



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Vice Mayor R. Wayne Sealock
Councilman Joshua L. Ingram
Councilwoman Amber F. Morris
Councilman H. Bruce Rappaport
Councilwoman Melissa DeDomenico-Payne
Councilman Glenn E. Wood

OTHERS PRESENT: Town Manager Joseph E. Waltz
Town Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Various members of the staff and public

CLOSED MEETING

Councilman Rappaport moved seconded by Councilwoman Morris that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose: 1) pursuant to Section 2.2-3711(A)(7) of the Code of Virginia, for consultation with legal counsel and briefings by staff members or consultants pertaining to actual litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, more specifically, HEPTAD, LLC v. Town Council.

Vote: Yes – Councilmembers Sealock, Ingram, Morris, Rappaport, DeDomenico-Payne, Wood
No – N/A
Absent – N/A Abstain – N/A ROLL CALL

Councilwoman Morris moved seconded by Vice Mayor Sealock that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Vote: Yes – Councilmembers Sealock, Ingram, Morris, Rappaport, DeDomenico-Payne
No – N/A
Absent – N/A Abstain – N/A ROLL CALL

New Business

A. Cash Management Services – Director of Finance BJ Wilson gave an overview of the bidding process and panel review with Atlantic Union Bank receiving the award of the 5-year contract for cash management services. It was noted that there were some issues with the bank, but those issues had been resolved. Council agreed to add to the July 22nd consent agenda for approval.

B. Pressure Reducing Valve (PRV) Vault Purchase for Jamestown Road – Mr. Wilson stated that the price for a vault doubled from two years ago noting that the price did not include a hatch where two years ago it did. Council questioned whether the vault would relieve some infrastructure issues on Jamestown Road.



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Mr. Wilson explained that the actual [1979] pump station was in the preliminary engineering stage. Council agreed to add to the consent agenda on July 22nd.

Old Business was moved up to begin the discussion since time allowed

A. Rezoning Application from Rappahannock HC LLC Requesting an Amendment to the Zoning Map to Reclassify 1321 Happy Creek Road from R-2 Suburban Residential to R-1 – Deputy Zoning Director/Town Planner I John Ware advised of a letter that was received in the Planning/Zoning Office today from Rappahannock Development Group with a list of answers to various questions from the public at the Planning Commission public hearing and from Council at their last work session. The questions that were raised and answered in the letter included: 1) The width of Oden Street leading to the [Marshall's Glen] Project is insufficient for the additional traffic that will be using it with the development of the project; 2) The project will exacerbate existing drainage problems along the east side of the Oden Ridge Subdivision; 3) How much will current resident's property taxes increase because of the proposed Marshall's Glen Project? 4) The rezoning submission did not include an elevation for the Corsica product listed in the fiscal analysis; 5) The fiscal impact analysis overestimates local sales revenues. Most new residents will be commuters, and a large portion of their spending will be outside of Town and through online remote sellers such as Amazon; 6) Does the Town have the utility capacity to serve the project? and 7) Can the Marshall's Glen development assist the Town of Front Royal in obtaining a higher [Virginia] Smart Scale score for the proposed improvements to Happy Creek Road? The letter concluded by a By-right Development Comparison and Marshall's Glen Development Scenarios Projected Present Day Value to Front Royal with Graphs.

Council discussed with Mr. Ware the difference between by-right (61 lots), by-right (82 lots) and proposed rezoning (104 lots). There was much confusion between (61) and (104) and Council asked that it be further explained when the discussion picked back up after the next closed meeting.

CLOSED MEETING Began at 7:30pm

Councilwoman Morris moved seconded by Councilman Wood that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose: 1) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees, or employees of any public body, more specifically the Planning Commission, Board of Zoning Appeals (BZA) and Local Board of Building Code Appeals (LBBCA)

Vote: Yes – Councilmembers Sealock, Ingram, Morris, Rappaport, DeDomenico-Payne, Wood

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilwoman Morris moved seconded by Councilwoman DeDomenico-Payne that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.



The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

Vote: Yes – Councilmembers Sealock, Ingram, Morris, Rappaport, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Old Business Continued

A. Rezoning Application from Rappahannock HC LLC Requesting an Amendment to the Zoning Map to Reclassify 1321 Happy Creek Road from R-2 Suburban Residential to R-1 – Discussion continued on the difference between (61) lots and (104) lots. Councilwoman DeDomenico- Payne asked for an explanation of the table shown in the PowerPoint from the last work session [5. Cash Proffers]. Mr. Ware explained that there were (104) homes with each home responsible for their contribution when Certificate of Occupancy (CO) are approved. He advised that the owner/applicant was proposing \$320,840 in non-school cash proffers which could be used by the Town at their discretion for the Happy Creek Road widening project. Councilman Wood questioned whether this proffer would help with the Town's Virginia Smart Scale application. Town Manager Joe Waltz advised that it could help with the scoring but he had no official recommendation since the letter was just received by staff today and had not been reviewed or discussed.

Mayor Cockrell questioned what would happen if the money was fronted but (104) homes were not built asking whether the Town would have to repay the money? Town Attorney George Sonnett advised that the Mayor could defer to the applicant on this question since he was in the audience. Chris Hornung, Chief Development Officer with Rappahannock Development Group, advised Council that they had agreed on a one-time payment regardless of number of lots being built thinking it would help the Virginia Smart Scale application. Mr. Waltz cautioned that even with the cash proffer it would not expedite the road improvements, only the scoring.

Councilman Wood clarified that the amount of money received from the water/sewer taps would go toward deficiencies in the Town's infrastructure system. Mr. Waltz advised that a "guesstimate" was incorporated in the yearly budget cycle as part of the overall funding for water and sewer. Mr. Sonnet noted that the tap fees were not a proffer since they were included in Town Code.

Mr. Waltz advised that staff would have a recommendation on the proffer proposal by the first week in August. Council agreed to advertise for a public hearing August 26.

B. Liaison Committee Meeting Items – Clerk of Council Tina Presley went over the list of items suggested by Council at the last work session. It was agreed to remove "Processing Housing Violations & Tenant and Landlord Enforcement Policy" and "Cigarette Tax Ordinance". The following will be added: 1) Increase in Solid Waste Tipping Fees, Vape Shops and Transportation Subcommittee Update. Councilman Ingram agreed to attend the meeting with the Mayor.

C. Valley Health Pilot Fees – Mayor Cockrell explained that this subject had been discussed with past Councils and it was just recently asked to be discussed again. After a brief discussion Council agreed to explore this topic again and gave direction to the Town Attorney and Clerk of Council to gather information and bring back to a work session for further discussion in August.

Adjourned approximately 9:20pm

Approved by Town Council

Date: 7/22/24