



TOWN OF SHENANDOAH

Incorporated 1884

Town Council meets for their regular session on the second and fourth Tuesday at 7 p.m.

Shenandoah Town Office, 426 First Street, Shenandoah, Virginia

(540) 652-8164 www.townofshenandoah.com

Persons wishing to have an item placed on the agenda for future meetings should make their request to the Clerk of the Council by 12 noon Friday preceding the meeting.

Town Council & Staff

Clinton O. Lucas, Jr., Mayor
William Kite, Vice Mayor
Denise Cave, Councilmember
Lynn Fox, Councilmember
Ira Michael Lowe, Councilmember
Brenda Haggett, Councilmember
Chris Reisinger, Councilmember
Daniel Rose, Town Attorney
Charles Jenkins, Town Manager
Rodney Hensley, Chief of Police
Christl Huddle, Treasurer
Tonya Southers, Deputy Treasurer
Angela Schrimsher, Town Clerk

Persons wishing to be heard or have an item placed on the agenda should make their request to the Clerk of the Council by 12 noon Friday preceding the meeting.

COUNCIL AGENDA – August 25, 2026 – REGULAR TOWN COUNCIL MEETING

FORMAL SESSION COUNCIL CHAMBERS – 7 p.m.

1. Call to Order
2. Moment of Silence
3. Pledge of Allegiance
4. **Add or deduct from the agenda**
5. Award Presentation: **None**
6. Receiving of Visitors: **None**
7. Approval of Meeting Minutes for: **Regular Meeting Minutes – August 11, 2026**
8. Approval of Combined Account Disbursements Warrants **#44017-#44038** in the amount of **\$161,364.38** dated **August 25, 2026**
9. Approval of Treasurer's Report **TBD**
10. **Correspondence**
11. Council Committee Reports
 - a. **Water & Sewer** (Chair Kite, Council Member Cave, and Council Member Lowe)
 - b. **Streets & Public Property** (Chair Fox, Vice Mayor Kite, and Council Member Lowe)
 - c. **Police, Safety & Judicial** (Chair Kite, Council Member Lowe and Council Member Reisinger) **added to the agenda the FLOCK camera Discussion**
 - d. **Taxation & Finance** (Chair Fox, Vice Mayor Kite, and Councilwoman Haggett)
 - e. **Parks & Recreation** (Chair Haggett, Council Member, Council Member Lowe and Council Member Reisinger)
 - f. **Industrial, Economic Development & Procurement** (Chair Cave, Council Member Haggett, and Council Member Lowe)
 - g. **Community Service** (Chair Kite, Council Member Cave and Haggett)
 - h. **Personnel** (Chair Reisinger, Council Member Cave, and Haggett, Council Member Lowe)
11. Unfinished Business
12. New Business
13. Town Manager's Report
14. Mayor's Report
15. For the Good of the Town (Five [5] minute limit for each speaker)
16. Adjournment



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have an item placed on the
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noon Friday preceding the
meeting.*

ORDINANCE AMENDING CHAPTER 50 ARTICLE II THE TOWN CODES PUBLIC HEARING AGENDA – AUGUST 25, 2026 TOWN COUNCIL - COUNCIL CHAMBERS – 7 p.m.

1. Call to Order/Opening of public hearing.
2. **PUBLIC HEARING REGARDING THE FOLLOWING:**
 - A. **ADD PROVISIONS REGARDING SOLAR PHOTOVOLTAIC PROJECTS**
 1. Speaking **FOR** Add Provisions regarding Solar Photovoltaic Projects.
 2. Speaking **AGAINST** Add Provisions regarding Solar Photovoltaic Projects.
 - B. **ADD PROVISIONS REGARDING SHIPPING CONTAINERS**
 1. Speaking **FOR** Add Provisions regarding Shipping Containers
 2. Speaking **AGAINST** Add Provisions regarding Shipping Containers
 - C. **ADD PROVISIONS REGARDING ACCESSORY DWELLING UNITS**
 1. Speaking **FOR** Add Provisions regarding Accessory Dwelling Units
 2. Speaking **AGAINST** Add Provisions regarding Accessory Dwelling Units

Closing of public hearing.
 - D. Discussion by Council regarding the Ordinances Amending Chapter 50 Article II. **(Note: Approval will be at regular meeting on August 25, 2026)**
 - E. Adjournment

**MINUTES
TOWN COUNCIL
TOWN OF SHENANDOAH
AUGUST 11, 2026**

CALL TO ORDER: The Shenandoah Town Council held its regular meeting on Tuesday, August 11, 2026, at 7:00 p.m., with I. Michael Lowe presiding.

The meeting began with a moment of silence.

The Pledge of Allegiance.

Add or deduct items on the agenda; None

ATTENDANCE

Council Members present were: Council Members Denise Cave; Lynn Fox; Brenda Haggett; I. Michael Lowe; and Christopher Reisinger.

Council Members absent were: Mayor Clinton O. Lucas, Jr. and Vice Mayor William Kite

Other Town Officials present were: Charlie Jenkins, Town Manager; Angela Schrimsher, Town Clerk; and Nathan Baugher, Police Captain.

Citizens present were: Gary Taylor (Red); Nathan Todd Comer; and Erica Comer.

Media Representatives: None

AWARD PRESENTATION

None during this period.

RECEIVING OF VISITORS

None during this period.

JULY 28, 2026 REGULAR MEETING MINUTES

A *motion* was made by Council Member Cave, *seconded* by Council Member Fox to approve the *Regular Meeting Minutes* held on July 28, 2026, as presented.

Members Vote was as follows:

YEA: Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Reisinger

NAY: None

ABSTAIN: Council Member I. Michael Lowe

ABSENT: Mayor Clinton O. Lucas, Jr. and Vice Mayor William Kite

VOTE: Unanimous in favor of motion

**JULY 28, 2026 PUBLIC HEARING MINUTES RECODIFYING THE TOWN CODE
CHAPTER 50**

A *motion* was made by Council Member Fox, *seconded* by Council Member Reisinger, to approve the *Public Hearing Minutes –Recodifying the Town Code Chapter 50* held on July 28, 2026, as presented.

Members Vote was as follows:

YEA: Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Reisinger

NAY: None

ABSTAIN: Council Member I. Michael Lowe

ABSENT: Mayor Clinton O. Lucas, Jr. and Vice Mayor William Kite

VOTE: Unanimous in favor of motion

APPROVAL OF BILLS

A *motion* was made by Council Member Haggett, *seconded* by Council Member Reisinger, to approve the bills, dated **August 11, 2026**, in the **Combined Accounts Disbursement Warrants #43993 - #44016** in the amount of **\$103,212.75** as presented.

Members Roll Call Vote was as follows:

YEA: Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Reisinger

NAY: None

ABSTAIN: Council Member I. Michael Lowe

ABSENT: Mayor Clinton O. Lucas, Jr. and Vice Mayor William Kite

VOTE: Unanimous in favor of motion

TREASURERS REPORT

A *motion* was made by Council Member Fox, *seconded* by Council Member Reisinger, to approve the **August 7, 2026**, Treasurer's Report, submitted by Treasurer Christl Huddle, in the amount of **\$2,773,123.62** as presented.

Members Roll Call Vote was as follows:

YEA: Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Reisinger

NAY: None

ABSTAIN: Council Member I. Michael Lowe

ABSENT: Mayor Clinton O. Lucas, Jr. and Vice Mayor William Kite

VOTE: Unanimous in favor of motion

CORRESPONDENCE

#1-Received the July 2026 Shenandoah Police Department Activity Log for review.

#2-Received the July 2026 Shenandoah Police Department Vehicle Gas Log for review.

#3- Town of Shenandoah Museum and Welcome Center Curator, Lora Turner, reported 150 visitors came to the Museum and Welcome Center in July. In addition to visitors, there were 34 printing jobs completed.

WATER AND SEWER

(Chair Kite, Council Member Cave, and Council Member Lowe)

Town Manager Charlie Jenkins reported that in early May heavy rains and an opened Weir gate caused the wastewater to overflow. Town Manager Charlie Jenkins reported the incident to the Department of Environmental Quality (DEQ), who responded with a letter regarding the matter.

Town Manager Charlie Jenkins noted the Public Works crew will be replacing some of the old meters. He also noted the meter data showed 36 high water usage readings for some of the Town residents. All affected residents were contacted and informed to check for possible water leaks around the home.

STREETS & PUBLIC PROPERTY

(Chair Fox, Vice Mayor Kite, and Council Member Lowe)

Town Manager Charlie Jenkins noted Monday's storms and high winds knocked branches down near the roadways. He added the Town Crew is scheduled to clear the branches.

POLICE, SAFETY & JUDICIAL

(Chair Kite, Council Member Lowe, and Council Member Reisinger)

Police Captain Nathan Baugher noted he will be the point of contact while Chief of Police Rodney Hensley is out due to medical reasons.

TAXATION & FINANCE

(Chair Fox, Vice Mayor Kite, and Council Member Haggett)

Chair Fox reviewed the July reports and noted the Town was reimbursed for the water line installations and the connection fees on Shenandoah River Road.

Town Manager Charlie Jenkins noted the Town received a \$30,000 reimbursement from Phillips Corporation for the waterline installations for five properties on Shenandoah River Road.

PARKS & RECREATION

(Chair Haggett, Council Member Lowe and Council Member Reisinger)

Chair Haggett noted some large tree branches had fallen at Big Gem Park due to the heavy rainfall.

Town Manager Charlie Jenkins noted he is aware of the fallen branches, and the Town crew is scheduled to pick the branches up.

Town Manager Charlie Jenkins reported on Monday the County inspected Big Gem Park's new electrical panel and it passed. He noted it could take two to four weeks for SVEC to install new electrical service to the panel.

Council Member Cave inquired about the status of the Big Gem Pump Track project.

Town Manager Charlie Jenkins noted Daniel Kiser, is working on the engineering plans with Turner Concrete & Excavating as well as Racey Engineering.

Chair Haggett reported survey markers were installed at the old Sullivan building, adding it is up for auction - scheduled for September 10th.

Council Member Fox inquired about the fencing for Big Gem Park.

Town Manager Charlie Jenkins noted he is waiting for an estimate for the fencing.

INDUSTRIAL, ECONOMIC DEVELOPMENT & PROCUREMENT

(Chair Cave, Council Member Lowe and Council Member Haggett)

Chair Cave inquired about the status of the Town's new sign.

Town Manager Charlie Jenkins stated the new Town sign is in storage, and it will be installed near Big Gem Park once the entrance is finished, the landscaping is cleared, and the electricity is reconnected.

COMMUNITY SERVICE

(Chair Kite, Council Member Cave and Council Member Haggett)

None during this period.

PERSONNEL COMMITTEE

(Chair Reisinger, Council Member Cave, Council Member Lowe and Council Member Haggett)

None during this period.

UNFINISHED BUSINESS

None during this period

NEW BUSINESS

The Town Council decided to add the FLOCK cameras to the next agenda for a brief discussion with the Shenandoah Police Department at the next Town Council meeting on August 25th.

TOWN MANAGER'S REPORT

Town Manager Charlie Jenkins noted Page County will be having a Joint Towns Meeting on Wednesday, August 19, 2026, at 7:00 p.m. at Stanley Volunteer Fire Department, located at 190 E. Main Street, Stanley, VA 22851.

Town Manager Charlie Jenkins noted the allowance for Town employees steel toe boots had been increased from \$100.00 to \$200.00 due to higher boot prices.

Town Manager Charlie Jenkins advised Council members to direct any specific questions or concerns regarding the Elementary School closing to Page County School Board members.

MAYOR'S REPORT

None during this period.

FOR THE GOOD OF THE TOWN

None during this period.

ADJOURN

There being no further discussion, a *motion* was made by Council Member Cave, *seconded* by Council Member Fox, to adjourn the meeting at 7:31 p.m.

Members Vote was as follows:

YEA: Council Member Cave

NAY: None

Council Member Fox
Council Member Haggett
Council Member Reisinger

ABSTAIN: Council Member I. Michael Lowe

ABSENT: Mayor Clinton O. Lucas, Jr and Vice Mayor William Kite

VOTE: Unanimous in favor of motion

APPROVED:

ATTESTED:

Mayor, Clinton O. Lucas, Jr.

Angela Schrimsher, Town Clerk

APPROVAL OF BILLS

Council Meeting of August 25, 2026

General and Utility Disbursements

Warrants #44017 - #44038

In the amount of \$161,364.38

Checks Issued - \$125,233.86

Cash Disbursements - \$36,130.52

SUBMITTED BY:

Christl C. Huddle

Treasurer

Check Listing

Date From: 8/8/2026 Date To: 8/20/2026
Vendor Range: A-TEAM CONSTRUCTION - ZEP SALES & SERVICES

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Check Number	Bank	Vendor	Date	Amount
44017	1	PAGE COUNTY CIRCUIT COURT	08/10/2026	\$50.00
Invoice: 2608101503052831465		Inv Date 08/14/2026	Due Date 08/10/2026	Amt: \$50.00
20-215-0000		Misc-Garnishment		\$50.00
Total Distributed:				\$50.00
44018	1	TOWN OF SHENANDOAH	08/10/2026	\$35,049.45
Invoice: PAYROLL TRANSFE 8/10/2026		Inv Date 08/10/2026	Due Date 08/10/2026	Amt: \$35,049.45
10-108-0100		PAYROLL TRANSFER		\$27,876.97
20-108-0100		PAYROLL TRANSFER		\$7,172.48
Total Distributed:				\$35,049.45
44019	1	FORTILINE INC.	08/13/2026	\$3,196.16
Invoice: 7470145		Inv Date 07/24/2026	Due Date 08/13/2026	Amt: \$3,080.00
20-805-0000		METER SETTERS		\$3,080.00
Total Distributed:				\$3,080.00
Invoice: 7473288		Inv Date 07/24/2026	Due Date 08/13/2026	Amt: \$116.16
20-805-0000		BASS NIPPLES		\$116.16
Total Distributed:				\$116.16
44020	1	FRAZIER QUARRY, INC	08/13/2026	\$1,573.77
Invoice: 2871260731		Inv Date 07/31/2026	Due Date 08/13/2026	Amt: \$1,589.67
10-604-0000		STONE		\$1,589.67
Total Distributed:				\$1,589.67
Credit Memo 2871260731CM		CM Date: 07/31/2026	Available: 08/13/2026	Amt: (\$15.90)
10-604-0000		2871260731CM		(\$15.90)
Total Distributed:				(\$15.90)
44021	1	J & M AUTO PARTS	08/13/2026	\$2,158.76
Invoice: 349772		Inv Date 07/01/2026	Due Date 08/13/2026	Amt: \$313.17
10-608-0000		NEW FUEL FILTERS, OIL - 03 CHEV, 16 FORD, 19 RAM		\$211.77
10-708-0000		NEW FUEL FILTERS, OIL - POLICE VEHICLES		\$70.98
20-517-0000		NEW FUEL FILTERS, OIL - 2014 EXPLORER		\$10.14
20-908-0000		NEW FUEL FILTERS, OIL - SEWER VEHICLES		\$20.28
Total Distributed:				\$313.17
Invoice: 349788		Inv Date 07/01/2026	Due Date 08/13/2026	Amt: \$94.97

Check Listing

Date From: 8/8/2026 Date To: 8/20/2026
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Check Number	Bank	Vendor	Date	Amount
20-904-0000		ELEC TAPE, OIL, TIE DOWN STRAPS		\$94.97
Total Distributed:				\$94.97
Invoice: 349839		Inv Date 07/01/2026	Due Date 08/13/2026	Amt: \$34.16
10-608-0000		FUEL FILTERS		\$34.16
Total Distributed:				\$34.16
Invoice: 349840		Inv Date 07/01/2026	Due Date 08/13/2026	Amt: \$68.63
10-608-0000		FUEL FILTERS		\$68.63
Total Distributed:				\$68.63
Invoice: 349869		Inv Date 07/02/2026	Due Date 08/13/2026	Amt: \$3.17
10-608-0000		2016 FORD - RETURN & REPLACED FILTER & OIL		\$3.17
Total Distributed:				\$3.17
Invoice: 349882		Inv Date 07/02/2026	Due Date 08/13/2026	Amt: \$23.40
10-608-0000		2019 RAM - OIL		\$23.40
Total Distributed:				\$23.40
Invoice: 349885		Inv Date 07/02/2026	Due Date 08/13/2026	Amt: \$13.77
10-608-0000		BATTERY CLEANER		\$13.77
Total Distributed:				\$13.77
Invoice: 349886		Inv Date 07/02/2026	Due Date 08/13/2026	Amt: \$4.02
10-604-0000		WIRE BRUSH		\$4.02
Total Distributed:				\$4.02
Invoice: 349903		Inv Date 07/02/2026	Due Date 08/13/2026	Amt: \$2.76
10-604-0000		FUEL HOSE		\$2.76
Total Distributed:				\$2.76
Invoice: 349906		Inv Date 07/02/2026	Due Date 08/13/2026	Amt: \$15.23
10-608-0000		2003 CHEV - FILTER		\$15.23
Total Distributed:				\$15.23
Invoice: 350126		Inv Date 07/08/2026	Due Date 08/13/2026	Amt: \$4.09
10-604-0000		FUNNEL		\$4.09
Total Distributed:				\$4.09
Invoice: 350147		Inv Date 07/08/2026	Due Date 08/13/2026	Amt: \$16.21
10-604-0000		SHOP TOWELS		\$16.21
Total Distributed:				\$16.21
Invoice: 350216		Inv Date 07/09/2026	Due Date 08/13/2026	Amt: \$5.99
10-608-0000		WIPER BLADE		\$5.99

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Check Number	Bank	Vendor	Date	Amount
Total Distributed:				\$5.99
Invoice: 350256		Inv Date 07/10/2026	Due Date 08/13/2026	Amt: \$185.27
10-608-0000		2006 CHEV - BATTERY		\$185.27
Total Distributed:				\$185.27
Invoice: 350327		Inv Date 07/13/2026	Due Date 08/13/2026	Amt: \$11.19
10-608-0000		TOW CONNECTORS		\$11.19
Total Distributed:				\$11.19
Invoice: 350336		Inv Date 07/13/2026	Due Date 08/13/2026	Amt: \$56.57
10-608-0000		TOW CONNECTORS		\$56.57
Total Distributed:				\$56.57
Invoice: 350369		Inv Date 07/13/2026	Due Date 08/13/2026	Amt: \$7.99
10-604-0000		CABLE TIES		\$7.99
Total Distributed:				\$7.99
Invoice: 350380		Inv Date 07/13/2026	Due Date 08/13/2026	Amt: \$11.56
20-906-0000		SEWER JET - ELEC ASS'Y		\$11.56
Total Distributed:				\$11.56
Invoice: 350465		Inv Date 07/15/2026	Due Date 08/13/2026	Amt: \$371.26
10-608-0000		MILWAUKEE BATTERY		\$371.26
Total Distributed:				\$371.26
Invoice: 350493		Inv Date 07/15/2026	Due Date 08/13/2026	Amt: \$103.42
10-608-0000		2016 FORD - ELEC TERMINALS, FUSES		\$103.42
Total Distributed:				\$103.42
Invoice: 350514		Inv Date 07/16/2026	Due Date 08/13/2026	Amt: \$193.87
10-608-0000		CASE TRACTOR - BULB, ALTERNATOR		\$193.87
Total Distributed:				\$193.87
Invoice: 350528		Inv Date 07/16/2026	Due Date 08/13/2026	Amt: \$121.15
10-608-0000		CASE TRACTOR - BATTERY		\$121.15
Total Distributed:				\$121.15
Invoice: 350537		Inv Date 07/16/2026	Due Date 08/13/2026	Amt: \$6.97
10-604-0000		MISC SHOP TOOLS		\$6.97
Total Distributed:				\$6.97
Invoice: 350544		Inv Date 07/16/2026	Due Date 08/13/2026	Amt: \$12.52
10-608-0000		FUSES		\$12.52
Total Distributed:				\$12.52

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Check Number	Bank	Vendor	Date	Amount
Invoice: 350554		Inv Date 07/16/2026	Due Date 08/13/2026	Amt: \$32.77
20-517-0000		2014 EXPLORER - OIL, FILTER		\$32.77
Total Distributed:				\$32.77
Invoice: 350563		Inv Date 07/16/2026	Due Date 08/13/2026	Amt: \$69.98
20-517-0000		2014 EXPLORER - BRAKE PADS		\$69.98
Total Distributed:				\$69.98
Invoice: 350690		Inv Date 07/20/2026	Due Date 08/13/2026	Amt: \$63.09
20-517-0000		2014 EXPLORER - BRAKE CALIPER		\$63.09
Total Distributed:				\$63.09
Invoice: 350716		Inv Date 07/20/2026	Due Date 08/13/2026	Amt: \$148.99
10-708-0000		2020 TAHOE - BRAKE PADS, ROTORS		\$148.99
Total Distributed:				\$148.99
Invoice: 350736		Inv Date 07/20/2026	Due Date 08/13/2026	Amt: \$148.99
10-708-0000		2020 TAHOE - BRAKE PADS, ROTORS		\$148.99
Total Distributed:				\$148.99
Invoice: 350814		Inv Date 07/22/2026	Due Date 08/13/2026	Amt: \$13.60
10-604-0000		CAR WASH		\$13.60
Total Distributed:				\$13.60
44022	I	LOUDERBACK IMPLEMENT CO., INC.	08/13/2026	\$66.19
Invoice: 101311		Inv Date 07/20/2026	Due Date 08/13/2026	Amt: \$66.19
10-608-0000		MOWER BLADES		\$66.19
Total Distributed:				\$66.19
44023	I	Pace Analytical Services, LLC	08/13/2026	\$328.00
Invoice: 2630692868		Inv Date 07/17/2026	Due Date 08/13/2026	Amt: \$82.00
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00
Invoice: 2630693520		Inv Date 07/21/2026	Due Date 08/13/2026	Amt: \$82.00
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00
Invoice: 2630693772		Inv Date 07/22/2026	Due Date 08/13/2026	Amt: \$82.00
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00
Invoice: 2630693991		Inv Date 07/23/2026	Due Date 08/13/2026	Amt: \$82.00

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Check Number	Bank	Vendor	Date	Amount
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00
44024	1	RENT EQUIP RENTAL & SALES	08/13/2026	\$430.08
Invoice: 60345		Inv Date 07/22/2026	Due Date 08/13/2026	Amt: \$215.04
10-612-0000		SKID LOADER - VIRGINIA AV & 4TH ST		\$215.04
Total Distributed:				\$215.04
Invoice: 60394		Inv Date 07/28/2026	Due Date 08/13/2026	Amt: \$215.04
10-612-0000		SKID LOADER - VIRGINIA & 4TH (2ND DAY)		\$215.04
Total Distributed:				\$215.04
44025	1	ROCKINGHAM COOPERATIVE	08/13/2026	\$376.92
Invoice: 529517		Inv Date 08/05/2026	Due Date 08/13/2026	Amt: \$103.93
20-904-0000		HERBICIDE, SODIUM NITRATE CARTRIDGES		\$103.93
Total Distributed:				\$103.93
Invoice: 529518		Inv Date 08/05/2026	Due Date 08/13/2026	Amt: \$124.74
20-903-0000		SODA BICARB		\$124.74
Total Distributed:				\$124.74
Invoice: 529094		Inv Date 07/07/2026	Due Date 08/13/2026	Amt: \$188.00
20-903-0000		SODIUM BICARB		\$188.00
Total Distributed:				\$188.00
Credit Memo 529518R		CM Date: 08/05/2026	Available: 08/13/2026	Amt: (\$35.94)
20-904-0000		529518R		(\$35.94)
Total Distributed:				(\$35.94)
Credit Memo 529518CM		CM Date: 08/05/2026	Available: 08/13/2026	Amt: (\$0.89)
20-903-0000		529518CM		(\$0.89)
Total Distributed:				(\$0.89)
Credit Memo 529517CM		CM Date: 08/07/2026	Available: 08/13/2026	Amt: (\$1.04)
20-904-0000		529517CM		(\$1.04)
Total Distributed:				(\$1.04)
Credit Memo 529601CM		CM Date: 08/11/2026	Available: 08/13/2026	Amt: (\$1.88)
20-903-0000		529601CM		(\$1.88)
Total Distributed:				(\$1.88)

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Check Number	Bank	Vendor	Date	Amount
44026	1	SHENANDOAH VALLEY ELECTRIC	08/13/2026	<u>\$12,897.22</u>
Invoice: 73026		Inv Date 07/30/2026	Due Date 08/13/2026	Amt: <u>\$12,897.22</u>
10-580-0600		THE MUSEUM		\$81.60
10-580-0600		THE MUSEUM		\$107.23
10-580-0600		THE MUSEUM		\$232.76
10-602-0100		STREET LIGHTS		\$3,482.22
10-602-0700		MAINT SHOP ELECTRIC		\$154.76
10-602-0700		OLD MAINTENANCE BUILDING		\$42.15
10-671-0000		BOAT LANDING ELECTRIC		\$31.38
10-671-0000		340 N ENTRANCE SIGN		\$31.64
10-671-0000		340 S ENTRANCE SIGN		\$31.38
10-671-0000		602 ENTRANCE SIGN		\$31.61
10-671-0000		RESTROOM ELECTRIC		\$52.60
10-671-0000		TENNIS COURT ELECTRIC		\$82.23
10-711-0000		POLICE DEPT ELECTRIC		\$140.62
10-711-0000		POLICE DEPT ELECTRIC		\$231.77
10-871-0000		TOWN OFFICE ELECTRIC		\$278.75
20-802-0200		WELL # 1 ELECTRIC		\$439.33
20-802-0300		WELL #2 ELECTRIC		\$1,021.20
20-802-0500		12TH STREET WELL ELECTRIC		\$2,231.79
20-802-0600		WATER TANK ELECTRIC		\$59.65
20-802-0800		TRENTON ELECTRIC		\$31.25
20-802-0900		TENTH ST ELECTRIC		\$50.22
20-802-1100		WELL HOUSE LANE ELECTRIC		\$2,003.03
20-902-0000		SEWER PLANT ELECTRIC		\$2,048.05
Total Distributed:				<u>\$12,897.22</u>
44027	1	U S POST OFFICE	08/13/2026	<u>\$1,080.00</u>
Invoice: 8062026		Inv Date 08/06/2026	Due Date 08/13/2026	Amt: <u>\$1,080.00</u>
10-507-0100		STAMPS		\$410.00
20-506-0000		STAMPS		\$260.00
20-507-0100		STAMPS		\$410.00
Total Distributed:				<u>\$1,080.00</u>
44028	1	UNITED SYSTEMS & SOFTWARE, INC.	08/13/2026	<u>\$2,561.89</u>

Check Listing

Date From: 8/8/2026 Date To: 8/20/2026
Vendor Range: A-TEAM CONSTRUCTION - ZEP SALES & SERVICES

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Check Number	Bank	Vendor	Date	Amount
Invoice: 125314		Inv Date 07/30/2026	Due Date 08/13/2026	Amt: \$2,561.89
10-559-0300		ARPA 2 - 2 BOXES OF WATER METERS		\$2,561.89
Total Distributed:				\$2,561.89
44029	1	VACORP	08/13/2026	\$272.42
Invoice: MEMBER # 741 MA 8/7/2026		Inv Date 08/07/2026	Due Date 08/13/2026	Amt: \$272.42
10-501-0500		HYBRID DISABILITY INSURANCE		\$27.52
10-580-0500		HYBRID DISABILITY INSURANCE		\$21.79
10-601-0500		HYBRID DISABILITY INSURANCE		\$101.90
20-501-0500		HYBRID DISABILITY INSURANCE		\$60.43
20-801-0500		HYBRID DISABILITY INSURANCE		\$23.94
20-901-0500		HYBRID DISABILITY INSURANCE		\$36.84
Total Distributed:				\$272.42
44030	1	FORTILINE INC.	08/20/2026	\$1,750.72
Invoice: 7470171		Inv Date 07/30/2026	Due Date 08/20/2026	Amt: \$1,750.72
20-805-0000		BALL VALVES		\$1,750.72
Total Distributed:				\$1,750.72
44031	1	JR'S TIRE CENTER, INC	08/20/2026	\$2,317.68
Invoice: 269249		Inv Date 07/27/2026	Due Date 08/20/2026	Amt: \$1,773.00
10-608-0000		2016 FORD F-450 - TIRES		\$1,773.00
Total Distributed:				\$1,773.00
Invoice: 269281		Inv Date 07/28/2026	Due Date 08/20/2026	Amt: \$544.68
10-708-0000		2021 CHARGER - 2 TIRES		\$544.68
Total Distributed:				\$544.68
44032	1	Pace Analytical Services, LLC	08/20/2026	\$2,553.00
Invoice: 2630694646		Inv Date 07/27/2026	Due Date 08/20/2026	Amt: \$82.00
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00
Invoice: 2630694937		Inv Date 07/28/2026	Due Date 08/20/2026	Amt: \$82.00
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00

Check Listing

Date From: 8/8/2026 Date To: 8/20/2026
Vendor Range: A-TEAM CONSTRUCTION - ZEP SALES & SERVICES

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Check Number	Bank	Vendor	Date	Amount
Invoice: 2630695368		Inv Date 07/30/2026	Due Date 08/20/2026	Amt: \$82.00
20-908-0000		TESTING SERVICES		\$82.00
Total Distributed:				\$82.00
Invoice: 2630694298		Inv Date 07/24/2026	Due Date 08/20/2026	Amt: \$2,307.00
20-808-0000		TESTING SERVICES		\$2,307.00
Total Distributed:				\$2,307.00
44033	1	PAGE COUNTY TREASURER	08/20/2026	\$619.80
Invoice: 73126		Inv Date 07/31/2026	Due Date 08/20/2026	Amt: \$619.80
20-911-0000		sludge fees		\$619.80
Total Distributed:				\$619.80
44034	1	R.K. CHEVROLET, INC.	08/20/2026	\$56,119.98
Invoice: 284379		Inv Date 07/28/2026	Due Date 08/20/2026	Amt: \$56,119.98
10-560-0300		2026 CHEV TAHOE - POLICE DEPT		\$56,119.98
Total Distributed:				\$56,119.98
44035	1	SELECT SPECIALITY PRODUCTS, IN	08/20/2026	\$172.30
Invoice: 58124		Inv Date 07/30/2026	Due Date 08/20/2026	Amt: \$172.30
10-604-0000		CLEANERS		\$172.30
Total Distributed:				\$172.30
44036	1	VA UTILITY PROTECTION SERVICE	08/20/2026	\$13.20
Invoice: 072026-00566		Inv Date 07/31/2026	Due Date 08/20/2026	Amt: \$13.20
20-523-0000		TRANSMISSIONS		\$13.20
Total Distributed:				\$13.20
44037	1	VECTOR SECURITY	08/20/2026	\$1,346.32
Invoice: 78278084		Inv Date 07/29/2026	Due Date 08/20/2026	Amt: \$1,346.32
20-990-0110		REPLACED PANEL AT TRENTON WELL		\$1,346.32
Total Distributed:				\$1,346.32
44038	1	VIRGINIA DEPT OF MOTOR VEHICLES	08/20/2026	\$300.00
Invoice: 202621200564		Inv Date 07/31/2026	Due Date 08/20/2026	Amt: \$300.00
10-532-0000		DMV STOPS		\$300.00
Total Distributed:				\$300.00
22		Checks Totaling -		\$125,233.86

Totals By Fund

10

\$98,848.74

\$98,848.74

Check Listing

Date From: 8/8/2026 Date To: 8/20/2026

Vendor Range: A-TEAM CONSTRUCTION - ZEP SALES & SERVICES

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Check Number	Bank	Vendor	Date	Amount
		Checks		
20		\$26,385.12		
Totals:		\$125,233.86		

CASH DISBURSEMENTS
GENERAL & UTILITY
AUGUST 8 - 20, 2026

1 of 1

Trans Date	Trans Desc	Debit	Credit	Reference	ay To Nam
08/17/2026	STATE PAYROLL TAXE	\$0.00	\$1,242.00	STATE PAYROLL TA	
08/17/2026	FEDERAL PAYROLL TA	\$0.00	\$7,812.06	FEDERAL PAYROLL	
08/14/2026	HYBRID PAYROLL TAX	\$0.00	\$336.97	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$0.00	\$17,597.96	VRS	
08/10/2026	MERCHANTS FEES	\$0.00	\$827.35	CREDIT CARD MACH	
08/17/2026	FEDERAL PAYROLL TA	\$1,045.64	\$0.00	FEDERAL PAYROLL	
08/17/2026	FEDERAL PAYROLL TA	\$4,471.16	\$0.00	FEDERAL PAYROLL	
08/17/2026	FEDERAL PAYROLL TA	\$2,295.26	\$0.00	FEDERAL PAYROLL	
08/17/2026	STATE PAYROLL TAXE	\$1,242.00	\$0.00	STATE PAYROLL TA	
08/14/2026	HYBRID PAYROLL TAX	\$87.37	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$88.34	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$3,156.22	\$0.00	VRS	
08/14/2026	HYBRID PAYROLL TAX	\$12.73	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$6.37	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$1,289.52	\$0.00	VRS	
08/10/2026	MERCHANTS FEES	\$827.35	\$0.00	CREDIT CARD MACH	
08/14/2026	HYBRID PAYROLL TAX	\$16.08	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$751.34	\$0.00	VRS	
08/14/2026	HYBRID PAYROLL TAX	\$59.53	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$66.55	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$4,000.98	\$0.00	VRS	
08/11/2026	VRS - Treasurer of Vir	\$945.38	\$0.00	VRS	
08/11/2026	VRS - Treasurer of Vir	\$7,454.52	\$0.00	VRS	
08/17/2026	STATE PAYROLL TAXE	\$0.00	\$391.00	STATE PAYROLL TA	
08/17/2026	FEDERAL PAYROLL TA	\$0.00	\$2,282.16	FEDERAL PAYROLL	
08/14/2026	HYBRID PAYROLL TAX	\$0.00	\$266.22	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$0.00	\$5,374.80	VRS	
08/17/2026	FEDERAL PAYROLL TA	\$283.84	\$0.00	FEDERAL PAYROLL	
08/17/2026	FEDERAL PAYROLL TA	\$1,213.66	\$0.00	FEDERAL PAYROLL	
08/17/2026	FEDERAL PAYROLL TA	\$784.66	\$0.00	FEDERAL PAYROLL	
08/17/2026	STATE PAYROLL TAXE	\$391.00	\$0.00	STATE PAYROLL TA	
08/14/2026	HYBRID PAYROLL TAX	\$67.68	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$70.81	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$886.88	\$0.00	VRS	
08/14/2026	HYBRID PAYROLL TAX	\$35.30	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$17.65	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$2,828.40	\$0.00	VRS	
08/14/2026	HYBRID PAYROLL TAX	\$6.99	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$13.99	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$653.68	\$0.00	VRS	
08/14/2026	HYBRID PAYROLL TAX	\$21.52	\$0.00	HYBRID PAYROLL T	
08/14/2026	HYBRID PAYROLL TAX	\$32.28	\$0.00	HYBRID PAYROLL T	
08/11/2026	VRS - Treasurer of Vir	\$1,005.84	\$0.00	VRS	
		\$36,130.52	\$36,130.52		

**AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II OF THE
TOWN CODE OF THE TOWN OF SHENANDOAH, VIRGINIA, TO ADD
PROVISIONS REGARDING SOLAR PHOTOVOLTAIC PROJECTS**

The Council of the Town of Shenandoah, Virginia, amends Chapter 50, Planning, Article II, Zoning, Division 3, Supplementary Regulations, of the Town Code by adding Section 50-120 as follows:

**Chapter 50 – PLANNING
ARTICLE II. – ZONING
DIVISION 3. – SUPPLEMENTARY REGULATIONS**

Sec. 50-120. – Solar Photovoltaic Projects.

- (a) Unless otherwise provided by right, any request for special exception for a Solar Photovoltaic Project will be considered consistent with the requirements of Virginia Code § 15.2-2288.8 and this section of the Town Code. For the purposes of this section, “Solar Photovoltaic Project” means a ground mounted solar facility with a generating capacity of one megawatt or more that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where such facility is located. Nothing in this section shall (i) be construed to relieve projects of the responsibility to comply with all relevant state and federal laws, regulations, and permits, including those related to tree canopy; (ii) require the Town to approve a special exception application considered pursuant to this section; (iii) be construed to prohibit the Town from permitting a solar photovoltaic project or energy storage project by right; or (iv) prohibit the owner of a proposed solar photovoltaic project and the Town from entering into a siting agreement that provides less stringent restrictions than those provided in this section.
- (b) Any special exception granted pursuant to this section shall comply with the following criteria. A variance from these criteria may be implemented only with a written agreement of the Town, the property owner or their agent, and the applicant.
 - (1) Setback distances shall be measured from the nearest edge of the equipment as follows:
 - (i) 200 feet from the nearest point on the outer wall of existing occupied community buildings and dwellings on nonparticipating properties;
 - (ii) 100 feet from the outside edge of the roadbed of any road abutting the property;
 - (iii) For projects not greater than 25 megawatts, 50 feet from the edge, and for projects greater than 25 megawatts, 100 feet from the edge, of wetlands or from the top of bank of perennial streams, as defined in Virginia Code § 62.1-44.122;
 - (iv) [reserved]; and
 - (v) 75 feet measured from the nearest shared property line for nonparticipating properties.

Nothing in this subsection shall preclude the owner of a nonparticipating property from waiving the foregoing setback requirements by written agreement. Setbacks shall not be required for internal boundaries between adjacent participating parcels. For purposes of this subsection, "equipment" is limited to solar panels, racking equipment, and inverters.

- (2) Fencing for the facility shall comply with Virginia Code § 55.1-2804, the latest version of the National Electrical Safety Code, or any applicable successor standard regarding requirements for limiting access to facilities, and the Uniform Statewide Building Code (Va. Code § 36-97 et seq.). Vegetative visual screening requirements shall not be required to exceed three feet at planting, shall be between 25 and 50 feet wide, and shall allow for consideration of preexisting natural or manmade visual barriers.
- (3) The height of solar panels shall not exceed 25 feet above the ground when the arrays are at full tilt, except in cases where a height variance is necessary to allow for agrivoltaics activity below or in proximity to the panels. For purposes of this section, "agrivoltaics" means the same as that term is defined in Virginia Code § 10.1-1197.5.
- (4) Visual impacts of facilities on public parks, scenic rivers and byways, and historic structures or sites listed on or eligible for the National Register of Historic Places or a county register of historic places shall be minimized. The Town may request a viewshed analysis as part of the special exception application to assure that visual impacts are minimized through solar panel placement, height, landscaping, and screening. Such analysis shall account for existing vegetation and planned visual buffers. Such screening may be accomplished on any property with the consent of the property owner.
- (5) The facility shall implement light intensity dimming solution technology that provides a means of tailoring the intensity level of lights according to surrounding visibility.
- (6) The facility shall comply with all Department of Environmental Quality stormwater regulations as established in 9 VAC 25-880.
- (7) The facility shall minimize new impervious surface on the site and under its solar panels.
- (8) Land disturbance, including site grading, construction, and landscaping, shall be conducted in compliance with a stormwater pollution prevention plan. Topsoil shall not be removed from the project site. Topsoil shall be returned to disturbed areas from stockpiles as quickly as site conditions allow, unless returning soil would cause adverse impacts to topsoil integrity or is otherwise not practicable for construction activities. Site stabilization shall occur as the site is developed, following appropriate stabilization timelines as identified in the General VPDES Permit for Discharges of Stormwater from Construction Activities, and shall not be delayed until site construction is completed. The facility shall decompact soil as necessary and feasible for re-vegetation after construction has concluded.
- (9) When all land-disturbing activities at the construction site have been completed, the facility shall initiate permanent stabilization to provide vegetative ground cover that provides a minimum level of coverage over the project site. No less than 75 percent of the completed construction site will have vegetative cover that is mature enough to survive and will inhibit erosion. The use of native and naturalized plants shall be encouraged and invasive plants as established pursuant to Virginia Code § 10.1-104.6:2

shall be prohibited. For projects or portions of projects not used for animal grazing, co-located crop production, native and naturalized pollinator plant species, or native and naturalized meadow species shall be planted, except for in the area directly beneath panels, and maintained throughout the solar project's life. The seed mix shall include a diversity of species with varied bloom times. Mowing shall be limited and performed on a schedule that promotes the establishment of the native plantings, controls invasive species, and minimizes impacts to wildlife. All trees and shrubs at the time of planting shall accommodate adequate screening or buffering at the end of five years of planting. Vegetation used to establish a visual screen shall not be trimmed to stunt upward and outward growth or to otherwise limit the effectiveness of the visual screen.

- (10) The facility shall provide for wildlife passage where needed by limiting fencing to the areas in reasonable proximity to arrays and interconnection equipment to the extent practicable and consistent with safety and security requirements. The facility shall prioritize open wildlife access to riparian areas, wetlands, streams, and other areas not in proximity to panels.
 - (11) The facility shall comply with all applicable state and federal labor and employment laws, including apprenticeships and labor standards necessary to achieve any available tax credit bonuses found in 26 U.S.C. § 45Y and 48E.
 - (12) The applicant shall enter into a written agreement to decommission equipment, facilities, or devices pursuant to Virginia Code § 15.2-2241.2.
- (c) Any decisions made regarding a special exception pertaining to this section shall furnish to the State Corporation Commission a record of the decision reached, which record shall include (i) the reason for any adverse decision, (ii) any finding of nonconformity with the local comprehensive plan, and (iii) the date of the last revision to the comprehensive plan.

This Ordinance shall take effect upon ratification by the Town Council.

Adopted: _____, 2026

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Shenandoah, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Shenandoah, Virginia, on _____, 2026, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Clinton O. Lucas, Jr. ¹				
William L. Kite				
I. Michael Lowe				
Brenda Haggett				
Lynn Fox				
Chris Reisinger				
Denise Cave				

Date: _____, 2026

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Shenandoah, Virginia

¹ Votes only in the event of a tie.

**AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II OF THE
TOWN CODE OF THE TOWN OF SHENANDOAH, VIRGINIA, TO ADD
PROVISIONS REGARDING ACCESSORY DWELLING UNITS**

WHEREAS, the Council of the Town of Shenandoah, Virginia desires to make provisions for accessory dwelling units pursuant to 2026 Va. Acts Ch. 895;

NOW, THEREFORE, the Council of the Town of Shenandoah, Virginia amends Chapter 50, Planning, Article II, Zoning, of the Town Code as follows:

1. Amendment of Sec. 50-33. – Definitions

Section 50-33(b) of the Town Code is amended to add the following definition in alphabetical order:

Accessory Dwelling Unit (ADU) means an attached or detached dwelling unit on a residential dwelling lot that: (1) provides complete independent living facilities for one or more individuals; (2) is located on the same lot as a proposed or existing primary residence; and (3) includes facilities for living, sleeping, eating, cooking, and sanitation.

2. Addition of Sec. 50-119. – Accessory Dwelling Units

Section 50-119 of the Town Code is added to the Town Code as follows:

Sec. 50-119. – Accessory Dwelling Units

- (a) *Applicable districts.* Accessory dwelling units (ADUs) are permitted as an accessory use, pursuant to the provisions of this section, in the residential districts.
- (b) *Size limitations.* The interior floor area of an accessory dwelling unit shall not exceed the 50% of the finished interior floor area of the principal dwelling unit, provided that in no case shall the 50% limitation be applied to reduce the floor area of an accessory dwelling unit below (i) 350 square feet on lots less than 2,500 square feet or (ii) 500 square feet on lots 2,500 square feet or greater. Detached accessory dwelling units shall in no case exceed 1,000 square feet.
- (c) *Use restrictions.* No ADU shall be rented for a term of less than 30 consecutive days.
- (d) *Owner occupancy.* Owner occupancy of either the principal dwelling unit or the accessory dwelling unit shall be required at the time an application is submitted to construct or convert an accessory dwelling unit. An affidavit of owner occupancy shall be submitted with the application as evidence of compliance with this requirement. Owner occupancy for properties owned by an entity or trust shall be satisfied if a natural person with legal authority over the property occupies either the primary dwelling or the accessory dwelling unit as their principal residence at the time of application.
- (e) *Location and density.*

- (1) Not more than one ADU shall be permitted per lot.
- (2) No lot shall be subdivided to create a separate lot for an ADU.
- (3) No ADU shall be permitted on a lot that already has more than one dwelling unit.
- (4) ADUs shall comply with the setback requirements applicable to the primary dwelling or to accessory buildings on the residential lot, whichever is less restrictive.
- (5) No ADU shall be located within or encroach into a front yard.
- (6) No ADU shall be located more than 500 feet from the primary dwelling.
- (f) *Permits and fees.* A zoning permit shall be required for all ADUs prior to construction or conversion. The zoning permit fee for an ADU is \$500. All ADUs shall comply with the Virginia Uniform Statewide Building Code.
- (g) *Utilities.* Where public water and sewer service are available, the ADU shall connect to such systems separate from the primary dwelling. If a private septic system is in use, the owner shall obtain written approval from the Virginia Department of Health confirming that the system is adequate for the additional bedroom(s).

3. Effective date.

This ordinance shall take effect upon ratification by Town Council.

Adopted: _____, 2026

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Shenandoah, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Shenandoah, Virginia, on _____, 2026, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Clinton O. Lucas, Jr. ¹				
William L. Kite				
I. Michael Lowe				
Brenda Haggett				
Lynn Fox				
Chris Reisinger				
Denise Cave				

Date: _____, 2026

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Shenandoah, Virginia

¹ Votes only in the event of a tie.

**AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II OF THE
TOWN CODE OF THE TOWN OF SHENANDOAH, VIRGINIA, TO ADD
PROVISIONS REGARDING SHIPPING CONTAINERS**

The Council of the Town of Shenandoah, Virginia, amends Chapter 50, Planning, Article II, Zoning, Division 3, Supplementary Regulations, of the Town Code by adding Section 50-118 as follows:

Chapter 50 – PLANNING

ARTICLE II. – ZONING

DIVISION 3. – SUPPLEMENTARY REGULATIONS

Sec. 50-118. – Portable storage and refuse containers.

- (a) General provisions. Portable storage or portable refuse containers are permitted in residential zoned areas, in accordance with the provisions of this section, with a zoning permit obtained from the zoning administrator. The provisions of this section do not apply to property zoned business or industrial, where such containers do not require a zoning permit.
 - (1) A portable storage container may not exceed eight and one-half feet in height or 160 square feet in gross floor area.
 - (2) Portable storage containers may only be used for temporary storage purposes and may not be used for residential or other occupancy.
 - (3) Portable refuse containers may only be used for refuse and waste generated by construction, home renovation, demolition, or large cleanout projects.
 - (4) Portable storage and refuse containers may not be located in any public right-of-way, open space, landscaping, sidewalk, trail, or in any location that blocks or interferes with vehicular or pedestrian traffic or sight line requirements.
 - (5) Portable storage and refuse containers must be located in accordance with all applicable building and fire code regulations.
- (b) When permitted.
 - (1) Portable storage and refuse containers are only allowed as temporary use for the following time periods:
 - a. Up to 30 consecutive days within a six-month period on property containing a single-family, two-family, or multi-family dwelling.
 - b. Six months or the remaining active period of a building permit issued for the host property, whichever is shorter.
 - (2) The zoning administrator may extend a temporary zoning permit for a portable storage or refuse container if the associated construction, rehabilitation, or clean-out project is being diligently pursued.

This Ordinance shall take effect upon ratification by the Town Council.

Adopted: _____, 2026

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Shenandoah, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Shenandoah, Virginia, on _____, 2026, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Clinton O. Lucas, Jr. ¹				
William L. Kite				
I. Michael Lowe				
Brenda Haggett				
Lynn Fox				
Chris Reisinger				
Denise Cave				

Date: _____, 2026

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Shenandoah, Virginia

¹ Votes only in the event of a tie.