

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

Monday, January 12th, 2026

The Luray Town Council met in regular session on Monday, January 12th, 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: Vice Mayor Vickers

Council Present:

Jerry Dofflemyer
Ryan Dean
Jason Pettit
Joey Sours
Chuck Butler

Council Absent:

Mayor Stephanie Lillard

Also Present:

Bryan Chrisman, Town Manager
Michael Coffelt, Assistant Town Manager
Danielle Babb, Clerk Treasurer
Danielle Alger, Deputy Clerk Treasurer
Chief Bow Cook, Luray Police Department
Ryan Roach, Luray Police Department
Brooke Fox, Planning and Zoning
Town Attorney, Jason Botkins, Litten & Sipe
Will Dudley, Luray Downtown Initiative President
Jackie Wood, Luray Downtown Initiative
Brad Herman, 15 Campbell Street, Luray
Charlie Seal, Vision Technology Group

(This meeting was made public via the Town's Facebook page. Public comments were accepted prior to the meeting via e-mail to bchrisman@townofluray.com).

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

CONSENT AGENDA

Motion: Councilman Dofflemyer motioned to approve the Consent Agenda as presented, motion seconded by Councilman Pettit with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Sours, Pettit, Butler. **Approved 6-0**

Consent Agenda

(A) Minutes of the Regular Council Meeting –12/8/2025

(B) Accounts Payable totaling- \$216,724.52

(C) Financial Reports for the period ending 12/31/2025

(D) 2026 Meeting Schedule- Update

BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS

Luray Downtown Initiative

LDI Director, Jackie Wood, wished everyone a Happy New Year and stated they were starting the new year off with a new president, Mr. Will Dudley. Mr. Dudley will be taking over Paula Kibler's term. Ms. Wood stated the Christmas Parade had a great turnout along with the other Downton Festivities. Ms. Wood stated the Directors Retreat will be held at the Mimslyn on February 4th through the 6th. Ms. Wood also stated bids were submitted for the study on West Main Street and will be reviewed and work must be complete by June 30th. Ms. Wood stated the farmers market will begin in May and will be held the 3rd Saturday of each month at the Visitors Center. This will run through October. She added there will be a business resource fair and the meeting for that will be held on January 21st at the Page County office.

Vice Mayor Vickers inquired about who previously ran the farmer's market. Ms. Wood stated it was previously sponsored by Daughter's of the Stars but their leader had a career change and no longer had the time to invest.

DISCUSSION ITEMS

15 Campbell Street Project Update

Town Manager, Bryan Chrisman, requested Council receive an update regarding this project, specifically, the IRF Loan/Grant funding from 2025.

Mr. Chrisman stated Mr. Brad Herman was in attendance if Council has any questions.

Mr. Herman stated they finally received their documents after a long awaited six months. Mr. Herman stated that he has his attorney's looking over the documents. He added that NSVRC has agreed to administer this loan and mentioned in a prior meeting that HUB Development would cover the administrative costs. Mr. Herman stated the interest rate for DHCD in the past has been 3 percent and is hoping to get that rate as well. Vice Mayor Vickers inquired about the amount from NSVRC.

Mr. Chrisman stated that 3 percent interest will probably offset the cost of NSVRC and stated that the Town can turn the money around as fast as possible to be able to invest in other sites.

Vice Mayor Vickers inquired when construction will begin. Mr. Herman stated that he is hoping to begin in July of 2026. He stated he is working with banks and other lenders and as soon as that's done, he will be ready to begin.

A copy of the draft Performance Agreement and sample Loan Agreement and Promissory Note documents are included in tonight's packet. Mr. Chrisman has forwarded both documents to the Town Attorney for review and comment. HUB Development LLC is also completing a legal and staff review. Mr. Chrisman will also be reviewing these documents. Depending upon the language used by DHCD, and approved by both sets of legal counsellors, it might be necessary to implement a separate Agreement between HUB and the Town of Luray. The acceptance of these funds will trigger the need for a FY26 Budget Amendment.

ACTION ITEMS

Zoning Text Amendments 202, 406, 409, 503, 521

Town Manager, Bryan Chrisman, requested Council consider adopting the proposed zoning text amendments.

These changes have been proposed by Town staff and formulated by the Town Attorney. They involve Sections 202, 406, 409, 503, and 521.

A copy of the latest proposed Ordinance and Exhibits are included for review.

Mr. Chrisman stated that recommendation has now been made for approval of 5-0 support and he would be happy to answer any questions about these amendments.

Motion: Councilman Sours motioned that the Zoning Text Amendments Ordinance be approved, as presented. Motion seconded by Councilman Dofflemyer with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

Readoption of Town Code Section 2-59 (Remote Attendance)

Town Manager, Bryan Chrisman, requested Council consider re-adopting Code Section 2-59 as required by Virginia law each year.

Mr. Chrisman stated there were no changes from the version adopted in January 2025. A copy of the proposed Ordinance and Exhibit are included for Council's review. A copy of the updated Council meeting schedule for 2026 is also included.

Motion: Councilman Pettit motioned that the Ordinance readopting Section 2-59 be approved, as presented. Motion seconded by Councilman Butler with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

TOWN ATTORNEY'S REPORT

Mr. Botkins had nothing further this evening.

COUNCIL COMMENTS

Councilman Butler briefly updated Council Members of the VA250 Committee Celebrating American Independence. Mr. Butler stated there will be four plaques and they will be brass engraved on a limestone base. One will be Luray, Stanley, Shenandoah, and the Court House. He stated that the one for Luray, he hopes will be placed along the Hawksbill Greenway. Councilman Dofflemyer inquired about funding. Councilman Butler stated the County is covering twenty thousand and they are working on a grant to cover the remainder.

MAYOR'S ANNOUNCEMENTS

Vice Mayor Vickers sent out his condolences and read aloud a thank you note from the family of Councilman Pettit for the passing of his mother-in-law, Barbara Wood.

Vice Mayor Vickers reminded everyone of the Chamber's Local Official's Breakfast to be held at the Luray Fire Hall on Tuesday, January 27th from 7:30am-9:00am.

ADJOURN

With no further business, the meeting was adjourned at 7:26 p.m.

Ron Vickers
Vice-Mayor

Danielle Alger
Deputy Clerk-Treasurer