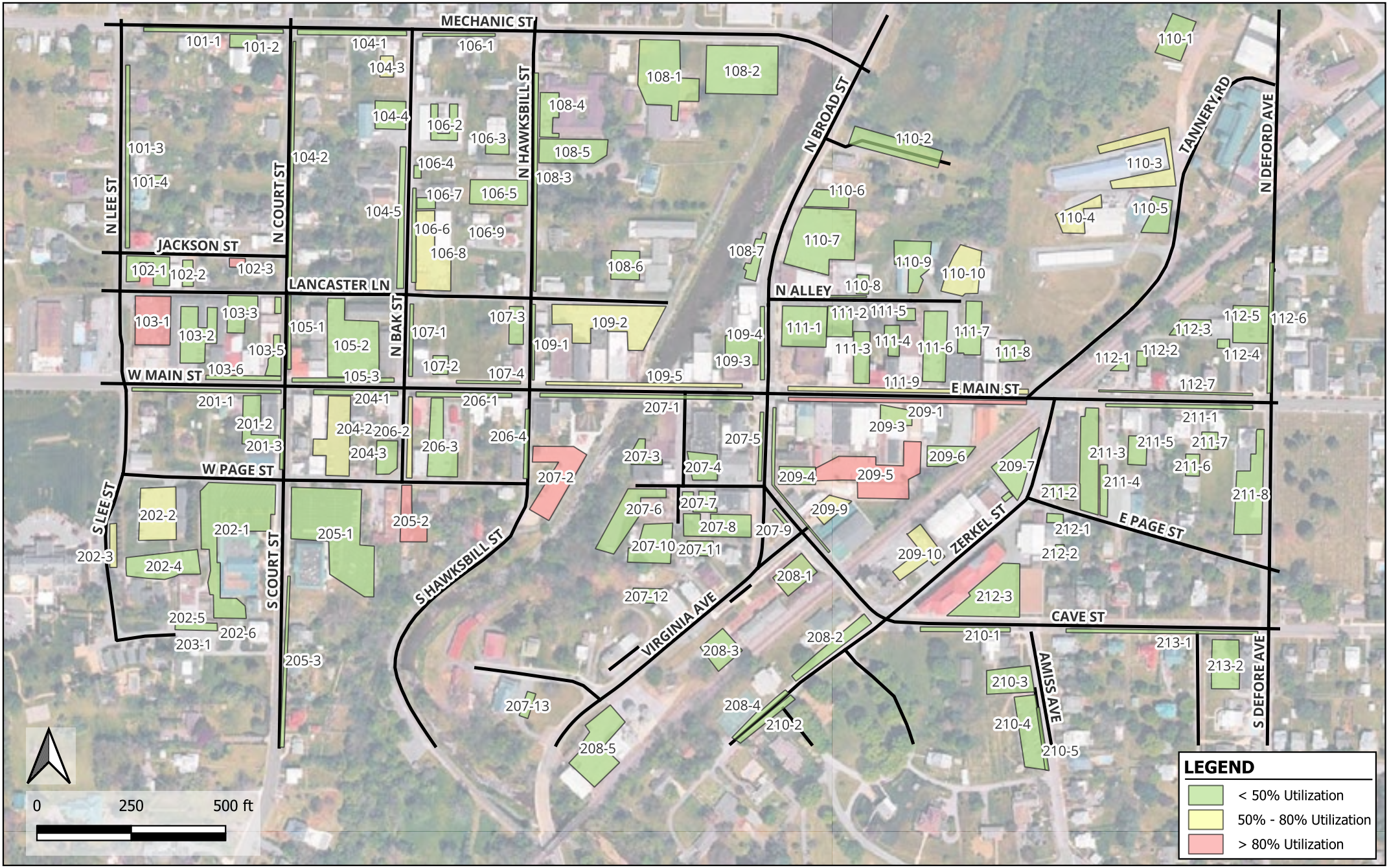
TOWN OF LURAY DOWNTONW PARKING STUDY

Weekday Midday Parking Utilization

Map Name

Cosultants:

Client:



TOWN OF LURAY DOWNTONW PARKING STUDY	Weekend Midday Parking Utilization	Monteverde Engineering & Design Studio · RACEY ENGINEERING	
	Map Name	Cosultants:	Client:

Luray parking utilization — 2031

Baseline year	2026	Projected occupied-space demand = baseline occupied spaces × (1 + annual growth × years).
Projection year	2031	Capacity and ADA spaces remain unchanged. All public/private and on/off-street lots are included.
Annual linear growth	1.0%	Fractional spaces are retained to avoid rounding bias. Utilization = projected demand ÷ capacity.
Years of growth	5	Utilization above 100% indicates demand exceeding capacity, not physically occupied spaces.
Growth multiplier	1.05×	Source counts are used to recalculate rates; rounded baseline utilization percentages are not grown.

All lots total		**1822**	**57**	**662.55**	**36.4%**	**530.25**	**29.1%**	**544.95**	**29.9%**		

LotNm	LotID	TotalSpace	ADA	Week Day 12:00 -1:00pm Projected occupied spaces	Week Day 12:00 -1:00pm Utilization	Week Day 4:30 - 5:30pm Projected occupied spaces	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm Projected occupied spaces	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	101-1	10	0	2.10	21.0%	4.20	42.0%	1.05	10.5%	On-Street	Public	
	101-2	4	1	2.10	52.5%	2.10	52.5%	2.10	52.5%	Off-Street	Private	HOKE SERVICES LLC
	101-3	15	0	3.15	21.0%	1.05	7.0%	3.15	21.0%	On-Street	Public	
	101-4	7	0	2.10	30.0%	3.15	45.0%	2.10	30.0%	Off-Street	Private	IBR CORPORATION
	102-1	14	0	5.25	37.5%	3.15	22.5%	3.15	22.5%	Off-Street	Private	JENKINS ROBERT M III
	102-2	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	BROWN ROBERT C
	102-3	4	0	3.15	78.8%	2.10	52.5%	4.20	105.0%	Off-Street	Private	CUSTER TERRY W & SUSAN
	103-1	30	0	29.40	98.0%	31.50	105.0%	31.50	105.0%	Off-Street	Private	TURNER FRANKLIN STEVEN & PAMELA KAY
	103-2	28	0	5.25	18.8%	8.40	30.0%	5.25	18.8%	Off-Street	Private	MA HOSPITALITY LLC
	103-3	17	0	11.55	67.9%	7.35	43.2%	2.10	12.4%	Off-Street	Private	TCCJ HOLDINGS LLC
	103-4	4	0	0.00	0.0%	1.05	26.3%	0.00	0.0%	Off-Street	Private	JUDD WALTER P
	103-5	8	0	3.15	39.4%	2.10	26.3%	2.10	26.3%	Off-Street	Private	JUDD WALTER P
	103-6	6	0	3.15	52.5%	2.10	35.0%	3.15	52.5%	On-Street	Public	
	104-1	7	0	0.00	0.0%	1.05	15.0%	2.10	30.0%	On-Street	Public	
	104-3	5	0	2.10	42.0%	3.15	63.0%	3.15	63.0%	Off-Street	Private	HOKE SERVICES LLC
	104-4	11	0	3.15	28.6%	1.05	9.5%	1.05	9.5%	Off-Street	Private	PAGE ONE OF PAGE COUNTY
	104-5	26	1	8.40	32.3%	1.05	4.0%	1.05	4.0%	On-Street	Public	
	105-1	48	0	19.95	41.6%	25.20	52.5%	25.20	52.5%	Off-Street	Private	IBR CORPORATION
	105-3	10	0	4.20	42.0%	2.10	21.0%	4.20	42.0%	On-Street	Public	
	106-1	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	106-2	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	CHU YIU FAI
	106-3	6	0	1.05	17.5%	1.05	17.5%	0.00	0.0%	Off-Street	Private	JEWELL GWYNNE J
	106-4	3	0	1.05	35.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-5	26	0	5.25	20.2%	5.25	20.2%	6.30	24.2%	Off-Street	Private	
	106-6	7	0	2.10	30.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	106-7	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-8	4	0	0.00	0.0%	1.05	26.3%	0.00	0.0%	Off-Street	Private	DGK INC
	107-1	5	0	1.05	21.0%	1.05	21.0%	1.05	21.0%	Off-Street	Private	WIN WEALTH LLC
	107-2	11	0	3.15	28.6%	2.10	19.1%	3.15	28.6%	Off-Street	Private	LIONBERGER BROTHERS LLC
	107-4	8	0	0.00	0.0%	0.00	0.0%	2.10	26.3%	On-Street	Public	
	108-1	20	0	6.30	31.5%	4.20	21.0%	6.30	31.5%	Off-Street	Private	LANCASTER LEROY C & BONNIE P
SVEC LEASE	108-2	61	0	16.80	27.5%	6.30	10.3%	11.55	18.9%	Off-Street	Public	Not Available
	108-4	12	1	5.25	43.8%	3.15	26.3%	1.05	8.8%	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-5	23	2	9.45	41.1%	6.30	27.4%	7.35	32.0%	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-6	10	0	2.10	21.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	RUTT ENTERPRISES LLC
	108-7	6	1	1.05	17.5%	1.05	17.5%	0.00	0.0%	On-Street	Public	TOWN OF LURAY VIRGINIA
LANCASTER LANE	109-2	32	4	17.85	55.8%	8.40	26.3%	24.15	75.5%	Off-Street	Public	TOWN OF LURAY
CREEKSIDE COMMONS	109-3	14	1	8.40	60.0%	2.10	15.0%	5.25	37.5%	Off-Street	Public	JLK MANAGEMENT LLC
	109-5	14	0	7.35	52.5%	6.30	45.0%	10.50	75.0%	On-Street	Public	
	110-1	30	0	9.45	31.5%	9.45	31.5%	9.45	31.5%	Off-Street	Private	MOTEL INC
	110-10	13	0	7.35	56.5%	9.45	72.7%	8.40	64.6%	Off-Street	Private	
N BROAD STREET	110-2	12	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Public	TOWN OF LURAY
	110-3	20	0	10.50	52.5%	11.55	57.8%	11.55	57.8%	Off-Street	Private	DOVEL JAMES G JR

	110-4	11	0	8.40	76.4%	7.35	66.8%	7.35	66.8%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-5	6	1	3.15	52.5%	4.20	70.0%	3.15	52.5%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-6	16	0	0.00	0.0%	1.05	6.6%	1.05	6.6%	Off-Street	Private	AYALA JOSE & IRENE GUADALUPE CRUZ DE
N BROAD STREET	110-7	21	1	12.60	60.0%	11.55	55.0%	8.40	40.0%	Off-Street	Private	FOMOCO HOLDINGS LLC
	110-8	4	0	3.15	78.8%	1.05	26.3%	1.05	26.3%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	110-9	8	0	4.20	52.5%	2.10	26.3%	2.10	26.3%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	111-1	32	1	2.10	6.6%	3.15	9.8%	0.00	0.0%	Off-Street	Private	LURAY PARK ASSOCIATION
	111-2	8	0	1.05	13.1%	1.05	13.1%	0.00	0.0%	Off-Street	Private	MAIN ST BAPTIST CHURCH
	111-3	9	3	3.15	35.0%	1.05	11.7%	0.00	0.0%	Off-Street	Private	MAIN STREET BAPTIST CHURCH OF LURAY
	111-4	6	0	0.00	0.0%	0.00	0.0%	2.10	35.0%	Off-Street	Private	HOKE ENTERPRISE LLC
	111-5	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	HOKE ENTERPRISE LLC
TOWN LOT	111-6	30	2	4.20	14.0%	9.45	31.5%	12.60	42.0%	Off-Street	Public	TOWN OF LURAY
	111-7	12	0	5.25	43.8%	3.15	26.3%	0.00	0.0%	Off-Street	Private	SLUSSER TAMMY C & FALTER ROBERT W
	111-8	10	0	2.10	21.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	THE STORAGE PLACE LLC
	111-9	20	0	2.10	10.5%	7.35	36.8%	14.70	73.5%	On-Street	Public	
	112-1	3	0	0.00	0.0%	2.10	70.0%	1.05	35.0%	Off-Street	Private	NS WEALTH LLC
	112-2	3	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	O'DWYER BRIAN O'DWYER JANICE
	112-3	8	0	4.20	52.5%	1.05	13.1%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & SHUMA R
	112-4	4	0	2.10	52.5%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N & SHUMA R
	112-5	16	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & MARY C/O THE BRADLEY FUNERAL HOME PO BOX 44
	112-7	15	0	5.25	35.0%	8.40	56.0%	3.15	21.0%	On-Street	Public	
	201-1	12	0	8.40	70.0%	3.15	26.3%	0.00	0.0%	On-Street	Public	
	201-2	10	0	0.00	0.0%	2.10	21.0%	3.15	31.5%	Off-Street	Private	THE LAURANCE LLC
	201-3	5	0	1.05	21.0%	2.10	42.0%	2.10	42.0%	On-Street	Public	
	202-1	64	4	45.15	70.5%	24.15	37.7%	3.15	4.9%	Off-Street	Government	PAGE CO OFFICE BLDG-OLD JAIL
	202-2	17	1	16.80	98.8%	10.50	61.8%	10.50	61.8%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	202-3	11	0	5.25	47.7%	3.15	28.6%	6.30	57.3%	Off-Street	Government	PAGE CO JAIL
	202-4	29	2	21.00	72.4%	16.80	57.9%	11.55	39.8%	Off-Street	Private	
	202-5	8	0	2.10	26.3%	2.10	26.3%	4.20	52.5%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	202-6	4	0	1.05	26.3%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	203-1	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	204-1	10	0	5.25	52.5%	2.10	21.0%	4.20	42.0%	On-Street	Public	
	204-2	25	1	14.70	58.8%	7.35	29.4%	13.65	54.6%	Off-Street	Private	NOT AVAILABLE
	204-3	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	IBR CORP
	205-1	72	4	49.35	68.5%	38.85	54.0%	11.55	16.0%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	205-2	8	0	5.25	65.6%	5.25	65.6%	7.35	91.9%	Off-Street	Private	FARMER JEREMY W & DONALD W II
	205-3	10	0	1.05	10.5%	1.05	10.5%	2.10	21.0%	On-Street	Public	
	206-1	8	0	3.15	39.4%	1.05	13.1%	1.05	13.1%	On-Street	Public	
	206-3	23	0	8.40	36.5%	13.65	59.3%	8.40	36.5%	Off-Street	Private	WEST MAIN MARKET INVESTMENT GROUP LLC
	206-4	8	0	1.05	13.1%	2.10	26.3%	4.20	52.5%	On-Street	Public	
	207-1	16	0	6.30	39.4%	5.25	32.8%	7.35	45.9%	On-Street	Public	
	207-10	21	0	11.55	55.0%	6.30	30.0%	1.05	5.0%	Off-Street	Private	HOAK DALE H
	207-11	8	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	JLK MANAGEMENT LLC
	207-12	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MT CARMEL PRIMITIVE BAPTIST CHURCH
	207-13	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
RUFFNER W PAGE ST	207-2	39	1	8.40	21.5%	3.15	8.1%	38.85	99.6%	Off-Street	Public	TOWN OF LURAY
	207-3	10	0	6.30	63.0%	1.05	10.5%	2.10	21.0%	Off-Street	Private	RANNOCH ENTERPRISES LLC
	207-4	13	2	7.35	56.5%	5.25	40.4%	2.10	16.2%	Off-Street	Private	PAGE VALLEY NATIONAL BANK
	207-6	20	0	6.30	31.5%	5.25	26.3%	0.00	0.0%	Off-Street	Private	HOAK DALE H
	207-7	7	0	1.05	15.0%	3.15	45.0%	2.10	30.0%	Off-Street	Private	
VOGT PL	207-8	35	1	15.75	45.0%	12.60	36.0%	14.70	42.0%	Off-Street	Public	UNITED STATES GOVERNMENT
	207-9	3	0	1.05	35.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
DEPOT	208-1	17	1	2.10	12.4%	4.20	24.7%	8.40	49.4%	Off-Street	Public	TOWN OF LURAY VIRGINIA
INNLAWN	208-2	20	1	6.30	31.5%	1.05	5.3%	4.20	21.0%	Off-Street	Public	
	208-3	14	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	Not Available
	208-4	6	2	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	208-5	25	0	1.05	4.2%	1.05	4.2%	1.05	4.2%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
	209-1	13	0	7.35	56.5%	10.50	80.8%	11.55	88.8%	On-Street	Public	

	209-10	9	0	4.20	46.7%	4.20	46.7%	5.25	58.3%	Off-Street	Private	JUDD REGINALD D
	209-2	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	on-street	Public	
	209-3	10	0	4.20	42.0%	2.10	21.0%	4.20	42.0%	Off-Street	Private	32 E MAIN STREET LLC
VIRGINIA AVE/S ALLEY	209-4	9	0	3.15	35.0%	3.15	35.0%	4.20	46.7%	Off-Street	Private	IBR CORP
	209-5	43	3	19.95	46.4%	33.60	78.1%	43.05	100.1%	Off-Street	Private	32 E MAIN STREET LLC
	209-6	10	0	0.00	0.0%	1.05	10.5%	4.20	42.0%	Off-Street	Private	56 E MAIN STREET LLC
	209-7	17	2	3.15	18.5%	8.40	49.4%	6.30	37.1%	Off-Street	Government	LURAY FIRE DEPARTMENT
	209-8	3	0	1.05	35.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	LURAY FIRE DEPARTMENT
Virginia Ave / S Alley	209-9	10	0	3.15	31.5%	3.15	31.5%	6.30	63.0%	Off-Street	Public	HOKE SERVICES LLC
	210-1	6	0	2.10	35.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	210-2	3	2	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	210-3	13	4	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	TRUSTEES OF THE LURAY CHRISTIAN
	210-4	30	1	1.05	3.5%	0.00	0.0%	1.05	3.5%	Off-Street	Private	TRUSTEES OF CHRIST EPISCOPAL
	211-1	14	0	12.60	90.0%	14.70	105.0%	5.25	37.5%	On-Street	Public	
	211-2	10	0	2.10	21.0%	1.05	10.5%	2.10	21.0%	Off-Street	Government	LURAY FIRE DEPARTMENT
	211-3	30	0	1.05	3.5%	2.10	7.0%	2.10	7.0%	Off-Street	Government	LURAY FIRE DEPARTMENT
	211-4	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	LURAY FIRE DEPARTMENT
	211-5	8	0	4.20	52.5%	3.15	39.4%	2.10	26.3%	Off-Street	Private	TURN KEY PROPERTIES VA LLC
	211-6	7	0	1.05	15.0%	1.05	15.0%	1.05	15.0%	Off-Street	Private	BEMENT MATTHEW R & JANINA
	211-7	4	0	1.05	26.3%	3.15	78.8%	1.05	26.3%	Off-Street	Private	BRIAR LAINE INC
	211-8	30	3	21.00	70.0%	0.00	0.0%	4.20	14.0%	Off-Street	Private	ADAM REAL ESTATE CORPORATION
	212-1	4	0	1.05	26.3%	0.00	0.0%	1.05	26.3%	Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-2	4	0	1.05	26.3%	0.00	0.0%	0.00	0.0%	Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-3	28	3	17.85	63.8%	9.45	33.8%	3.15	11.3%	Off-Street	Private	BAUGHAN LOWELL B & PEYTON B &
	213-1	10	0	1.05	10.5%	1.05	10.5%	0.00	0.0%	On-Street	Public	
	213-2	17	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	NEW DIRECTION COMMUNITY CHURCH

Luray parking utilization — 2036

Baseline year	2026	Projected occupied-space demand = baseline occupied spaces × (1 + annual growth × years).
Projection year	2036	Capacity and ADA spaces remain unchanged. All public/private and on/off-street lots are included.
Annual linear growth	1.0%	Fractional spaces are retained to avoid rounding bias. Utilization = projected demand ÷ capacity.
Years of growth	10	Utilization above 100% indicates demand exceeding capacity, not physically occupied spaces.
Growth multiplier	1.10×	Source counts are used to recalculate rates; rounded baseline utilization percentages are not grown.

All lots total		**1822**	**57**	**694.10**	**38.1%**	**555.50**	**30.5%**	**570.90**	**31.3%**		

LotNm	LotID	TotalSpace	ADA	Week Day 12:00 -1:00pm Projected occupied spaces	Week Day 12:00 -1:00pm Utilization	Week Day 4:30 - 5:30pm Projected occupied spaces	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm Projected occupied spaces	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	101-1	10	0	2.20	22.0%	4.40	44.0%	1.10	11.0%	On-Street	Public	
	101-2	4	1	2.20	55.0%	2.20	55.0%	2.20	55.0%	Off-Street	Private	HOKE SERVICES LLC
	101-3	15	0	3.30	22.0%	1.10	7.3%	3.30	22.0%	On-Street	Public	
	101-4	7	0	2.20	31.4%	3.30	47.1%	2.20	31.4%	Off-Street	Private	IBR CORPORATION
	102-1	14	0	5.50	39.3%	3.30	23.6%	3.30	23.6%	Off-Street	Private	JENKINS ROBERT M III
	102-2	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	BROWN ROBERT C
	102-3	4	0	3.30	82.5%	2.20	55.0%	4.40	110.0%	Off-Street	Private	CUSTER TERRY W & SUSAN
	103-1	30	0	30.80	102.7%	33.00	110.0%	33.00	110.0%	Off-Street	Private	TURNER FRANKLIN STEVEN & PAMELA KAY
	103-2	28	0	5.50	19.6%	8.80	31.4%	5.50	19.6%	Off-Street	Private	MA HOSPITALITY LLC
	103-3	17	0	12.10	71.2%	7.70	45.3%	2.20	12.9%	Off-Street	Private	TCCJ HOLDINGS LLC
	103-4	4	0	0.00	0.0%	1.10	27.5%	0.00	0.0%	Off-Street	Private	JUDD WALTER P
	103-5	8	0	3.30	41.3%	2.20	27.5%	2.20	27.5%	Off-Street	Private	JUDD WALTER P
	103-6	6	0	3.30	55.0%	2.20	36.7%	3.30	55.0%	On-Street	Public	
	104-1	7	0	0.00	0.0%	1.10	15.7%	2.20	31.4%	On-Street	Public	
	104-3	5	0	2.20	44.0%	3.30	66.0%	3.30	66.0%	Off-Street	Private	HOKE SERVICES LLC
	104-4	11	0	3.30	30.0%	1.10	10.0%	1.10	10.0%	Off-Street	Private	PAGE ONE OF PAGE COUNTY
	104-5	26	1	8.80	33.8%	1.10	4.2%	1.10	4.2%	On-Street	Public	
	105-1	48	0	20.90	43.5%	26.40	55.0%	26.40	55.0%	Off-Street	Private	IBR CORPORATION
	105-3	10	0	4.40	44.0%	2.20	22.0%	4.40	44.0%	On-Street	Public	
	106-1	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	106-2	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	CHU YIU FAI
	106-3	6	0	1.10	18.3%	1.10	18.3%	0.00	0.0%	Off-Street	Private	JEWELL GWYNNE J
	106-4	3	0	1.10	36.7%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-5	26	0	5.50	21.2%	5.50	21.2%	6.60	25.4%	Off-Street	Private	
	106-6	7	0	2.20	31.4%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	106-7	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-8	4	0	0.00	0.0%	1.10	27.5%	0.00	0.0%	Off-Street	Private	DGK INC
	107-1	5	0	1.10	22.0%	1.10	22.0%	1.10	22.0%	Off-Street	Private	WIN WEALTH LLC
	107-2	11	0	3.30	30.0%	2.20	20.0%	3.30	30.0%	Off-Street	Private	LIONBERGER BROTHERS LLC
	107-4	8	0	0.00	0.0%	0.00	0.0%	2.20	27.5%	On-Street	Public	
	108-1	20	0	6.60	33.0%	4.40	22.0%	6.60	33.0%	Off-Street	Private	LANCASTER LEROY C & BONNIE P
SVEC LEASE	108-2	61	0	17.60	28.9%	6.60	10.8%	12.10	19.8%	Off-Street	Public	Not Available
	108-4	12	1	5.50	45.8%	3.30	27.5%	1.10	9.2%	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-5	23	2	9.90	43.0%	6.60	28.7%	7.70	33.5%	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-6	10	0	2.20	22.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	RUTT ENTERPRISES LLC
	108-7	6	1	1.10	18.3%	1.10	18.3%	0.00	0.0%	On-Street	Public	TOWN OF LURAY VIRGINIA
LANCASTER LANE	109-2	32	4	18.70	58.4%	8.80	27.5%	25.30	79.1%	Off-Street	Public	TOWN OF LURAY
CREEKSIDE COMMONS	109-3	14	1	8.80	62.9%	2.20	15.7%	5.50	39.3%	Off-Street	Public	JLK MANAGEMENT LLC
	109-5	14	0	7.70	55.0%	6.60	47.1%	11.00	78.6%	On-Street	Public	
	110-1	30	0	9.90	33.0%	9.90	33.0%	9.90	33.0%	Off-Street	Private	MOTEL INC
	110-10	13	0	7.70	59.2%	9.90	76.2%	8.80	67.7%	Off-Street	Private	
N BROAD STREET	110-2	12	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Public	TOWN OF LURAY
	110-3	20	0	11.00	55.0%	12.10	60.5%	12.10	60.5%	Off-Street	Private	DOVEL JAMES G JR

	110-4	11	0	8.80	80.0%	7.70	70.0%	7.70	70.0%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-5	6	1	3.30	55.0%	4.40	73.3%	3.30	55.0%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-6	16	0	0.00	0.0%	1.10	6.9%	1.10	6.9%	Off-Street	Private	AYALA JOSE & IRENE GUADALUPE CRUZ DE
N BROAD STREET	110-7	21	1	13.20	62.9%	12.10	57.6%	8.80	41.9%	Off-Street	Private	FOMOCO HOLDINGS LLC
	110-8	4	0	3.30	82.5%	1.10	27.5%	1.10	27.5%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	110-9	8	0	4.40	55.0%	2.20	27.5%	2.20	27.5%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	111-1	32	1	2.20	6.9%	3.30	10.3%	0.00	0.0%	Off-Street	Private	LURAY PARK ASSOCIATION
	111-2	8	0	1.10	13.8%	1.10	13.8%	0.00	0.0%	Off-Street	Private	MAIN ST BAPTIST CHURCH
	111-3	9	3	3.30	36.7%	1.10	12.2%	0.00	0.0%	Off-Street	Private	MAIN STREET BAPTIST CHURCH OF LURAY
	111-4	6	0	0.00	0.0%	0.00	0.0%	2.20	36.7%	Off-Street	Private	HOKE ENTERPRISE LLC
	111-5	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	HOKE ENTERPRISE LLC
TOWN LOT	111-6	30	2	4.40	14.7%	9.90	33.0%	13.20	44.0%	Off-Street	Public	TOWN OF LURAY
	111-7	12	0	5.50	45.8%	3.30	27.5%	0.00	0.0%	Off-Street	Private	SLUSSER TAMMY C & FALTER ROBERT W
	111-8	10	0	2.20	22.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	THE STORAGE PLACE LLC
	111-9	20	0	2.20	11.0%	7.70	38.5%	15.40	77.0%	On-Street	Public	
	112-1	3	0	0.00	0.0%	2.20	73.3%	1.10	36.7%	Off-Street	Private	NS WEALTH LLC
	112-2	3	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	O'DWYER BRIAN O'DWYER JANICE
	112-3	8	0	4.40	55.0%	1.10	13.8%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & SHUMA R
	112-4	4	0	2.20	55.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N & SHUMA R
	112-5	16	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & MARY C/O THE BRADLEY FUNERAL HOME PO BOX 44
	112-7	15	0	5.50	36.7%	8.80	58.7%	3.30	22.0%	On-Street	Public	
	201-1	12	0	8.80	73.3%	3.30	27.5%	0.00	0.0%	On-Street	Public	
	201-2	10	0	0.00	0.0%	2.20	22.0%	3.30	33.0%	Off-Street	Private	THE LAURANCE LLC
	201-3	5	0	1.10	22.0%	2.20	44.0%	2.20	44.0%	On-Street	Public	
	202-1	64	4	47.30	73.9%	25.30	39.5%	3.30	5.2%	Off-Street	Government	PAGE CO OFFICE BLDG-OLD JAIL
	202-2	17	1	17.60	103.5%	11.00	64.7%	11.00	64.7%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	202-3	11	0	5.50	50.0%	3.30	30.0%	6.60	60.0%	Off-Street	Government	PAGE CO JAIL
	202-4	29	2	22.00	75.9%	17.60	60.7%	12.10	41.7%	Off-Street	Private	
	202-5	8	0	2.20	27.5%	2.20	27.5%	4.40	55.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	202-6	4	0	1.10	27.5%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	203-1	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	204-1	10	0	5.50	55.0%	2.20	22.0%	4.40	44.0%	On-Street	Public	
	204-2	25	1	15.40	61.6%	7.70	30.8%	14.30	57.2%	Off-Street	Private	NOT AVAILABLE
	204-3	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	IBR CORP
	205-1	72	4	51.70	71.8%	40.70	56.5%	12.10	16.8%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	205-2	8	0	5.50	68.8%	5.50	68.8%	7.70	96.3%	Off-Street	Private	FARMER JEREMY W & DONALD W II
	205-3	10	0	1.10	11.0%	1.10	11.0%	2.20	22.0%	On-Street	Public	
	206-1	8	0	3.30	41.3%	1.10	13.8%	1.10	13.8%	On-Street	Public	
	206-3	23	0	8.80	38.3%	14.30	62.2%	8.80	38.3%	Off-Street	Private	WEST MAIN MARKET INVESTMENT GROUP LLC
	206-4	8	0	1.10	13.8%	2.20	27.5%	4.40	55.0%	On-Street	Public	
	207-1	16	0	6.60	41.3%	5.50	34.4%	7.70	48.1%	On-Street	Public	
	207-10	21	0	12.10	57.6%	6.60	31.4%	1.10	5.2%	Off-Street	Private	HOAK DALE H
	207-11	8	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	JLK MANAGEMENT LLC
	207-12	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MT CARMEL PRIMITIVE BAPTIST CHURCH
	207-13	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
RUFFNER W PAGE ST	207-2	39	1	8.80	22.6%	3.30	8.5%	40.70	104.4%	Off-Street	Public	TOWN OF LURAY
	207-3	10	0	6.60	66.0%	1.10	11.0%	2.20	22.0%	Off-Street	Private	RANNOCH ENTERPRISES LLC
	207-4	13	2	7.70	59.2%	5.50	42.3%	2.20	16.9%	Off-Street	Private	PAGE VALLEY NATIONAL BANK
	207-6	20	0	6.60	33.0%	5.50	27.5%	0.00	0.0%	Off-Street	Private	HOAK DALE H
	207-7	7	0	1.10	15.7%	3.30	47.1%	2.20	31.4%	Off-Street	Private	
VOGT PL	207-8	35	1	16.50	47.1%	13.20	37.7%	15.40	44.0%	Off-Street	Public	UNITED STATES GOVERNMENT
	207-9	3	0	1.10	36.7%	0.00	0.0%	0.00	0.0%	On-Street	Public	
DEPOT	208-1	17	1	2.20	12.9%	4.40	25.9%	8.80	51.8%	Off-Street	Public	TOWN OF LURAY VIRGINIA
INNLAWN	208-2	20	1	6.60	33.0%	1.10	5.5%	4.40	22.0%	Off-Street	Public	
	208-3	14	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	Not Available
	208-4	6	2	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	208-5	25	0	1.10	4.4%	1.10	4.4%	1.10	4.4%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
	209-1	13	0	7.70	59.2%	11.00	84.6%	12.10	93.1%	On-Street	Public	

	209-10	9	0	4.40	48.9%	4.40	48.9%	5.50	61.1%	Off-Street	Private	JUDD REGINALD D
	209-2	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	on-street	Public	
	209-3	10	0	4.40	44.0%	2.20	22.0%	4.40	44.0%	Off-Street	Private	32 E MAIN STREET LLC
VIRGINIA AVE/S ALLEY	209-4	9	0	3.30	36.7%	3.30	36.7%	4.40	48.9%	Off-Street	Private	IBR CORP
	209-5	43	3	20.90	48.6%	35.20	81.9%	45.10	104.9%	Off-Street	Private	32 E MAIN STREET LLC
	209-6	10	0	0.00	0.0%	1.10	11.0%	4.40	44.0%	Off-Street	Private	56 E MAIN STREET LLC
	209-7	17	2	3.30	19.4%	8.80	51.8%	6.60	38.8%	Off-Street	Government	LURAY FIRE DEPARTMENT
	209-8	3	0	1.10	36.7%	0.00	0.0%	0.00	0.0%	Off-Street	Private	LURAY FIRE DEPARTMENT
Virginia Ave / S Alley	209-9	10	0	3.30	33.0%	3.30	33.0%	6.60	66.0%	Off-Street	Public	HOKE SERVICES LLC
	210-1	6	0	2.20	36.7%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	210-2	3	2	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	210-3	13	4	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	TRUSTEES OF THE LURAY CHRISTIAN
	210-4	30	1	1.10	3.7%	0.00	0.0%	1.10	3.7%	Off-Street	Private	TRUSTEES OF CHRIST EPISCOPAL
	211-1	14	0	13.20	94.3%	15.40	110.0%	5.50	39.3%	On-Street	Public	
	211-2	10	0	2.20	22.0%	1.10	11.0%	2.20	22.0%	Off-Street	Government	LURAY FIRE DEPARTMENT
	211-3	30	0	1.10	3.7%	2.20	7.3%	2.20	7.3%	Off-Street	Government	LURAY FIRE DEPARTMENT
	211-4	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	LURAY FIRE DEPARTMENT
	211-5	8	0	4.40	55.0%	3.30	41.3%	2.20	27.5%	Off-Street	Private	TURN KEY PROPERTIES VA LLC
	211-6	7	0	1.10	15.7%	1.10	15.7%	1.10	15.7%	Off-Street	Private	BEMENT MATTHEW R & JANINA
	211-7	4	0	1.10	27.5%	3.30	82.5%	1.10	27.5%	Off-Street	Private	BRIAR LAINE INC
	211-8	30	3	22.00	73.3%	0.00	0.0%	4.40	14.7%	Off-Street	Private	ADAM REAL ESTATE CORPORATION
	212-1	4	0	1.10	27.5%	0.00	0.0%	1.10	27.5%	Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-2	4	0	1.10	27.5%	0.00	0.0%	0.00	0.0%	Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-3	28	3	18.70	66.8%	9.90	35.4%	3.30	11.8%	Off-Street	Private	BAUGHAN LOWELL B & PEYTON B &
	213-1	10	0	1.10	11.0%	1.10	11.0%	0.00	0.0%	On-Street	Public	
	213-2	17	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	NEW DIRECTION COMMUNITY CHURCH



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Discussion Items

IXB. Tree & Beautification Committee Re-Appointments

Town of Luray, Virginia

Town Council Agenda Statement

Item No: IX-B

Meeting Date: November 9, 2026

Agenda Item: **TOWN COUNCIL REVIEW & DISCUSSION**
Item IX-B – Tree & Beautification Committee Re-Appointments

Summary: The Town Council is requested to review and discuss three re-appointments to the Tree & Beautification Committee.

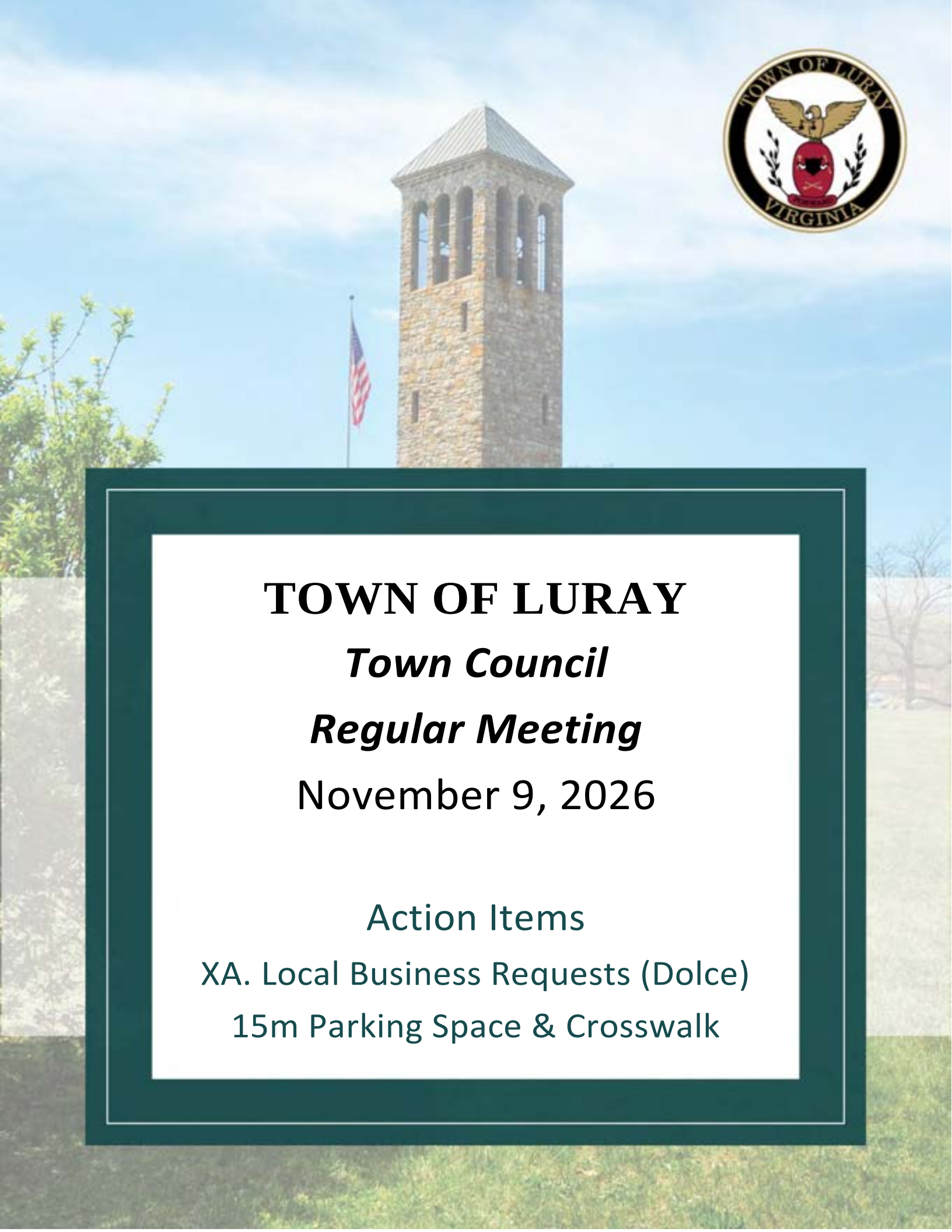
Member Name:	**Appointed by:**
Layne Vickers	Councilman Pettit
Joshua Mayne	Councilman White (now Councilman Dean)
Susan Betcher	Mayor Lillard

Their terms expire December 31, 2026, and all three (3) are interested in serving again. The new terms would run from January 1, 2027, through December 31, 2030.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Action Items

XA. Local Business Requests (Dolce)

15m Parking Space & Crosswalk

Town of Luray, Virginia

Town Council Agenda Statement

Item No: X-A

Meeting Date: November 9, 2026

Agenda Item: **TOWN COUNCIL REVIEW, DISCUSSION & ACTION**
Item X-A – Local Business Requests

Summary: The Town Council is requested to review, discuss, and take action on one or both of the enclosed requests by a local business.

ITEM 1 - Request for a 15-minute Parking Space in front of Dolce:

No objection by the Town staff to this request. However, it should be noted that every on-street space on Main Street that is restricted in some fashion, is one less space for extended, full-service parking.

ITEM 2 - Request for a Crosswalk in this Sector of West Main Street:

Town staff and traffic consultants have evaluated this sector several times over the past two (2) decades. The principal safety issue of lack of adequate two-directional sight distance remains unchanged. Installing crosswalks at traffic intersections brings on additional pedestrian hazards since the number of possible points of conflict increases. Accordingly, the Town has followed the guidance from Federal Highways and VDOT, and attempt to install mid-block crossings. A mid-block crosswalk between Bank Street and Hawksbill Street is potentially possible but may not serve the request made by Porch & Vince and Dolce. Such a crosswalk will also reduce the on-street parking by 1.5 to 2 spaces for each side of the street.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motions: I move that Item(s) _____ **be approved** as presented.

OR

I move that Item(s) _____ **be approved with the following modification(s)**

_____

_____

OR

I move that Item(s) _____ **be denied for the following reason(s)**_____

_____

DOLCE

Luray, Virginia

October 14, 2026

The Honorable Mayor and Members of Town Council
Town of Luray
Luray, Virginia

Re: Request for a 15-Minute Parking Space in Front of Dolce

Dear Mayor and Members of the Luray Town Council:

As we prepare to open Dolce, our new Italian-inspired bakery, gelateria, espresso bar, and gourmet provisions shop on Main Street, we would like to formally request that the Town consider designating one parking space directly in front of our business for 15-minute parking.

Dolce will offer freshly baked pastries, artisan breads, espresso, gelato, sandwiches, and specialty provisions. While we look forward to welcoming guests who wish to sit and enjoy the atmosphere, a significant portion of our business will also serve customers stopping in for a quick coffee, pastry, or takeaway order.

A designated 15-minute parking space would provide several benefits:

- Encourage convenient access for customers making quick purchases.
- Promote greater parking turnover, allowing more visitors to patronize downtown businesses.
- Support the continued growth of small businesses and pedestrian activity along Main Street.
- Help reduce instances of double parking or unnecessary traffic congestion during quick pickups.

We believe this small adjustment would benefit not only Dolce but the broader downtown business community by making Main Street more convenient and accessible.

Isaac and I remain deeply committed to investing in downtown Luray and contributing to its continued revitalization. We appreciate the Town's partnership in helping local businesses thrive while preserving the charm and character that make Luray so special.

We would welcome the opportunity to discuss this request and work with Town staff to identify the most appropriate parking space and signage.

Thank you for your time, consideration, and continued support of our downtown business community.

Warm regards,

Tony Villa & Isaac George
Owners, Dolce | PORCH+VINE
Luray, Virginia

PORCH+VINE | DOLCE

211 West Main Street • Luray, Virginia

October 14, 2026

The Honorable Mayor and Members of the Town Council
Town of Luray
Luray, Virginia

Re: Request for Pedestrian Crosswalk on West Main Street

Dear Mayor and Members of the Luray Town Council,

We are writing to request that the Town evaluate and install a designated pedestrian crosswalk on West Main Street near PORCH+VINE, Dolce, and our garden dining area.

With the growth of our businesses and increasing activity at this end of Main Street, more guests are crossing the roadway on foot. Parking serving our restaurant and garden is located both behind the restaurant and across West Main Street, making pedestrian crossings a regular part of the guest experience. Yet there is currently no designated crosswalk in this immediate section of downtown.

We are particularly concerned about visibility near the crest of the hill, where the roadway creates a blind spot that can make approaching vehicles and crossing pedestrians harder to see. As foot traffic continues to increase, we believe a clearly identified and appropriately located crossing is an important proactive safety measure.

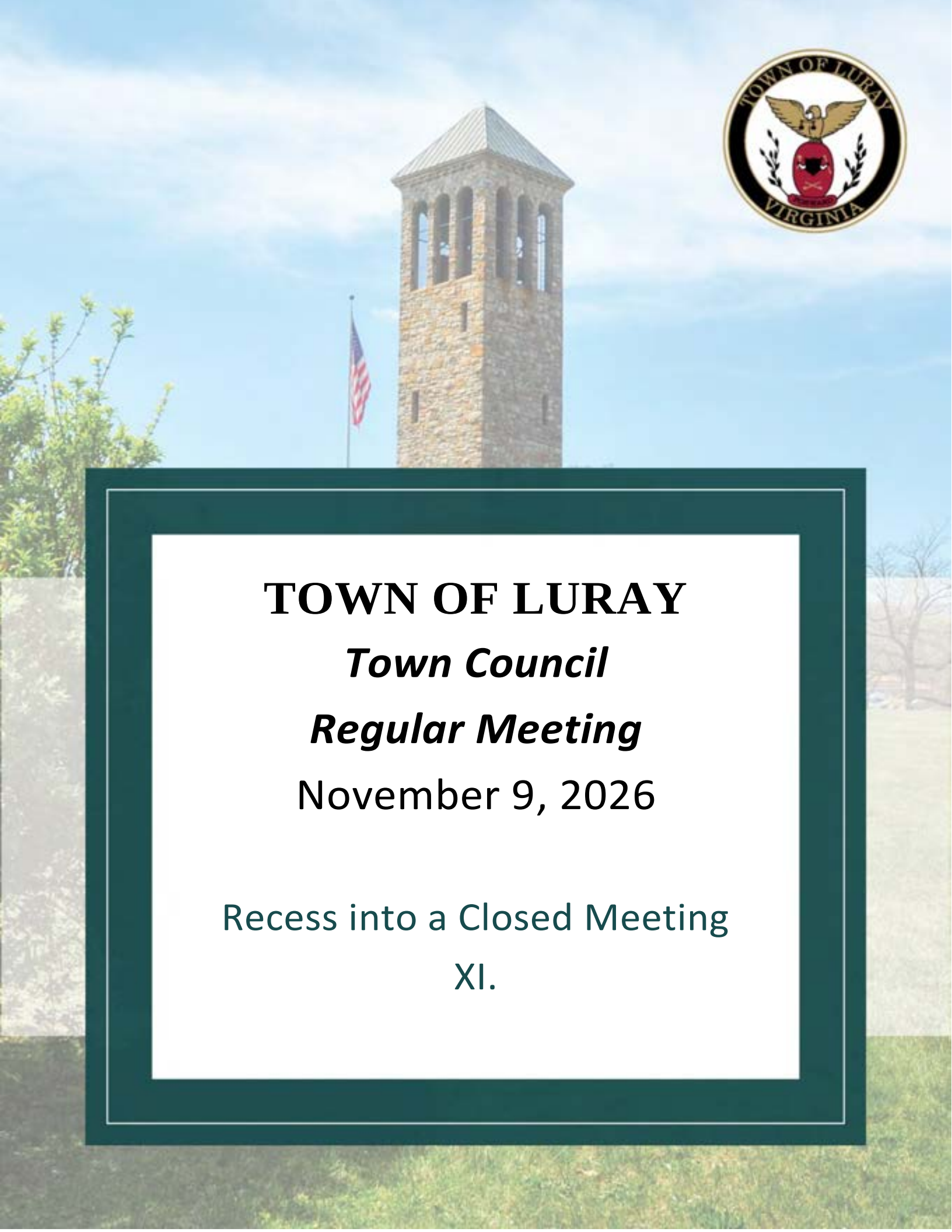
This improvement would serve the broader West Main Street community, including visitors to Ollie Cat and West Main Market, as well as residents and other downtown patrons. A safer pedestrian connection would encourage people to explore and support multiple businesses on both sides of the street.

We respectfully ask the Town to conduct a pedestrian-safety and sight-distance assessment, identify the safest location for a crosswalk, and consider appropriate markings, signage, and any additional traffic-calming measures recommended by that review. We would be happy to meet with Town staff on site to discuss the crossing patterns we are observing.

Thank you for considering this request and for your continued investment in a safe, welcoming, and walkable downtown Luray.

Warm regards,

Tony Villa & Isaac George
Owners, PORCH+VINE | Dolce
Luray, Virginia



TOWN OF LURAY

Town Council

Regular Meeting

November 9, 2026

Recess into a Closed Meeting

XI.

Town of Luray, Virginia

Town Council Agenda Statement

Item No: XI

Meeting Date: November 9, 2026

Agenda Item: **CLOSED MEETING**
Item XI – Discussion about the Disposition of Public Properties

Summary: Council is requested to go into Closed Meeting for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney, as authorized by section 2.2-3711 (A) (8) of the Code of Virginia. The subject matters of the meeting are temporary trailer use, and the use of Town-owned real property at 18 Campbell Street.

Motion to Go into Closed Meeting

I move that the Town Council convene and go into Closed Meeting for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney, as authorized by section 2.2-3711 (A) (8) of the Code of Virginia. The subject matters of the meeting are temporary trailer use, and the use of Town-owned real property at 18 Campbell Street.

A roll call vote shall be taken to certify the vote to convene in Closed Meeting.

Motion to Adjourn Closed Meeting and Reconvene in Open Session

At the conclusion of the Closed Meeting, immediately reconvene in open session.

I move the closed meeting be adjourned and the Luray Town Council reconvene in open session.

A roll call vote shall be taken to adjourn the Closed Meeting.

Certification Resolution

Upon reconvening in open session, the Council shall certify the Close Meeting discussion.

I move that with respect to the just-completed closed session and to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the Town Council.

A roll call vote shall be taken to certify the Closed Meeting discussion.

***NOTE**: Any member who does not intend to vote "aye" should state so prior to the vote and indicate the substance of the departure that, in his/her judgement, has taken place. This statement shall be recorded in the minutes.*