

Minutes  
Board of Supervisors  
Work Session  
April 4, 2022

Members Present: Keith Weakley, Chairman At-Large  
D. Keith Guzy, Jr., District 1  
Allen Louderback, District 2  
Mark Stroupe, District 3  
Larry Foltz, District 4

Absent: Jeff Vaughan, District 5

Staff Present: Amity Moler, County Administrator  
Regina Miller, Assistant County Administrator  
Kelly Butler, Senior Program Support Technician  
Chad Cabbage, Sheriff  
Nina Fox, Economic Development and Tourism Director  
Michael Helm, County Attorney

**Call to Order:**

Chairman Keith Weakley called to order the work session of the Page County Board of Supervisors on Tuesday, April 4, 2022, at 7:00 p.m., in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray., VA. The Call to Order was followed by a Moment of Silence and the *Pledge of Allegiance*.

**Presentation of Plaque to Woody Brown:**

Mrs. Moler commented that Woody Brown's official retirement date was March 1, 2022. While he served as Emergency Services Coordinator, he doubled the number of full-time EMT's from nine to 18. He most recently served as the County's liaison amid the coronavirus pandemic between the Virginia Department of Health, the Centers for Disease Control and Prevention and regional hospitals, and was tasked with overseeing the County's work to replace its emergency infrastructure. Mrs. Moler presented Mr. Brown with a plaque in recognition for his service.

**Public Hearing:**

**Stormwater Management Ordinance Amendment:**

**Exhibit A**

The Public Hearing was advertised as follows:

NOTICE OF PUBLIC HEARING PAGE COUNTY BOARD OF SUPERVISORS  
STORMWATER ORDINANCE AMENDMENT

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on April 4, 2022, in the Board of Supervisors Meeting Room, located

in the County Government Center, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following amendment:

Amendment to §97-16 (Fees) to remove the stormwater fee schedule from the ordinance and, instead, include it by reference in the ordinance.

Copies of the full text amendment may be viewed on the county website at [www.pagecounty.virginia.gov](http://www.pagecounty.virginia.gov), and in the Planning and Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday.

NOTE: Hearing impaired individuals who need an interpreter must notify the office at least seven (7) days prior to the hearing.

Chairman Weakley opened the public hearing on the Stormwater Management Ordinance Amendment at 7:02 p.m.

Kelly Butler, Senior Program Support Technician, reviewed that the Page County Code, Chapter 97: Stormwater Management, Section 16: Fees, includes the stormwater fee schedule in the text of the ordinance. Typically, fee schedules are included in the Code by reference, to allow for changes to fees to be made without the need for a public hearing, but rather by resolution of the Board. She proposed an amendment to §97-16 to remove the fee schedule from the text of the ordinance.

Public Comments During the Hearing:

Beth Snider asked that the Board include the information in the recent memo from the Department of Environmental Quality in the ordinance regarding solar facilities.

Chairman Weakley closed the public hearing at 7:05 p.m.

**Motion:** Supervisor Guzy moved that the Page County Board of Supervisors adopt the Ordinance to Amend Chapter 97 ("Stormwater Management"), Section 16 ("Fees") of the Page County, Virginia Code as presented. Supervisor Foltz seconded and the motion carried by a vote of 5-0. Aye: Weakley, Guzy, Louderback, Stroupe, Foltz. Nay: None. Absent: Vaughan.

Adoption of the Stormwater Management Fee Schedule:

**Exhibit B**

Kelly Butler, Senior Program Support Technician, outlined that the current stormwater management fee schedule provides base fees established by the Department of Environmental Quality for permit coverage. Pursuant to 9VAC25-870-700: "When establishing a VSMP, the VSMP authority shall assess the statewide fee schedule and shall have the authority to reduce or increase such fees. A VSMP authority may establish greater fees than those base fees specified by this part should it be demonstrated to the board that such greater fees are necessary to properly administer the VSMP."

As a VSMP authority, Page County must provide for inspections during construction for compliance with the approved erosion and sediment control plan; compliance with the approved stormwater management plan; development, updating, implementation of a

pollution prevention plan; and development and implementation of any additional control measures necessary to address a TMDL.

Currently, the Planning & Community Development Department does not have a certified stormwater inspector on staff. By making the fee schedule amendment, we will be passing any additional expenses on to the applicant for plan review. Having stormwater inspections provided by a third-party consultant, at the applicant's expense, will hopefully keep the stormwater sites compliant and avoid the need for legal intervention.

**Motion:** Supervisor Guzy moved that the Page County Board of Supervisors adopt, by resolution, the proposed changes to the Stormwater Fee Schedule as presented. Supervisor Louderback seconded and the motion carried by a vote of 5-0. Aye: Guzy, Louderback, Stroupe, Foltz, Weakley. Nay: None. Absent: Vaughan.

**Presentation on the Status of the Radio System:**

Cheryl Giggetts, CTA Consultants, LLC, gave an update on the status of the radio system project. She explained the system design as an 800 MHz P25 Phase 2 trunked radio system, which will connect to the Harrisonburg/Rockingham P25 Core. It will have three RF sites: Big Mountain, Tanners Ridge, and Kibler Hill; and four channels, a simulcast, microwave ring and an upgraded UHF paging system. She reviewed the site coverage guarantee, which decreased slightly due to not having the Piney Hill tower. The site acquisition, HRECC Connection, L3Harris System Training, and tower sites civil work have all been completed. In ECC, we have improved the grounding, added antenna support structures on the roof and electrical circuits in the equipment room. The radio system, paging system and microwave system are all complete as well, she said. The ongoing work will include all tower inspections and the microwave dish alignment inspections are ready to complete. She noted that they have ordered mobile radios and installed dispatch consoles and backup radios. A 30-day testing period, she said, is now underway as equipment is installed in vehicles and further coverage tests are performed as foliage returns to the trees. System manager, dispatcher and radio-user training is set to begin during the fourth quarter of 2022. The project was initially projected to cost about \$6.3 million, but due to change orders is now projected to cost \$5.5 million. The project's completion is set for the first quarter of 2023.

**Update of the Drug Interdiction Program:**

Chad Cabbage, Page County Sheriff, introduced Josh Kopp to the Board saying that he had already introduced Kyle Seal and these are the two deputies assigned to the program. Since its introduction, the Page County Interdiction Team has served a vital role in making our community a safer place. Through the collaboration of efforts and information, the drug interdiction team has been significant in the Task Force's efforts to target mid to upper-level narcotics distribution in Page County. The Interdiction Team has worked alongside the Task Force on several cases. Among those cases, there have been approximately 1,000 grams of methamphetamine (approximately \$5,000.00 value); 2 grams of Heroin (\$600.00 value); other miscellaneous prescription narcotics; and approximately 30 firearms seized. Not only has the Interdiction Team worked directly with the Task Force to seize the above-mentioned illegal items, but they have also served

an important role indirectly, by converting their own cases into useful information for further ongoing Task Force cases. Through the efforts of their own case work as a team, they have been able to generate individuals who have either cooperated via committing to being a CI (cooperating individual/confidential informant) for the Task Force or individuals who have provided vital information utilized in ongoing cases. As cases continue to be made and information is shared between the 2 teams, it is fully expected to see both teams increase in mutual productivity. I look forward to continuing this working relationship to improve the overall quality and well-being of our community. Sheriff Cabbage then outlined the stats: Arrests-13 Summons-44, Felony cases-18, Misdemeanor cases-2, Traffic stops-165, Warrant Services-21, PO searches-31, Assist traffic stops-35, K9 call outs-15, Vehicles searched-41, CFS-127. Seized: 1 Handgun, 14.5 grams Methamphetamine, 1oz 6gms Shrooms totaling \$2,457.00. Assisted in seizing: 1.5 grams Crack cocaine, 2.5 grams cocaine, 43 Xanax DU, 9 suboxone, 1 gm methamphetamine totaling \$4,664.00, for a grand total of \$7,121.00 in drugs seized.

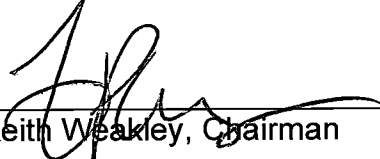
Supervisor Guzy said the stats are good, but the Board funded the Interdiction Program not a Task Force. He said he wants to see the impact of what they are doing, not how many traffic stops are performed. This program is to target narcotics distribution.

**Update on Economic Development & Tourism:**

Nina Fox, Economic Development and Tourism Director, updated the Board on the activities of the Economic Development and Tourism Department over the past several months. The County was previously awarded a Community Development Block Grant, which was able to assist 141 businesses. They also had the completion of several other grants including the Alma boat landing project and the AFID grant. As a result of the AFID grant, a subcommittee will be created under the EDA for farmers and to be able to allow them to have a voice in programs and policies to help make farming more profitable. In addition to managing the mentioned grants, they have also created publications such as the "Why Page County" videos. The videos, she said, have yielded a 16000% increase to the County's social media following. She noted that the department has launched the plan for a new website that will be released in January 2023. She highlighted the projects ongoing in the County such as the Blue Water/Outlander's expansion project and Yogi's Campground expansion project. Since March 2021, there have been 146 new businesses registered in the Commissioner of the Revenue's Office. The growth in TOT has increased 44% from what it was last year, at this time. There are upcoming plans for a Tourism Summit and Taste of the Valley. The Tourism Marketing Plan will be released later this month, which will then allow the County to start applying for the DMO status. This status will put the County in a position that's advantageous to receive grants and marketing the County as a whole.

**Adjourn:** 7:56 p.m.

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

  
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Keith Weakley, Chairman

  
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Amity Moler, County Administrator

**ORDINANCE TO AMEND CHAPTER 97 ("STORMWATER MANAGEMENT"),  
SECTION 16 ("FEES") OF THE PAGE COUNTY, VIRGINIA CODE**

**WHEREAS**, by Ordinance duly adopted, the Board of Supervisors of the County of Page, Virginia adopted Chapter 97, Stormwater Management, of the Page County Code, which chapter has been amended from time to time; and

**WHEREAS**, upon mature consideration, the Board of Supervisors has determined it is in the best interest of the County to further amend the ordinance.

**NOW THEREFORE**, be it resolved and ordained by the Board of Supervisors of the County of Page, Virginia, that Chapter 97 (Stormwater Manager), Section 16 (Fees), is hereby amended as follows:

**§ 97-16 Fees.**

- A. Fees to cover costs associated with implementation of a VSMP related to land-disturbing activities and issuance of general permit coverage and VSMP authority permits shall be imposed in accordance with the schedule of fees adopted by the County of Page. [NOTE: Such fee attributes may include the costs associated with plan review, VSMP registration statement review, permit issuance, state-coverage verification, inspections, reporting, and compliance activities associated with land-disturbing activities as well as state program oversight costs.] When a site or sites has been purchased for development within a previously permitted common plan of development or sale, the applicant shall be subject to fees in accordance with the disturbed acreage of their site or sites according to the schedule of fees.<sup>1</sup>
- B. Fees for the modification or transfer of registration statements from the general permit issued by the State Board shall be imposed in accordance with the schedule of fees adopted by the County of Page. If the general permit modifications result in changes to stormwater management plans that require additional review by the County of Page, Virginia, such reviews shall be subject to the fees set out in the schedule of fees. The fee assessed shall be based on the total disturbed acreage of the site. In addition to the general permit modification fee, modifications resulting in an increase in total disturbed acreage shall pay the difference in the initial permit fee paid and the permit fee that would have applied for the total disturbed acreage.<sup>2</sup>
- C. The following annual permit maintenance shall be imposed in accordance with the schedule of fees adopted by the County of Page, including fees imposed on expired permits that have been administratively continued. With respect to the general permit, these fees shall apply until the permit coverage is terminated.<sup>3</sup>
- D. The fees set forth in Subsections A through C above, shall apply to:
- (1) All persons seeking coverage under the general permit.
  - (2) All permittees who request modifications to or transfers of their existing registration statement for coverage under a general permit.
  - (3) Persons whose coverage under the general permit has been revoked shall apply to the Department for an

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<sup>1</sup> Editor's Note: Said schedules are on file in the County offices.

<sup>2</sup> Editor's Note: Said schedules are on file in the County offices.

<sup>3</sup> Editor's Note: Said schedules are on file in the County offices.

individual permit for discharges of stormwater from construction activities.

(4) Permit and permit coverage maintenance fees outlined under § 97-16C may apply to each general permit holder.

E. No general permit application fees will be assessed to:

(1) Permittees who request minor modifications to general permits as defined in § 97-3 of this chapter. Permit modifications at the request of the permittee resulting in changes to stormwater management plans that require additional review by the Administrator shall not be exempt pursuant to this section.

(2) Permittees whose general permits are modified or amended at the initiative of the Department, excluding errors in the registration statement identified by the Administrator or errors related to the acreage of the site.

F. All incomplete payments will be deemed as nonpayments, and the applicant shall be notified of any incomplete payments. Interest may be charged for late payments at the underpayment rate set forth in § 58.1-15 of the Code of Virginia and is calculated on a monthly basis at the applicable periodic rate. A late payment fee of 10% shall be charged to any delinquent (over 90 days past due) account. The County of Page, Virginia, shall be entitled to all remedies available under the Code of Virginia in collecting any past due amount.

This Ordinance shall be in full force and effect from and after the passage hereof as provided by Virginia law.

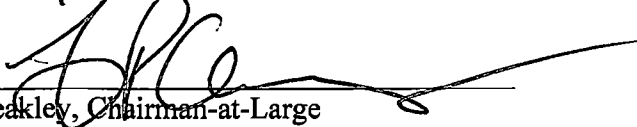
Dates of Publication:

March 17, 2022

March 24, 2022

Date of Adoption of Ordinance:

April 4, 2022

  
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Keith Weakley, Chairman-at-Large  
Board of Supervisors of the County of Page, Virginia

Attest:

Arnetta Yarnold

\_\_\_\_\_, Clerk

### CERTIFICATE OF VOTES

The undersigned Clerk of the Board of Supervisors of Page County, Virginia, hereby certifies that the foregoing Ordinance constitutes a true and correct copy thereof adopted by the Board of Supervisors at a regular meeting duly held and called on April 4, 2022. A record of the roll-call vote by the Board of Supervisors is as follows:

NAME	AYE	NAY	ABSTAIN	ABSENT
Keith Weakley, Chairman-At-Large	✓			
Mark Stroupe	✓			
D. Keith Guzy, Jr.	✓			
Larry Foltz	✓			
Allen Louderback	✓			
Jeff Vaughan				✓

Dated: April 4, 2022

Arnell G. Moore  
Clerk, Board of Supervisors  
Page County, Virginia

**STORMWATER FEE SCHEDULE  
(effective 4/4/2022)**

<b>Fees for individual permit coverage under the General Permit for Discharges from Construction Activities</b>		
<b>Fee type</b>	<b>Total fee to be paid by applicant</b>	<b>Department portion of fee (28%)</b>
General/Stormwater Management – Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside of a common plan of development or sale with land-disturbance acreage less than five acres)	\$209	\$0
General/Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)	\$290	\$81
General/Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres)	\$2,700	\$756
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$3,400	\$952
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$4,500	\$1,260
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$6,100	\$1,708
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas with common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$9,600	\$2,688

<b>Fees for the modification or transfer of individual permits or of registration statements for the General Permit for Discharges from Construction Activities</b>	
General/Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)	\$20
General/Stormwater Management – Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside a common plan of development or sale with land-disturbance acreage less than five acres where the locality is the VSMP authority)	\$20
General/Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one and less than five acres)	\$200
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$250
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$300
General/Stormwater Management – Large Construction Activity/Land Clearing (Site or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$450



General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance equal to or greater than 100 acres)	\$700
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<b>Permit maintenance fees</b>	
General/Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre, except for single-family detached residential structures)	\$50
General/Stormwater Management – Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside a common plan of development or sale with land-disturbance acreage less than five acres where the locality is the VSMP authority)	\$50
General/Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance equal to or greater than one acre and less than five acres)	\$400
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	\$500
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$650
General/Stormwater Management – Large Construction Activity/Land Clearing (Site or areas within common plans of development or sale with land-disturbance or acreage equal to or greater than 50 acres and less than 100 acres)	\$900
General/Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	\$1,400

Note 1: If plan review costs (plus 5%) exceeds “Total fee to be paid by applicant” minus “Department portion of fee” applicant shall be responsible for the difference.

Note 2: If the VSMP authority (Page County) determines a third-party inspector is required due to size or nature of the construction activity, any inspection costs (plus 5%) incurred by the VSMP authority shall be the responsibility of the applicant and shall be invoiced and paid monthly.