



TOWN COUNCIL REGULAR MEETING

August 26, 2024 @ 7:00pm

Warren County Government Center

View LIVE on Government Access Channel 16 or <https://www.frontroyalva.com/673/Town-Hall-Live>

1. MOMENT OF SILENCE

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES – *I move that Council approve the 2024 Council Meeting minutes of the July 22nd Regular Meeting, the August 5th work session and the August 12th work session, as presented.*

5. ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS

[Unanimous vote is required to add/delete Items. Added will be placed as the last item under Business Items.]

6. RECOGNITIONS/AWARDS/REPORTS/PRESENTATIONS

A. Presentation for “Dinner Together” from Lynn Downs

7. PUBLIC HEARING

A. Rezoning Application from Rappahannock HC, LLC Requesting an Amendment to the Zoning Map to Reclassify 1321 Happy Creek Road from R-S, Suburban Residential District to R-1, Residential District.

8. PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

9. REPORTS

- A. Report of Town Manager
- B. Report of Councilmembers
- C. Report of the Mayor

10. CONSENT AGENDA ITEMS - *I move that Council approve the Consent Agenda as presented.*

- A. Wastewater Treatment Plant SCADA Visualization System Upgrade
- B. Purchase of Two Dump Truck Chassis for Public Works Department
- C. Purchase of Services for Curb & Gutter Removal and Installation
- D. Appointments to the Planning Commission
- E. Recommendation to the Board of Zoning Appeals (BZA)

11. Business Items

- A. Request to Discontinue, Vacate and Sell a Portion of a Public Alley Behind 125 W. 8th Street Received from Michael D. and Jane M. McCool, Applicant

12. Adjourn



Moment of Silence

Pledge of Allegiance led by Bella Skube

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: Clerk of Council Tina L. Presley
Town Manager Joseph E. Waltz
Town Attorney George M. Sonnett, Jr.

APPROVAL OF MINUTES – Councilman Wood moved seconded by Vice Mayor Sealock that Council approve the 2024 Council Meeting minutes of the June 22nd Regular Meeting, July 1st Work Session and July 8th Work Session, as presented.

Councilwoman Morris stated that she was not present during a meeting and therefore would abstain.

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

ROLL CALL

ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS –

Councilwoman Morris moved seconded by Councilman Ingram that Council delete Business Item #11. Consider a Proposed Resolution Calling for the Dissolution of The Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia and the Appointment of a Receiver from the agenda and table for further discussion.

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

ROLL CALL

RECOGNITIONS/AWARDS/REPORTS

Recognition of Virginia Waterworks Operator Class I/Chris Vaught – Director of Public Works Robbie Boyer presented Chris Vaught a plaque for obtaining his Operator Class I License. Mayor and Council showed their appreciation.

Recognition of Class A Line Technician Certification for Cody Lohmann – Director of Energy Services Carey Saffelle presented Cody Lohmann a plaque for his certification. Mayor and Council showed their appreciation.



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.

Recognition of Town for Wastewater System of the Year from the Virginia Rural Water Association – Mr. Boyer explained how the award was given to the Town. Mayor and Council showed their appreciation.

PUBLIC HEARINGS

A. Special Use Permit to Allow a Short-Term Rental at 415 E. Main Street for Mark Poe - Mayor Cockrell opened the public hearing. No one spoke and the public hearing was closed.

Councilwoman DeDomenico-Payne moved seconded by Councilman Rappaport that Council approve a request from applicant Mark Poe for a Special Use Permit to allow a short-term rental located at 415 E. Main Street conditioned upon final approvals by the Warren County Building Code Officials Office.

Councilwoman Morris disclosed that Mark Poe was her cousin, but she had no personal or financial interest in his business and therefore could vote.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

B. Receive Public Comment Pertaining to an Application from Michael D. and Jane M McCool Requesting the Town to Vacate a Portion of a Public Alley (2,000 sf) located behind and abutting 125 W. 8th Street - Mayor Cockrell opened the public hearing. No one spoke and the public hearing was closed.

Councilwoman Morris moved seconded by Councilman Ingram that Council appoint viewers to view the vacation request from the Applicant to vacate a portion (2,000 square feet) of the public alley located behind 125 W. 8th Street, and to report to Council in writing any inconvenience to the public that would result from discontinuance of the Right-of-Way.

Councilwoman Morris noted that the Viewing Committee would look for things that Council may not be aware of and report back on their findings. Councilman Rappaport confirmed that adjacent property owners could be blocked from access if the vacation was approved. Councilman Wood confirmed that there were no utilities in the alley and that the property owners have been maintaining it.

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

No – Councilman Wood

Absent – N/A

Abstain – N/A

ROLL CALL

C. Receive Public Comment and Consider Taking Action on the Resolution Approving the Proposed Public Use and Necessity of a Redundant Waterline for the Route 522 North Corridor and Directing the Acquisition of Property by Condemnation – Mayor Cockrell opened the public hearing. No one spoke and the public hearing was closed.

Councilman Wood moved seconded by Councilwoman Morris that council approve the Resolution Approving the Proposed Public Use and Necessity of a Redundant Waterline for the Route 522 North Corridor and Directing the Acquisition of Property by Condemnation, as presented.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

Samantha Barber, Middletown, VA, founder and president of *Reaching Out Now (RON)* voiced disappointment in the Town for not giving them financial support and felt like the Town had given up on them and the children they serve.

Melanie Salins, Middletown, VA, voiced her concern that the community needed better access to health care. She listed various reasons for the change and read a draft resolution requesting additional health care providers and services for the Town of Front Royal and Warren County. The resolution was handed to the Clerk for the record. She encouraged Council to consider approval of the resolution.

REPORTS

A. Town Manager Report – Mr. Waltz gave an update on various road projects including curb/line painting, milling and paving, asking the public to take caution when driving.

B. Town Council Reports -

Councilman Ingram gave an update on the Transportation Subcommittee Meeting noting that funding for the East/West Connector Road was discussed.

Councilwoman DeDomenico-Payne attended the grand opening of *Reitano Vineyards* and the VML Human Development & Education Policy Committee Meeting.

Councilman Wood attended Community Shred Day and the Christmas in July event on Main Street. He voiced his disappointment at not being transparent by placing items on the consent agenda that dealt with transferring large amounts of money. He referred to June's agenda where a budget amendment and transfer totaling \$535,000.00 was approved to be allocated toward the Town's 20% of the West Criser Sidewalk Project. He suggested not placing these types of items on consent agendas in the future.

Councilman Rappaport reminded everyone of the dire situation with the water in Town. He attended the Christmas in July event. He advised Mrs. Barber that the Town had not given up on the Student Union, but the budget was tight this year, noting that \$25,000 had been contributed.

Councilwoman Morris attended the VML Community & Economic Development Policy Committee and Transportation Subcommittee Meetings. She pointed out that during various work sessions the additional revenue was discussed and contributions to *Reaching Out Now* was not mentioned. She explained that social media had a lot of talk about the Town's recent drought, noting that a lot of localities are in a drought situation. The Town, she continued, does not have another water source to fall back on explaining that while McKay Springs had been discussed it takes time and money to construct a plant.

Vice Mayor Sealock gave a shout out to Community Development/Tourism Director Lizi Lewis for all her hard work at the many Gazebo events. He also noted National Night Out scheduled for August 6th.

C. Report of the Mayor – Mayor Cockrell encouraged the public to donate to *Reaching Out Now*. She attended the Ribbon Cutting for *Front Royal River Adventures*, *Reitano Vineyards/Old Spring House Wedding & Event Center*, Front Royal Cardinals Game with Town fireworks afterwards, Town Employee Appreciation Picnic, and Fireman's Parade. She invited the public to attend the Warren County Fair, National Night Out and Community Fun Day. She advised that the Liaison Committee Meeting scheduled for tomorrow night had been cancelled.



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CONSENT AGENDA ITEMS

Councilwoman Morris moved seconded by Vice Mayor Sealock that Council approve the consent agenda, as presented.

A. Cash Management Services

Council approved the proposal from Atlantic Union Bank for cash management services for the Town of Front Royal for a period of five (5) years.

B. Pressure Reducing Valve (PRV) Vault Purchase for Jamestown Road

Council approved the purchase of a pressure reducing valve (PRV) vault in the amount of \$54,941.91 from Fortline Waterworks for Jamestown Road.

C. Appointments to the Local Board of Building Code Appeals (LBBCA)

Council appointed Ann Shaffer to the Local Board of Building Code Appeals (LBBCA) for an unexpired term ending November 1, 2027, and Michael Spence as an alternate to the LBBCA to a 4-year term ending July 22, 2028.

D. Appointments to the Board of Zoning Appeals (BZA)

Council ~~appoint~~ [recommended] Maria Dutton to the [Judge of the Circuit Court] for the Board of Zoning Appeals (BZA) to an unexpired term beginning July 27, 2024 and ending May 1, 2025.

E. Appointment to the Planning Commission

Council appointed L. Allen Neel to the Planning Commission to an unexpired term ending August 31, 2027.

Councilwoman Morris reminded Council that items from the Consent Agenda could be removed or deleted under #5 Addition/Deletion of items from the Agenda or Revision to Order of Business. Mayor Cockrell recognized those who would be serving on the various boards and invited citizens to apply for the various openings still available.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

BUSINESS ITEMS

~~A. Consider a Proposed Resolution Calling for the Dissolution of The Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia and the Appointment of a Receiver~~ **REMOVED**

CLOSED MEETING

Councilman Rappaport 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: consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, more specifically two loan default letters received from United Bank regarding FRWCEDA debt.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



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.

Councilwoman DeDomenico-Payne moved seconded by Councilwoman Morris 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, Wood

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

The meeting adjourned at approximately 8:25pm.

Approved by Town Council

Date: _____

DRAFT



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

Solid Waste Rates and Ordinance Revisions – Town Manager Joe Waltz recapped that in January 2024 Council was advised that the solid waste rates needed to increase by 36% with a three-year progression to get to the true cost of service. In March 2024, Main Street collection issues became apparent with Town Hall meetings being held in June. Shortly afterwards staff learned that Warren County was implementing a tipping fee for Town residential customers at \$40.00 a ton effective July 1st, therefore increasing the rates from 36% to 62% with an expense to the Town totaling more than \$200,000 a year.

John Culbertson of MSW Consultants went through his presentation [Solid Waste Utility Cost of Service Rate Study Update] that included Project Summary, Warren County Policy Change, Collective Services, Test Year Revenue Sufficiency, Recommended Rate Path – Residential, Residential Service Cost Components, Drop-off Rate Consideration, Rate Path – Commercial Dumpsters, Main Street Tasks Since January Presentation, Main Street Recommendation, Privatization Consideration, Comparing Public vs Private Providers, Exceptions, Private Rates in Regional Benchmarking, and Privatizing in Front Royal.

Director of Public Works Robbie Boyer explained that County residents were allowed to dump yard waste and white goods at the Town's Drop-Off Site at no charge. He also noted that the trash from the [Bentonville] Transfer Station was shipped to Page County's Battle Creek Landfill.

Mayor Cockrell voiced concern that County residents were not charged to dump their trash at the Transfer Station, but Town residents were being charged for their trash to be dumped at the same Transfer Station. She questioned whether this was common in other localities. Mr. Culbertson stated that it was not uncommon for counties to have different revenue mechanisms using a rational basis for any changes, noting that Warren County should have a reason for the tipping fee charges.

Mr. Culbertson advised that during the Town Hall meetings regarding the Main Street collection issues, there was no push back for the commercial service only what the rate should be. He explained that the Town would not recover the shortfall right away as there were some customers that could not be identified. Councilwoman DeDomenico-Payne questioned the classification tiers and who identified which classification a customer was in. Finance Director BJ Wilson advised that the Public Work Director makes the classification, and the new ordinance identifies the criteria. Mr. Culbertson advised that other localities have the same issues in the downtown area, noting the mixed use and shared containers and it was very difficult to hire private contractors to meet the needs of a downtown mixed-use area. It was confirmed that the trash was collected in the downtown area three times a week.



Mr. Culbertson stated that he did not see where privatization for the Town would fare better than what was already being done. He asked for guidance from Council on two questions: 1) Proceed with rate increase? and 2) Prepare request for proposals to test the private market?

Councilman Wood questioned the possibility of going to an “automatic arm” on the trucks and whether there was a benefit for the Town to haul trash directly to Page County Landfill bypassing the County Transfer Station. Mr. Culbertson noted that alternate tipping fees were not something he was asked to investigate but was agreeable to do so if that is what Council desired. Mr. Wilson advised that the tipping fees at Page County were \$40.00/ton. Mr. Waltz noted that consideration would have to be given to trucks being on the road longer at a longer distance. He questioned whether Council wanted to continue furnishing a full service, recommending them not to look at privatization. There was discussion about each of the services the Town provided [drop-off site, recycling, yard waste]. Councilman Rappaport agreed with Mr. Waltz that privatization didn't fit. There was continued concern about County residents using the Drop-off Site for free. Mr. Waltz advised that this could be reviewed and brought back to Council at a later time. There was no interest in removing any of the other services the Town provided.

Mrs. DeDomenico-Payne asked for an explanation of the Ordinance 85-3(F)(4) collection charges of \$400 and \$600 an hour. Mr. Wilson explained that those charges were in place for special efforts where crews would have to take equipment to clean up the street due to items being thrown out, such as an eviction.

Discussion ensued about residents who live on private roads and how their trash collection was handled. Mr. Wilson advised that the revised ordinance would give these residents options for collection.

Council questioned the increase of \$200,000 due to the tipping fee charge and how it affected the budget since the charge began July 1st. Mr. Wilson advised that there was a little “wiggle” room but after October 1st it would have to be subsidized. There was much discussion on whether to incorporate the three-year phase or increase all at once. Mr. Culbertson reminded Council that the bulk of the increase is coming from the tipping fees, reiterating the Town is still competitive with neighboring communities.

Mr. Waltz advised that the earliest a public hearing could be held to amend the ordinance would be September 23rd. Council agreed to advertise and asked to discuss at a future work session the use of County residents using the Town's Drop-Off Site.

New Business

A. Wastewater Treatment Plant SCADA Visualization System Upgrade – Manager of Purchasing Michelle Campbell advised that the procurement was for the hardware, software and service to upgrade and convert the Wastewater Treatment Plant SCADA System to inductive ignition, confirming that there was money in the budget for this upgrade. Council agreed to place under the consent agenda of August 26th.

B. Purchase of Two Dump Truck Chassis for Public Works Department – Ms. Campbell advised that this purchase was to replace two 2002 dump truck chassis. She noted the purchase price on the second chassis will remain the same until January 2025. Until such time there may be an increase of 5% if no one cancels their order before then, confirming that there was money in the budget for these purchases. It was noted that the beds would be purchased separately and that there was money in the budget for them. Council agreed to place under the consent agenda of August 26th.



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C. Curb & Gutter Removal and Installation Services – Ms. Campbell advised that the scope of work included the following streets: 1) Washington Avenue: curb/gutter and new cul-de-sac; 2) E. 7th Street: curb/gutter; 3) Belair Avenue: curb/gutter and stormwater; 4) Sherwood Avenue: curb/gutter and ADA ramps; and 5) Jamestown Road: curb/gutter. It was noted that the Town did not have the capacity to do the work in house. Council agreed to place under the consent agenda of August 26th.

D. Resolution Requesting Additional Healthcare Providers – Mayor Cockrell reminded Council that this resolution was given to them at the July 22nd meeting and two councilmembers asked that it be placed on a work session for further consideration. She suggested that it be a Liaison Committee Meeting item. There was discussion about a Certificate of Public Need (COPN), the lack of healthcare providers in the community, incentives on how to attract care facilities particularly noting women's care. While it was realized that Valley Health was in recovery mode from the pandemic, they were operating as efficiently as possible, but it was impacting the community. It was agreed to have the Town Attorney research this subject further and share with the County at the next Liaison Committee meeting in October.

Old Business

A. Town Council Goals Update – Town Manager Joe Waltz went over his quarterly update on Council's goals beginning with a recap of their FY23 goals: Land Use Planning, Walkability and the West Criser Road Sidewalk Project. He then proceeded with the FY24 Goals Update that included 1) work session in Aug/Sept 2024 to develop and implement a strategy that will address blight; 2) completion of annual report, Open House Event, promotion of Council Retreat, improved communication in quarterly newsletter, and develop a plan of action to make repairs to both clear wells; 3) identify second water source [McKay Springs] will be on August 12th work session; 4) completion of redundant waterline by December 31st, 5) continue to invest and address aging sewer system for I & I. Mr. Waltz then presented the Plan of Action for the clear wells repair and rehabilitation.

B. Town Project Update – Town Manager Joe Waltz gave presentation on Town Projects noting that this presentation was made for Front Royal EDA (FREDA) and shown to them earlier today. The presentation included: Water/Sewer Projects including the redundant water line; N. Royal Avenue waterline upgrade between Commerce Avenue and W. 6th Street; Wastewater Treatment Plant influent pumps; sanitary sewer I & I projects; McKay Springs water source development; and Water Treatment Plant clear well rehabilitation. He continued with Streets/Bridges/Sidewalk Projects including E. Prospect Street Bridge; E. 8th Street Bridge; South Street Improvement Project; West Criser Road Sidewalk Project; N. Shenandoah Avenue Street Light Project; and North Commerce Avenue Paving Project. Other highway projects included: secondary paving; new sidewalks; curb & gutter; new fleet/maintenance building; McKay Spring development of parcels jointly owned with the County; East/West Connector Road; and Happy Creek Road Phase II. Mr. Waltz explained that FREDA wanted to understand the Town's infrastructure and what was going on with projects, noting that they had been excited about asset development and new businesses; therefore, he was hoping to hire a consultant to do the asset development.

CLOSED MEETING

Councilwoman Morris moved seconded by Councilman Rappaport 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 purposes: 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 Clerk of Council, Town Attorney, Planning Commission, Board of Zoning Appeals (BZA) and Local Board of Building Code Appeals (LBBCA)



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and, 2) pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, specifically Valley Health System PILOT fees and, 3) pursuant to Section 2.2-3711(A)(7) of the Code of Virginia, consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, more specifically, Town of Front Royal v. Front Royal Limited Partnership and Town of Front Royal v. Jennifer McDonald and, 4) pursuant to Section 2.2-3711(A)(3) of the Code of Virginia, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, more specifically Town-owned property in the vicinity of W. Duck Street and Winchester Road.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilman Ingram moved seconded by Councilwoman Morris 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, Wood

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Adjourned approximately 10:20pm

Approved by Town Council

Date: -----



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Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell
Councilman Joshua L. Ingram
Councilwoman Amber F. Morris
Councilman H. Bruce Rappaport
Councilman Glenn E. Wood

ABSENT: Vice Mayor R. Wayne Sealock
Councilwoman Melissa DeDomenico-Payne

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 Ingram moved second 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 purposes: 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 Planning Commission and Board of Zoning Appeals (BZA)

Vote: Yes – Councilmembers Ingram, Morris, Rappaport, Wood
No – N/A
Absent – Councilmembers Sealock and De-Domenico-Payne
Abstain – N/A

ROLL CALL

Councilwoman Morris moved seconded by Councilman Wood 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 Ingram, Morris, Rappaport, Wood
No – N/A
Absent – Councilmembers Sealock and DeDomenico-Payne
Abstain – N/A

ROLL CALL

ACTION ITEM REQUIRING A VOTE – Resolution Approving Town's Participation in Proposed Settlement of Opioid Related Claims Against Regional Supermarket Pharmacy Kroger Co. with Settlement Funds to be Used to Help Remediate and Abate the Impacts of the Opioid Crisis Caused by the Opioid Epidemic



Mayor Cockrell read the summary and stated that the more localities that joined together to pass a resolution made it more powerful.

Councilwoman Morris moved seconded by Councilman Rappaport that Council approve a resolution for the Town's participation in the proposed settlement of opioid related claims against regional supermarket pharmacy Kroger Co. with settlement funds to be used to remediate and abate the impacts of the opioid crisis, as presented. Councilmembers Morris and Rappaport further moved that Council authorize the Town Manager and Town Attorney to execute all necessary documents.

Councilmembers Morris and Rappaport stated that this was the Town's way of joining and supporting the effort, noting the significance of it being a national problem.

Vote: Yes – Councilmembers Ingram, Morris, Rappaport, Wood

No – N/A

Absent – Councilmembers Sealock and DeDomenico-Payne

Abstain – N/A

ROLL CALL

Old Business

A. McKay Springs Site Evaluation– Stevie Steele from CHA gave a brief presentation [Town of Front Royal Alternative Water Source Evaluation] that included a Project Overview and explanation of two alternative water sources: groundwater wells and quarries. He highlighted that the Town owned the McKay Spring property, an easement plat had been prepared, and that the spring was utilized by a nearby trailer park but was discontinued by VDH (Virginia Department of Health) in 1990. Town Manager Joe Waltz recommended that CHA complete a study to truly identify McKay Spring as a potential alternative water source for the Town, noting it would only be used as a supplement to what was already in place.

Mr. Steele and Public Works Director Robbie Boyer explained that surface water was more expensive to treat than groundwater due to the chemicals needed for treatment and the permits required. Council was encouraged to gather information on what McKay Spring has to offer and decide how to move forward. Mr. Waltz concurred that he was looking for Council's permission to move forward on the evaluation.

Councilwoman Morris suggested the potential of McKay Spring as recreational and/or have the Front Royal EDA explore the site while simultaneously looking into the alternative water source.

Councilman Rappaport voiced concern that construction in the corridor had compromised the quality of the water and whether the depth of the wells would be enough to gather samples. Mr. Steele advised that CHA would use their geologists mapping to drill deep enough to gather the samples. Mr. Steele advised that the Town had a good source of water from the Shenandoah River but urged them to plan for the future.

Councilman Wood confirmed that the \$42,500 did not include the drilling for the test wells and that CHA would come back to Council with pricing for the general cost of drilling. Mr. Waltz explained that the analysis would tell Council if they needed to venture that way. Mr. Steele confirmed that there was the possibility that drilling could affect nearby wells and that they would do their best to account for that.



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There was a brief discussion on the quarry option with appreciation to Mr. Steele for showing this option. Council thanked staff for their forethought in placing this expense in the current budget.

The consensus of Council was to move forward with the evaluation.

B. VDOT STARS Study Update – This item is to be rescheduled as Mr. Campbell from VDOT was not available.

C. Update on Request to Vacate a Portion of an Alley Behind 125 W. 8th Street – Mike McCool – Mr. Waltz advised that the Viewing Committee recommended denial of the application due to the loss of public access by other landowners including the Town. Councilwoman Morris reminded Council that only adjacent property owners could purchase the alley and if there was no interest it could not be vacated. Councilman Rappaport advised that he walked the alley and noted it was difficult to access due to overgrowth, steepness and items such as sheds blocking the way. He stated that the only people who had access were those who were adjoining it, not the general public.

While Council had hoped that the neighborhood would join together to vacate the alley it was realized that to vacate a small section was not doable or responsible for the Town to approve. Town Attorney George reminded them that the application in front of them was for a portion of the alley not the entire alley.

Council agreed to place on the August 26th agenda to take action.

New Business

A. Recognition of Former Mayor John Marlow in the Main Street Gazebo Area – Mayor Cockrell advised that this request was asked of Council a few months ago but explained that the family wanted more time to decide what they would like to see memorialized in Mr. Marlow's name. She further advised that the family contacted her last week stating that they would like to see either the gazebo or the gazebo area memorialized. There was much discussion on what should be named and how it should be named. Since two members of Council were not in attendance Council agreed to place this on a work sessions in September to gather suggestions naming the gazebo or gazebo area and how to incorporate.

CLOSED MEETING

Councilman 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 purposes: 1) pursuant to Section 2.2-3711(A)(8) of the Code of Virginia, for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, more specifically FRWCEDA loan defaults and, 2) 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 Clerk of Council and Town Attorney.

Vote: Yes – Councilmembers Ingram, Morris, Rappaport, Wood

No – N/A

Absent – Councilmembers Sealock and DeDomenico-Payne

Abstain – N/A

ROLL CALL



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.

Councilman Ingram moved seconded by Councilman Rappaport 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 Ingram, Morris, Rappaport, Wood

No – N/A

Absent – Councilmembers Sealock and DeDomenico-Payne

Abstain – N/A

ROLL CALL

Adjourned approximately 9:30pm

Approved by Town Council

Date: -----

DRAFT



REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 07A

Agenda Item: PUBLIC HEARING – Rezoning Application from Rappahannock HC, LLC Requesting an Amendment to the Zoning Map to Reclassify 1321 Happy Creek Road from R-S, Suburban Residential District to R-1, Residential District

Summary: Council has received a request from Rappahannock HC, LLC (applicant) to consider an amendment of the Zoning Map of the Town of Front Royal to reclassify 1321 Happy Creek Road (tax map # 20A21-2-4) from R-S, Suburban Residential District to R-1, Residential District to permit smaller residential lots, allowing construction of an additional (22) residential lots for a total of (104) single family residential units for the project named *Marshall's Glen*, formerly *Ashton Green*.

Click Below for more information:

<https://frontroyalva.box.com/s/iasxdche5npwlnpqyk9by8jbyq0bg1h4>

Budget/Funding: N/A

Meetings: Work Sessions held July 1 and July 8, 2024

Proposed Motion:

- 1) In furtherance of the purposes and objectives contained in Town Code §175-1 (B), I move that Council approve a conditional rezoning application from Rappahannock HC, LLC to reclassify 1321 Happy Creek Road (tax map # 20A21-2-4) from R-S, Suburban Residential District to R-1, Residential District for their project known as Marshall's Glen, subject to the proffered conditions.

- 2) In furtherance of the purposes and objectives contained in Town Code §175-1 (B), I move that Council deny a conditional rezoning application from Rappahannock HC, LLC to reclassify 1321 Happy Creek Road (tax map # 20A21-2-4) from R-S, Suburban Residential District to R-1, Residential District for their project known as Marshall's Glen.

- 3) DO NOT CLOSE PUBLIC HEARING - I move that Council continue the public hearing to (insert date).

Moved _____ Seconded _____

VM Sealock _____ Ingram _____ Morris _____ Rappaport _____ DeDomenico-Payne _____ Wood _____



TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ 540-635-4236
Department of Planning & Zoning

~~FRREZON~~ 2400250

REZONING APPLICATION

APPLICANT

Name Rappahannock HC, LLC Phone 5402737498

Address 1016 Charles St. Fredericksburg, VA 22401

E-mail chornung@teamrdg.com

PROPERTY OWNER OF RECORD

Name Rappahannock HC, LLC Phone 5402737498

Address 1016 Charles St. Fredericksburg, VA 22401

PROPERTY DESCRIPTION

Location/Street Address 1321 Happy Creek Road

Number of lots: 104 Total Acreage 42.99

Tax Map Identification for each parcel (Map, Section, Block, & Lot):
20-A-212-4

Subdivision Name (if applicable) Ashton Green

RECEIVED
APR 04 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

REQUEST

Existing Zoning R-S Proposed Zoning R-1

Existing Use Vacant Proposed Use Single-Family Subdivision

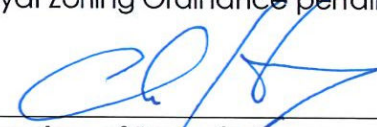
ATTACHMENTS

The following should be submitted with a completed copy of this application. Additional information may be determined necessary depending on the nature of the request.

1. Application Fee (Checks should be made out to the Town of Front Royal. Fees are as follows:
1 acre or less = \$500, over 1 acre = \$500 + \$100 per acre after 1st acre, Downzoning = \$400)
2. Survey/Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (8 copies and a digital copy).
3. Environmental Site Assessment Phase I and Phase II (unless waived by Director).
4. Traffic Impact Analysis (if required)
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Director.
6. Statement of Justification. As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.



Signature of Property Owner

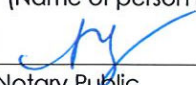


Signature of Applicant (if different)

City/County of Fredericksburg, Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 3rd day of April, 2024 by

Chris Hornung
(Name of person seeking acknowledgement)



Notary Public

Notary registration number: 329916 My commission expires: 07.31.25



NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code § 15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
- Submission of this application does not establish a vested right as outlined under Virginia Code § 15.2-2307.
- By submitting this application, the applicant grants permission to the Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.
- When the applicant is different than the fee simple property owner, the signature by the fee simple property owner on this application shall be considered as authorization for the applicant to act as an agent for matters concerning this application.

OFFICE USE ONLY

Receipt # 1261 Date Paid 4-4-24 pd 4700.⁰⁰ Check # 1671

Planning Commission Hearing Date: _____ Recommendation: _____

Town Council Hearing Date: _____ Date Sent to Clerk: _____

January 2019



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT - REZONING APPLICATION #2400250
PLANNING COMMISSION- JUNE 26, 2024**

APPLICATION #:

Rezoning Application #2400250

APPLICANT:

Rappahannock HC, LLC

SUMMARY OF REQUEST:

The application for review is requesting an amendment of the Zoning Map of the Town of Front Royal to reclassify 1321 Happy Creek Road, identified by tax map number 20A21-2-4, from R-S, Suburban Residential District to R-1 Residential District. The stated purpose of the rezoning is to permit smaller residential lots, allowing the Owner to construct a total of one-hundred four (104) single-family residential units. The By-right density would permit 82 homes. For purposes of proffer calculations, the applicant calculated a total of 61 by-right units.

GENERAL INFORMATION:

<i>Site Addresses</i>	1321 Happy Creek Road
<i>Property Owner(s)</i>	Rappahannock HC, LLC
<i>Existing Zoning</i>	R-S, Suburban Residential District
<i>Proposed Zoning</i>	R-1, Residential District
<i>Tax Identification</i>	20A21-2-4
<i>Location</i>	Leach Run Planning District

VICINITY MAP – 1321 Happy Creek Road



AERIAL MAP – ZONING DISTRICTS



INFORMATION ON THE APPLICATION:

Application Documents

ATTACHMENTS: APPLICATION AND SUPPORTING DOCUMENTS

- Rezoning Application
- Rezoning Justification
- Exhibit A – Rezoning Concept Plan
- Exhibit B – Playground Equipment
- Exhibit C – Proposed Elevations
- Exhibit D – Wetland Delineation Report
- Exhibit E – Phase 1 Environmental Site Assessment
- Exhibit F – Fiscal Impact Analysis
- Exhibit G – Proffer Analysis
- Exhibit H – Draft Proffer Statement
- Exhibit I – Traffic Impact Analysis

Zoning Ordinance

The statements of intent of the two (2) identified zoning districts as set forth in the Front Royal Zoning Ordinance are as follows:

R-S District, Zoning Ordinance Sec. 175-10.21.

The R-S Suburban Residential District is composed of quiet, low-density residential areas, on suburban-sized lots, plus undeveloped areas where

similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to answer a need in the Town for residential development on larger lots on public water and sewer than are traditional or currently being developed, to promote and encourage a suitable environment for family life where there are children, to provide areas for suitable expansion of the Town as facilities are provided and to prohibit all commercial activities. Development is, therefore, limited to suburban-style concentration, and permitted uses are limited to single-unit dwellings, plus selected additional uses, such as public facilities that serve the residents of the district. Mobile homes or rooming houses are prohibited.

R-1 District, Zoning Ordinance Sec. 175-11.

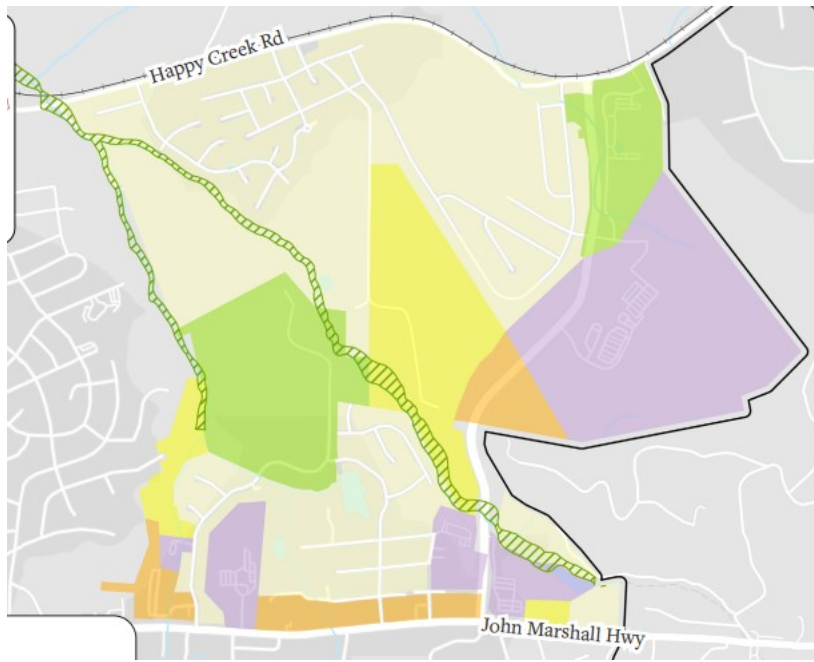
The R-1 District is composed of quiet, low-density residential areas, plus undeveloped areas where similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to promote and encourage a suitable environment for family life where there are children, to provide areas for suitable expansion of the Town as facilities are provided and to prohibit all commercial activities. Development is, therefore, limited to relatively low concentration, and permitted uses are limited to single-unit dwellings, plus selected additional uses, such as schools, parks, churches and certain public facilities that serve the residents of the district. Mobile homes or rooming houses are prohibited.

Differences between R-S and R-1 Zoning Districts

The intent and character of the districts are similar in nature. The main distinction is permitted lot size. In the R-S zone, the minimum lot size is ½ acre, whereas the R-1 zone is 10,000 sf. Both zones are for residential, single-family development. Neither provides provisions for a mixture of housing types.

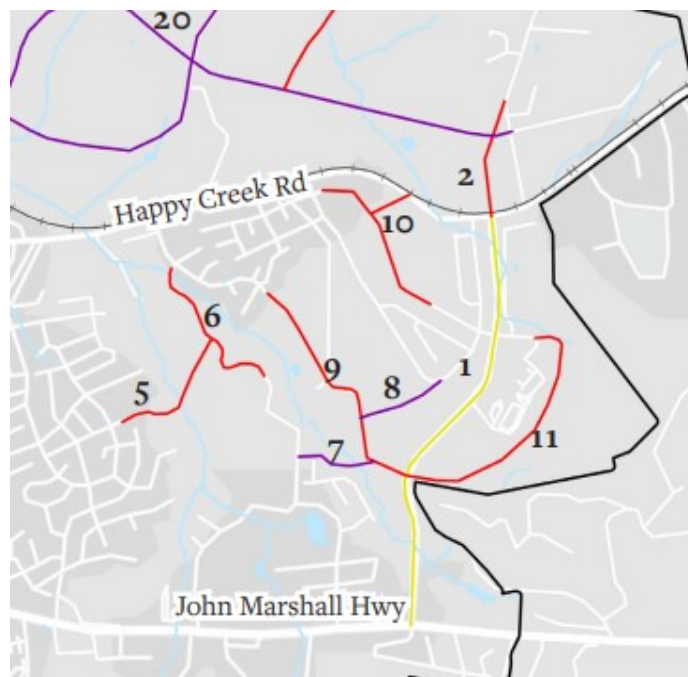
This property is located in the northwestern portion of the Leach Run Planning District. The Leach Run Planning Area consists of 1022.1 acres and is largely inclusive of the land west of the intersection of Leach Run Parkway from Happy Creek Road to John Marshall Highway. The western boundary extends to Westminster Drive.

This parcel is intended for single family development at a density of 3 to 6 units per acre.



Single-Family Residential (Medium density). One or more single-family dwellings with an overall density more than three (3) dwelling units per acres, and a maximum of six (6) dwelling units per acre. Includes single-family attached and single-family detached.

The Transportation chapter of the Comprehensive plan also addresses future connectivity of this district. Item 10 of the Town's Road Improvement Map, specifically calls for the extension of Oden Street for the purpose of interparcel connectivity. This will improve traffic flow through the region and also facilitate improvemtns to Happy Creek Road.



Staff supports the approval of this rezoning.

- The application meets Town Code requirements for completion.
- The applicant has proffered cash per unit to mitigate the impact of development.

5.1 As permitted by Virginia Code 15.2-2303.4 and cooperation agreements by and between the Town of Front Royal and the County of Warren, Virginia, the Owner voluntarily proffers to make a payment of Six Thousand Four Hundred and Thirty-Six Dollars and no cents (\$6,436.00) per Unit to the Town at the time of the issuance of each Certificate of Occupancy for each single-family detached residence. The cash proffers include \$3,351.00 in school proffers and \$3,085.00 in "Other Proffers" which may be used to address transportation and/or other needs, all at the discretion of the Town of Front Royal. Cash proffers provided below are applicable to all Units and will be paid on a per Unit basis of \$6,436.00 x 104 Units for a total of \$669,370.00:

Category	Schools	Other	Total
Per Unit Cash Proffer	\$3,351.00	\$3,085.00	\$6,436.00
Total Units	104	104	104
Total Proffer	\$348,530.00	\$320,840.00	\$669,370.00

- The applicant has proffered to maintain all open space and common areas including a playground and privacy fence bordering the development.
- The applicant has proffered to dedicate ROW needed for improvements to Happy Creek curve realignment to increase road safety.
- The applicant has provided a Fiscal Impact Analysis showing a net positive increase in tax revenue for the Town, approximately \$407,000.

Summary of On-Site and Off-Site Fiscal Impacts of Residential Units, Marshall's Glen at Build-Out, Town of Front Royal, VA (Constant 2024 Dollars)			
Source of Fiscal Impacts in Town of Front Royal	Impacts On-Site in Town of Front Royal	Impacts Off-Site in Town of Front Royal	Total Fiscal Impacts
<u>Roanoke Model (21 Homes)</u>			
Revenues to the Town	\$66,840	\$49,360	\$116,200
Town Costs	<u>-\$21,500</u>	<u>-\$14,590</u>	<u>-\$36,090</u>
Subtotal	\$45,340	\$34,770	\$80,110
<u>Saint Lawrence Model (47 Homes)</u>			
Revenues to the Town	\$155,310	\$115,040	\$270,350
Town Costs	<u>-\$48,000</u>	<u>-\$40,700</u>	<u>-\$88,700</u>
Subtotal	\$107,310	\$74,340	\$181,650
<u>Corsica Model (36 Homes)</u>			
Revenues to the Town	\$123,230	\$91,370	\$214,600
Town Costs	<u>-\$36,100</u>	<u>-\$32,640</u>	<u>-\$68,740</u>
Subtotal	\$87,130	\$58,730	\$145,860
<u>Marshall's Glen Total (104 Homes)</u>			
Revenues to the Town	\$345,380	\$255,770	\$601,150
Town Costs	<u>-\$105,600</u>	<u>-\$87,930</u>	<u>-\$193,530</u>
Net Fiscal Benefits	\$239,780	\$167,840	\$407,620
Source: Town of Front Royal; S. Patz & Associates, Inc.			

- The applicant submitted a Traffic Impact Analysis (TIA), which was commented on by VDOT. The proposed development will not substantially impact the level of service for either Happy Creek Road or Leach Run Parkway.

- The application is in complete compliance with the adopted Comprehensive Plan.
 - The stated uses and density align with the adopted vision for this portion of Town.

Attachments: Application and Supporting Documents.



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 10A

Agenda Item: Wastewater Treatment Plant SCADA Visualization System Upgrade

Summary: Council is requested to approve the procurement of the hardware, software, and service to upgrade and convert the Wastewater Treatment Plant SCADA (Supervisory Control and Data Acquisition) System to Inductive Ignition, to Valley Automation, Inc. in the amount of \$153,750.00

Budget/Funding: 9601-R47001 Machinery & Equipment \$153,750.00
The department currently has \$168,116.00 budgeted on PO #30831 to fund this project.

Meetings: Work Session held August 5, 2024

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve the Wastewater Treatment Plant SCADA (Supervisory Control and Data Acquisition) Visualization System Upgrade to Valley Automation, Inc. in the amount of \$153,750.00.

Moved _____ *Seconded* _____

VM Sealock _____ *Ingram* _____ *Morris* _____ *Rappaport* _____ *DeDomenico-Payne* _____ *Wood* _____



July 2, 2024

Mr. Nathan Ruggles
Wastewater Manager
Town of Front Royal
1100 Manassas Avenue
Front Royal, VA 22630

RE: Town of Front Royal SCADA Conversion / Upgrade – Ignition – Rev 2

Mr. Ruggles:

Valley Automation, Inc. is pleased to provide the requested quotation to upgrade and convert the Town of Front Royal Wastewater Treatment Plant (WWTP) SCADA System to Inductive Ignition. This proposal outlines the requirements, plan and pricing.

The Front Royal WWTP currently operates on a client/server architecture using AVEVA Systems Platform SCADA system. The system, in its current state requires an upgrade to maintain operations and stability. Through many discussions and presentations, the Town of Front Royal has requested a quotation to evaluate different options from the system currently in use.

Valley Automation, Inc (VAI) is recommending the conversion of the software platform to Inductive Automation Ignition software. Ignition is a current SCADA provider utilizing current technologies for client/server architecture. The system, as presented in this quotation, can operate with existing clients on your system and allow expansion of additional clients as needed. The software is flexible in its use on computing and mobile devices, providing monitoring by operators over a wide variety of means. The software pricing is very competitive with the product being used in many area water and wastewater facilities.

Due to the need for high availability of the SCADA system to serve WWTP operations, VAI is recommending a redundant hardware setup to operate the facility. Our staff recently installed a redundance Stratus hardware solution for a neighboring locality, for which was evaluated by the WWTP supervisor at our offices. Our proposed solution shall include this redundant hardware server setup, running Windows server operating systems to provide the Ignition software operational requirements.

Per discussions with Town of Front Royal staff and onsite review, Valley Automation, Inc. (VAI) proposes the following goods and services to provide a fully functional system:

3221 Peoples Drive – Suite 160, Harrisonburg, VA 22801

Phone: (540) 743-7772

DCJS 11-6642

www.valleyautomation.net

VA Class A Contractor

1316 E. Main St., Luray, VA 22835

Fax: (866) 436-6706

SWAM Certified

MSHA



Valley Automation, Inc. shall provide the following hardware/software as part of this proposal:

- Qty 1 Stratus ZtC Edge Server from Stratus Technologies
- Qty 1 ZtC Support System Plan
- Qty 2 Microsoft Windows Server 2022 Licenses
- Qty 1 Ignition SCADA Gateway w/ the following modules:
 - Ignition Platform
 - OPC UA Server Module
 - Core Drivers
 - Perspective Module Unlimited
 - SMS Notification Module
 - Reporting Module
 - Tag Historian Module
 - SQL Bridge Module
 - Alarm Notification Module
 - BasicCare Support

Valley Automation, Inc. shall provide the following services for successful project completion:

- Onsite backup of all InTouch application files
- Setup of server at VAI facility for proper upgrade and testing of system
- Ignition As-Is Conversion programming from Intouch to Ignition
- Setup Qty 3 reports as requested by Front Royal WWTP management
- Setup and verification of alarming with Front Royal WWTP management
- Provide customer witnessed FAT at the VAI Harrisonburg, VA location.
- Onsite install of ZtC Edge server and related hardware
- Provide appropriate startup assistance for functional system operation.
- Provide all documentation related to successful project completion.
- Provide startup support as required for successful project completion

The Town of Front Royal shall provide the following:

- Access to existing SCADA system for evaluation, backup and review
- Access to the facility, during normal business hours as required for successful project completion
- Involvement of operators and management for verification of operations at the facility using the new SCADA
- Access to PLC panels, as required for any evaluation requirements for connectivity
- Provide network drops for new SCADA servers (VAI can provide services hourly per VASCUPP contract should installation services be required)



- Provide a safe location for the new SCADA servers, ideally in a wall mounted rack with a suitable UPS for operating the system (VAI can provide services hourly per VASCUPP contract should installation services be required)
- Provide access to hardware clients in the field to include panel mounted computers, tablets and mobile devices. (VAI shall provide per panel client pricing in a separate proposal)

Valley Automation, Inc. shall provide all goods and services as presented for an extended contractual price of \$153,750.00

This project shall follow the VASCUPP contract terms and conditions. VASCUPP Contract UCPJMU6690 as presented <https://vascupp.org/contracts/scada-hmi-software-services>

VASCUPP pricing shall follow the published renewal rates effective August 13, 2024, as agreed upon with contract administrators. The efforts for this proposal will fall into the Renewal 1 timeframe, therefore the rates are extended per contractual agreement. The following rates shall apply:

- Electrical and SCADA Engineers - \$129.33 / Hour
- Electrical, Instrumentation, Camera/Security - \$105.81 / Hour
- Journeyman Electrical - \$64.66 / Hour

The following breakdown of goods and services for VASCUPP contract UCPJMU6690 compliance are presented:

- Hardware and Software as presented - \$94,314.36
- SCADA Setup/conversion/startup: 440 Hours @ 129.33/Hour = \$56,905.20
- Electrical / Onsite installation requirements: 24 Hours @ 105.81 = \$2,530.44

Proposed payment schedule:

- 50% Upon notice to proceed / acceptance of purchase order
- 25% Upon customer FAT acceptance at VAI offices
- 20% Upon successful onsite installation
- 5% Upon completion of outstanding items, retirement of existing SCADA and documentation handoff

Net 30 Terms Apply

Pricing valid for a period of 30 days from receipt of quotation.



Valley Automation, Inc. is prepared to start this project with the acceptance of a purchaser order signifying notice to proceed.

Valley Automation, Inc. shall be held harmless for any delay in procurement caused by vendor delivery. Valley Automation, Inc. shall order all hardware in a timely manner upon acceptance of a purchase order indicating notice to proceed. Vendor delays in delivery of products are out of the control of Valley Automation, Inc. Updated quotes on materials are showing extended lead times on some items.

On behalf of Valley Automation, Inc. we thank you for the opportunity to provide this quotation.

Best regards,

Daniel R. Frederick
Sr. Systems Engineer
Valley Automation, Inc.

Patrick C. Embry, P.E.
Sr. Systems Engineer – Owner
Valley Automation, Inc.



Town of Front Royal Public Works

MEMORANDUM

TO: Michelle Campbell, Purchasing Manager

CC: B.J. Wilson, Finance Director

FROM: Robert B Boyer, Public Works Director

DATE: July 18, 2024

SUBJECT: Recommendation to Upgrade Wastewater Treatment Plant SCADA System

The town obtained pricing through cooperative contracting for upgrading the existing SCADA system at town's wastewater treatment plant facility, by transitioning to the Ignition Suite SCADA software allows the Town to be more flexible with the operations of the wastewater plant moving forward in the future. This will also improve security and redundancy and allow for growth as needed in the future.

We recommend moving forward with Valley Automation, they're a local vendor out of Harrisonburg, VA and provide their services to other municipalities and colleges. The price for this project is \$153,750.00 and the department currently has \$168,116.00 already budget on PO#30831 to fund this project.

If you have any questions or need any further information, please contact me at 540-692-4789.

Thank You.



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 10B

Agenda Item: Purchase of Two Dump Truck Chassis for Public Works Department

Summary: Council is requested to approve the purchase of two (2) Dump Truck Chassis for the Department of Highway Maintenance/Public Works, to replace #763 & #764 2002 GMC 8500 series dump truck chassis from Excel Truck Group in the amount of \$195,952.00 (\$97,976.00 each) with the second chassis price remaining the same until the 1st quarter of January when pricing will increase approximately 5%.

Budget/Funding: 4500-R47005 Highway Maintenance Motor Vehicles

Funds totaling \$205,000 to purchase the chassis are included in the current FY2024-2025 Town of Front Royal Adopted Budget.

Meetings: Work Session held August 5, 2024

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve the purchase of two (2) Dump Truck Chassis for the Department of Highway Maintenance-Public Works, to replace #763 & #764 2002 GMC 8500 series dump truck chassis from Excel Truck Group in the amount of \$195,952.00 (\$97,976.00 each) with the second chassis price remaining the same until the 1st quarter of January when pricing will increase approximately 5%.

Moved _____ *Seconded* _____

VM Sealock _____ *Ingram* _____ *Morris* _____ *Rappaport* _____ *DeDomenico-Payne* _____ *Wood* _____

EXCEL TRUCK GROUP

3243 Lee Highway, Weyers Cave, VA 24486
Phone (540) 234-0999 Fax (540) 234-0997 (888) 888-9407
www.exceltruckgroup.com

June 24, 2024

Town of Front Royal
102 E Main St
Front Royal, VA 22630

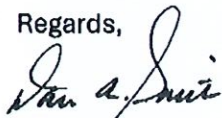
Don,

Excel Truck Group appreciates the opportunity to quote the Town of Front Royal one new 2025 Freightliner M2106 plus chassis. The price of the chassis is \$93,282 as seen on the Virginia Sherriff's Contract. After the added options of \$19,129 x 34.55% (\$12,520 total) are added in, it brings the chassis to \$105,802. I was then able to get a deeper discount for you, bringing the delivered chassis price to \$97,976.

Chassis quoted under VSA contract 24-05-0713

Thanks again and please let me know if you have any questions.

Regards,



Dan Smith
Sales Manager
Excel Truck Group

Charlotte, NC
4633 Equipment Dr.
Charlotte, NC 28269
704-597-1110
800-277-1038

Chesapeake, VA
201 Bulldog Dr.
Chesapeake, VA 23320
757-424-3000
800-766-8785

Chester, VA
901 W. Hundred Rd.
Chester, VA 23836
804-768-4600
800-849-9227

Columbia, SC
2790 Shop Rd.
Columbia, SC 29209
803-376-4455
877-376-4455

Roanoke, VA
267 Lee Highway
Roanoke, VA 24019
540-777-7700
800-849-8823

Prepared for:
Don McPaters
FRONT ROYAL TOWN OF
102 E MAIN ST

FRONT ROYAL, VA 22630
Phone: 540-636-6889

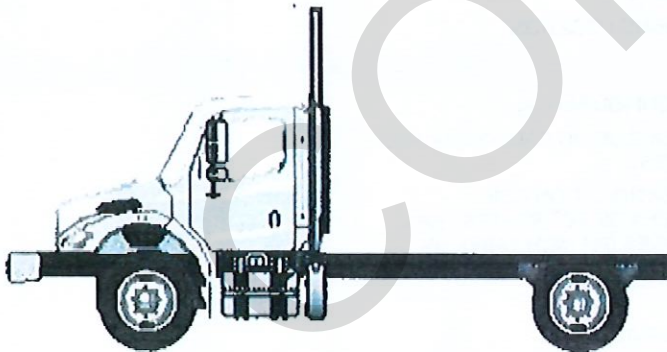
Prepared by:
Dan Smith
EXCEL TRUCK GROUP
3243 LEE HIGHWAY
WEYERS CAVE, VA 244860096
Phone: 540-234-0999

A proposal for
FRONT ROYAL TOWN OF

Prepared by
EXCEL TRUCK GROUP
Dan Smith

Jun 28, 2024

Freightliner M2 106 Plus



Components shown may not reflect all spec'd options and are not to scale



Prepared for:
Don McPaters
FRONT ROYAL TOWN OF
102 E MAIN ST

FRONT ROYAL, VA 22630
Phone: 540-636-6889

Prepared by:
Dan Smith
EXCEL TRUCK GROUP
3243 LEE HIGHWAY
WEYERS CAVE, VA 244860096
Phone: 540-234-0999

SPECIFICATION PROPOSAL

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-28M	M2 PRL-28M (EFF:MY25 ORDERS)			STD
Data Version				
DRL-048	SPECPRO21 DATA RELEASE VER 048			N/C
Vehicle Configuration				
001-172	M2 106 PLUS CONVENTIONAL CHASSIS	5,709	3,450	\$114,401.00
004-225	2025 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK			STD
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	\$1,027.00
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-003	TRUCK/TRAILER CONFIGURATION			N/C
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)			N/C
99D-027	EPA EMISSIONS CERTIFICATION FOR REGISTRATION IN EPA OR ACT STATES - EPA CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)			N/C
AF2-998	NONE			N/C
A85-011	CONSTRUCTION SERVICE			N/C
A84-1GM	GOVERNMENT BUSINESS SEGMENT			N/C
AA4-003	DRY BULK COMMODITY			N/C
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-091	MEDIUM TRUCK WARRANTY			STD
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 12000.0 lbs			
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 21000.0 lbs			



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Data Code	Description	Weight Front	Weight Rear	Retail Price
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 33000.0 lbs			
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs			
Truck Service				
AA3-004	END DUMP BODY			N/C
AF3-1V4	GODWIN MANUFACTURING COMPANY			N/C
AF7-99D	EXPECTED BODY/PAYLOAD CG HEIGHT ABOVE FRAME "XX" INCHES : 32.0 in			
Engine				
101-3BN	CUM L9 300 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT @ 1200 RPM	640	30	\$11,662.00
Electronic Parameters				
79A-075	75 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79K-005	PTO MODE ENGINE RPM LIMIT - 900 RPM			N/C
79U-001	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND			N/C
79W-001	ONE TEM PTO SPEED			N/C
79X-003	PTO SPEED 1 SETTING - 800 RPM			N/C
80G-002	PTO MINIMUM RPM - 700			N/C
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH			N/C
80S-020	PTO 1, WITH SWITCH, TEM SUPPLIED FEEDBACK AND INTERLOCKS, WITH PTO CONNECTIONS, ROLLING INTERLOCKS			N/C
Engine Equipment				
99C-024	EPA 2010/GHG 2024 CONFIGURATION			STD
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-099	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER			STD
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD
292-235	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES	10		\$13.00
290-017	BATTERY BOX FRAME MOUNTED			STD
281-001	STANDARD BATTERY JUMPERS			STD
282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB			STD

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291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-001	NON-POLISHED BATTERY BOX COVER			STD
293-058	POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH MOUNTED OUTBOARD DRIVER SEAT	2		\$206.00
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2		\$88.00
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS			STD
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE			STD
108-002	STANDARD MECHANICAL AIR COMPRESSOR GOVERNOR			STD
131-013	AIR COMPRESSOR DISCHARGE LINE			STD
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM			STD
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20		STD
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25	\$823.00
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
239-038	11 FOOT 06 INCH (138 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT			N/C
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP			N/C
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK			STD
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			STD
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-011	ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAILOPIPE SHIELD(S)			N/C
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH			STD
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED			STD
110-003	CUMMINS SPIN ON FUEL FILTER			STD

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118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER			N/C
266-101	900 SQUARE INCH ALUMINUM RADIATOR	15		N/C
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT			STD
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-016	RADIATOR DRAIN VALVE			STD
168-002	LOWER RADIATOR GUARD			STD
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER	4		\$92.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
134-001	ALUMINUM FLYWHEEL HOUSING			STD
132-004	ELECTRIC GRID AIR INTAKE WARMER			STD
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH			N/C

Transmission

342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	200	60	\$6,711.00
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Transmission Equipment

343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV			N/C
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES			N/C
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			N/C
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			N/C
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD

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84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84J-000	ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84K-000	ENGINE BRAKE RANGE ALTERNATE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED			STD
84P-998	NO TCU-PTO DRIVE INTERFACE			STD
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP			\$200.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			\$125.00
362-818	CUSTOMER INSTALLED CHELSEA 870 SERIES PTO			N/C
363-002	PTO MOUNTING, RH SIDE OF MAIN TRANSMISSION ALLISON & EATON FULLER			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			\$254.00
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			N/C
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK			STD
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK			N/C
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD

Front Axle and Equipment

400-1A6	DETROIT DA-F-12.0-3 12,000# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE	STD
402-020	MERITOR 15X4 Q+ CAM FRONT BRAKES	STD
403-002	NON-ASBESTOS FRONT BRAKE LINING	STD
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS	STD
409-006	FRONT OIL SEALS	STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL	STD

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416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS			STD
536-050	TRW THP-60 POWER STEERING			STD
539-003	POWER STEERING PUMP			STD
534-015	2 QUART SEE THROUGH POWER STEERING RESERVOIR			STD
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE			\$17.00
Front Suspension				
620-1D8	13,300# TAPERLEAF FRONT SUSPENSION	75		\$313.00
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION			STD
410-001	FRONT SHOCK ABSORBERS			STD
Rear Axle and Equipment				
420-009	CUMMINS-MERITOR RS-21-160 21,000# R- SERIES SINGLE REAR AXLE		180	\$976.00
421-513	5.13 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-094	RPL14 MERITOR SERVICE-FREE MAIN DRIVELINE WITH HALF ROUND (17T) YOKES	-20	-20	(\$240.00)
452-001	DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE		20	\$734.00
878-018	(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE			N/C
87B-008	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH			N/C
423-020	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			STD
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-012	BRAKE CAMS AND CHAMBERS ON REAR SIDE OF DRIVE AXLE(S)			N/C
451-001	CAST IRON OUTBOARD REAR BRAKE DRUMS			STD
440-006	REAR OIL SEALS			STD
426-100	WABCO TRISTOP D LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS			STD
428-002	MERITOR AUTOMATIC REAR SLACK ADJUSTERS			STD
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			STD

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Rear Suspension				
622-001	23,000# FLAT LEAF SPRING REAR SUSPENSION WITH RADIUS ROD		60	(\$1,317.00)
621-001	SPRING SUSPENSION - NO AXLE SPACERS			N/C
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP			N/C
623-005	FORE/AFT CONTROL RODS			N/C
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
018-002	AIR BRAKE PACKAGE			STD
490-121	WABCO 4S/4M ABS WITH TRACTION CONTROL			STD
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-002	STD U.S. FRONT BRAKE VALVE			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER			STD
479-012	AIR DRYER MOUNTED UNDER HOOD			N/C
460-001	STEEL AIR BRAKE RESERVOIRS			STD
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS			STD
Trailer Connections				
481-998	NO TRAILER AIR HOSE			STD
476-998	NO AIR HOSE HANGER			STD
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS			N/C
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			N/C
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			N/C
310-998	NO TRAILER ELECTRICAL CABLE			STD
Wheelbase & Frame				

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545-387	3875MM (153 INCH) WHEELBASE			N/C
546-094	9/32X3-7/16X10-1/16 INCH STEEL FRAME (7.14MMX255.6/0.281X10.06 INCH) 80KSI	-170	40	STD
552-030	1600MM (63 INCH) REAR FRAME OVERHANG			STD
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH			N/C
549-093	8 INCH BOLT ON FRONT FRAME EXTENSION	55		\$607.00
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 87.01 in			
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 84.01 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 254.53 in			
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 52.29 in			N/C
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 54.39 in			N/C
553-001	SQUARE END OF FRAME			STD
550-001	FRONT CLOSING CROSSMEMBER			STD
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER			STD
561-001	STANDARD CROSSMEMBER BACK OF TRANSMISSION			STD
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)			STD
572-001	STANDARD REARMOST CROSSMEMBER			STD
565-001	STANDARD SUSPENSION CROSSMEMBER			STD
Chassis Equipment				
556-1AP	THREE-PIECE 14 INCH PAINTED STEEL BUMPER WITH COLLAPSIBLE ENDS	30		\$65.00
558-001	FRONT TOW HOOKS - FRAME MOUNTED	15		\$74.00
574-011	SINGLE LICENSE PLATE BUMPER MOUNTING ON LH SIDE			STD
585-998	NO MUDFLAP BRACKETS			STD
590-998	NO REAR MUDFLAPS			STD
586-024	FENDER AND FRONT OF HOOD MOUNTED FRONT MUDFLAPS			STD
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS			STD
44Z-002	EXTERIOR HARNESSSES WRAPPED IN ABRASION TAPE			STD
Fifth Wheel				
578-998	NO FIFTH WHEEL			STD
Fuel Tanks				
204-215	50 GALLON/189 LITER SHORT RECTANGULAR ALUMINUM FUEL TANK - LH	20		\$348.00

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218-005	RECTANGULAR FUEL TANK(S)			STD
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS			STD
212-007	FUEL TANK(S) FORWARD			STD
664-001	PLAIN STEP FINISH			STD
205-001	FUEL TANK CAP(S)			STD
122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR	-5		N/C
216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires				
093-16M	CONTINENTAL HSR3 11R22.5 14 PLY RADIAL FRONT TIRES	70		(\$304.00)
094-12P	CONTINENTAL HDR2+ 11R22.5 14 PLY RADIAL REAR TIRES		92	(\$412.00)
Hubs				
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS			STD
Wheels				
502-753	MAXION WHEELS 91262 22.5X8.25 10-HUB PILOT 6.20 INSET 5-HAND STEEL DISC FRONT WHEELS	10		(\$4.00)
505-753	MAXION WHEELS 91262 22.5X8.25 10-HUB PILOT 5-HAND STEEL DISC REAR WHEELS		20	(\$8.00)
496-011	FRONT WHEEL MOUNTING NUTS			STD
497-011	REAR WHEEL MOUNTING NUTS			STD
Cab Exterior				
829-071	106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
650-003	LEAF SPRING REAR CAB SUSPENSION			\$232.00
678-001	LH AND RH GRAB HANDLES			STD
646-046	STATIONARY MOLDED IN COLOR FULL GRILLE FOR CHASSIS WITHOUT INTEGRAL FRONT FRAME EXTENSIONS			\$157.00
65X-011	MOLD-IN COLOR HOOD MOUNTED AIR INTAKE GRILLE			STD
644-004	FIBERGLASS HOOD			STD
690-002	TUNNEL/FIREWALL LINER			STD

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727-1AF	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK	4		\$82.00
726-001	SINGLE ELECTRIC HORN			STD
728-001	SINGLE HORN SHIELD			N/C
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-093	INTERGRAL LED HEADLIGHTS; NON- COMPLIANT WITH FMVSS 108 HEADLIGHT HEIGHT REQUIREMENT			\$930.00
302-047	LED AERODYNAMIC MARKER LIGHTS			STD
311-001	DAYTIME RUNNING LIGHTS			STD
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS			STD
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD
744-18C	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE			\$133.00
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			N/C
729-001	STANDARD SIDE/REAR REFLECTORS			STD
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS			STD
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
663-013	1-PIECE SOLAR GREEN GLASS WINDSHIELD			STD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED			STD

Cab Interior

055-017	PROFESSIONAL TRIM PACKAGE	STD
707-105	MIST AND CARBON CLOTH INTERIOR "PROFESSIONAL"	STD
70K-016	CARBON WITH BASE BLACK ACCENT	STD
706-013	MOLDED PLASTIC DOOR PANEL	STD
708-013	MOLDED PLASTIC DOOR PANEL	STD
772-006	BLACK MATS WITH SINGLE INSULATION	STD
785-026	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET	\$42.00
691-001	FORWARD ROOF MOUNTED CONSOLE	STD
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS	STD
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY	STD

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742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
720-002	2-1/2 LB. FIRE EXTINGUISHER	5		\$37.00
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD
701-001	STANDARD HVAC DUCTING			STD
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
170-015	STANDARD HEATER PLUMBING			STD
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-034	PREMIUM INSULATION			\$187.00
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B3	STANDARD LED CAB LIGHTING			STD
787-998	NO SECURITY DEVICE			(\$300.00)
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-004	KEY QUANTITY OF 4			\$18.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30		\$167.00
760-337	BASIC ISRINGHAUSEN HIGH BACK NON SUSPENSION TOOL BOX PASSENGER SEAT			\$236.00
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS	4		\$67.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-1AK	BLACK VINYL DRIVER SEAT COVER			STD
761-1AK	BLACK VINYL PASSENGER SEAT COVER			STD
763-101	BLACK SEAT BELTS			STD
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			STD
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD

Instruments & Controls

106-002	ELECTRONIC ACCELERATOR CONTROL	STD
---------	--------------------------------	-----

Prepared for:
Don McPeters
FRONT ROYAL TOWN OF
102 E MAIN ST

FRONT ROYAL, VA 22630
Phone: 540-636-6889

Prepared by:
Dan Smith
EXCEL TRUCK GROUP
3243 LEE HIGHWAY
WEYERS CAVE, VA 244860096
Phone: 540-234-0999

Data Code	Description	Weight Front	Weight Rear	Retail Price
734-025	CONFIGURABLE UPPER PANEL WITH INTEGRATED LOWER STORAGE			\$4.00
87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK			N/C
870-001	BLACK GAUGE BEZELS			STD
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM			STD
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS			STD
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION: 4 POSITION OFF/RUN/START/ACCESSORY			STD
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
844-001	2 INCH ELECTRIC FUEL GAUGE			STD
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS			\$134.00
48F-998	NO PREWIRED HIGH POWER CIRCUIT			STD
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS			\$79.00
4C0-998	NO ADDITIONAL EXTRA SWITCH ACCUATORS			STD
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP			\$6.00
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR			N/C
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE			\$30.00
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			\$40.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
736-998	NO OBSTACLE DETECTION SYSTEM			(\$4,324.00)
72K-998	NO REVERSE PROXIMITY SENSOR			STD
72J-998	NO DR ASSIST SYSTEM			(\$32.00)
3ZS-014	DETROIT FORWARD FACING VIDEO CAPTURE VIA BENDIX SAFETYDIRECT (NO DRIVER FACING VIDEO CAPTURE)	5		N/C
49B-004	ELECTRONIC STABILITY CONTROL			N/C
73B-998	NO LANE DEPARTURE WARNING SYSTEM			(\$1,080.00)
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
35M-010	1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)	10		\$154.00
746-137	AM/FM/WB WORLD TUNER RADIO WITH BLUETOOTH, USB AND AUXILIARY INPUTS, J1939			STD
747-001	DASH MOUNTED RADIO			STD
750-002	(2) RADIO SPEAKERS IN CAB			STD
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF			STD
74D-006	STANDARD RADIO WIRING WITH STEERING WHEEL CONTROLS			STD
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES			STD
6TS-008	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE			\$30.00
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
329-113	FOUR EXTRA HARDWIRED SWITCHES IN DASH, ROUTE TO UNDER CAB, CAPPED			\$165.00
4C1-998	NO HARDWIRE SWITCH #1			N/C
4C2-998	NO HARDWIRE SWITCH #2			N/C
4C3-998	NO HARDWIRE SWITCH #3			N/C
4C4-998	NO HARDWIRE SWITCH #4			N/C
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN			(\$23.00)

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WEYERS CAVE, VA 244860096
Phone: 540-234-0999

Data Code	Description	Weight Front	Weight Rear	Retail Price
482-001	BW TRACTOR PROTECTION VALVE			N/C
883-001	TRAILER HAND CONTROL BRAKE VALVE			N/C
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY			STD
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR			N/C
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD
Design				
065-000	PAINT: ONE SOLID COLOR			STD
Color				
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
964-6Z7	BUMPER PAINT: FP24812 ARGENT SILVER DUPONT FLEX			STD
969-998	NO CAB/BODY EXTERIOR DECALS			STD
963-003	STANDARD E COAT/UNDERCOATING			STD
Certification / Compliance				
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
Sales Programs				
NO SALES PROGRAMS HAVE BEEN SELECTED				

TOTAL VEHICLE SUMMARY

Adjusted List Price

Adjusted List Price ** \$133,622.00

Application Version 11.9.805
Data Version PRL-28M.048
Front Royal MY25



06/28/2024 9:44 AM

Page 15 of 17

Prepared for:
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Phone: 540-234-0999

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight [†]	6780 lbs	3967 lbs	10747 lbs
Total Weight [†]	6780 lbs	3967 lbs	10747 lbs

ITEMS NOT INCLUDED IN ADJUSTED LIST PRICE

Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS	\$555.00
PNV-998	NO CARB24 SURCHARGE	N/C
RD1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES	STD
RAC-42N	M2/SD PLUS ESCALATOR	\$750.00
RAG-020	CUMMINS TARIFF CHARGE - \$205	\$205.00
RAU-025	MY25 ESCALATOR	\$1,500.00
RFY-022	FRONT TIRE SURCHARGE	\$60.00
RFU-022	REAR TIRE SURCHARGE	\$120.00
P73-2FT	STANDARD DESTINATION CHARGE	\$3,375.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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Q U O T A T I O N

M2 106 PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
CUM L9 300 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT
@ 1200 RPM
ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH
PTO PROVISION
CUMMINS-MERITOR RS-21-160 21,000# R-SERIES
SINGLE REAR AXLE
23,000# FLAT LEAF SPRING REAR SUSPENSION WITH
RADIUS ROD

DETROIT DA-F-12.0-3 12,000# FF1 71.5 KPI/3.74 DROP
SINGLE FRONT AXLE
13,300# TAPERLEAF FRONT SUSPENSION
106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL
CAB
3875MM (153 INCH) WHEELBASE
NO FIFTH WHEEL
9/32X3-7/16X10-1/16 INCH STEEL FRAME
(7.14MMX255.6/0.281X10.06 INCH) 80KSI
1600MM (63 INCH) REAR FRAME OVERHANG

		PER UNIT	TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$ 97,976	\$ 97,976
EXTENDED WARRANTY		\$ 0	\$ 0
DEALER INSTALLED OPTIONS		\$ 0	\$ 0
CUSTOMER PRICE BEFORE TAX		\$ 97,976	\$ 97,976

TAXES AND FEES

TAXES AND FEES	\$ 0	\$ 0
OTHER CHARGES	\$ 0	\$ 0

TRADE-IN

TRADE-IN ALLOWANCE	\$ (0)	\$ (0)
--------------------	--------	--------

BALANCE DUE	(LOCAL CURRENCY) \$ 97,976	\$ 97,976
-------------	----------------------------	-----------

COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X _____ Date: ___ / ___ / ___.

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or
contact us at Information@dtfoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to
fit your business needs. For more information about our products and services, visit
our website at www.daimler-truckfinancial.com.

MEMORANDUM

TO: BJ Wilson, Director of Financing

FROM: Donald B McPaters, Director of Fleet Maintenance *DBM*

SUBJECT: Purchase of a of a 2-Truck chassis for Public Work for a dump truck replacement.

DATE: July 18, 2024

The Public Works Department has a dump truck in the budget for 2024-2025 to replace 763 a 2002 GMC 8500 series dump truck chassis. We have specifications and a contract number to purchase this item. The Vender is Excel Truck Group out of Weyers Cave Virginia and the contract is Virginia Sherriff's Association. Contract number 24-05-0713. As long as it takes to get a chassis which is around 2 years can we purchase another chassis in the budget year? As of now we cannot get on the order sheet unless someone cancels their order for this year, we will be able to get on the list for this year. If we get on the list for next year, they are predicting around 5%. increase of the price. The dump bed and hydraulic systems will be separate bid

Auto Maintenance

From: Dan Smith <dansmith@exceltg.com>
Sent: Monday, July 8, 2024 1:58 PM
To: Auto Maintenance
Subject: Re: Updated Specs

I would like to think not more than 5%....So \$103k

Dan Smith

Sales Manager
Excel Truck Group
3243 Lee Hwy
Weyers Cave, VA 24486
Cell: (540) 578-0658 | **Office:** (540) 234-0999
Email: Dansmith@exceltg.com
www.exceltruckgroup.com



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From: Auto Maintenance <automaintenance@frontroyalva.com>
Sent: Monday, July 8, 2024 1:55 PM
To: Dan Smith <dansmith@exceltg.com>
Subject: Re: Updated Specs

CAUTION

This email originated outside the organization. Do not click any links or attachments unless you know the sender.

Sent from my iPhone

On Jul 8, 2024, at 1:52 PM, Dan Smith <dansmith@exceltg.com> wrote:

Just a figure for now.

Do you want me to put something in a letter or just give you a figure?

Dan Smith

Sales Manager

Excel Truck Group

3243 Lee Hwy

Weyers Cave, VA 24486

Cell: (540) 578-0658 | **Office:** (540) 234-0999

Email: Dansmith@exceltg.com

www.exceltruckgroup.com

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[<Outlook-431wijrj.png>](#)

[<Outlook-ikix0vgp.png>](#)

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From: Auto Maintenance <automaintenance@frontroyalva.com>

Sent: Monday, July 8, 2024 1:41 PM

To: Dan Smith <dansmith@exceltg.com>

Subject: RE: Updated Specs

CAUTION

This email originated outside the organization. Do not click any links or attachments unless you know the sender.

Dan can you guess the price for the 1 quarter next year. That way we inform the council that if we do not get a cancellation that the price will increase this much for the second chassis.

From: Dan Smith <dansmith@exceltg.com>

Sent: Friday, June 28, 2024 9:49 AM

To: Auto Maintenance <automaintenance@frontroyalva.com>

Subject: Updated Specs

Don,

Please see updated specs with a block heater. I kept pricing the same, so the cover letter is still good. Bad news is I only have 1 M2 slot left for the fourth quarter unless I get a cancellation. If I don't get a cancellation, I can put you in the 1st quarter next year, but the pricing may be a little higher due to the model year. Do you want me to guess at that or wait?

Thanks Don,

Dan Smith

Sales Manager

Excel Truck Group

3243 Lee Hwy

Weyers Cave, VA 24486

Cell: (540) 578-0658 | **Office:** (540) 234-0999

Email: Dansmith@exceltg.com

www.exceltruckgroup.com

<image001.png>

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REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 10C

Agenda Item: Purchase of Services for Curb & Gutter Removal and Installation

Summary: Council is requested to approve the purchase of services for curb and gutter removal and installation to Gordian JOC / F.H. Paschen, in the amount of \$449,760.55 for work on the following streets:

- Washington Ave: curb & gutter and new cul-de-sac
- E. 7th Street: curb & gutter
- Belair Ave: curb & gutter and stormwater
- Sherwood Ave: curb & gutter and ADA ramps
- Jamestown Road: curb & gutter

The department currently has \$6,525 budgeted on PO #30834 to fund this project and \$443,235.55, encumbered on PO #30573.

Budget/Funding: Funding has been budgeted for and is available in the following line items:

4500-R47941	Highway Maintenance – Curb & Gutter	\$6,525
4500-R47927	Highway Maintenance – Street Reconstruction	\$443,235.55

Meetings: Work Session held August 5, 2024

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council approve the purchase of services for curb and gutter removal and installation to Gordian JOC / F.H. Paschen, in the amount of \$449,760.55 for work on the following streets:

- Washington Ave: curb & gutter and new cul-de-sac
- E. 7th Street: curb & gutter
- Belair Ave: curb & gutter and stormwater
- Sherwood Ave: curb & gutter and ADA ramps
- Jamestown Road: curb & gutter

Moved _____ *Seconded* _____

VM Sealock _____ *Ingram* _____ *Morris* _____ *Rappaport* _____ *DeDomenico-Payne* _____ *Wood* _____

Project Cost Summary

Attn: Town of Front Royal
Steve Scheulen

Proposal Date: July 01, 2024
Project No. 130844

Job Order No: 130844.00
Job Order Title: Town of Front Royal - Curb and Gutter
Project Manager: Steve Scheulen

Job Order Amount; PO to Contractor:	\$428,343.38
License Fee (5.00%); PO to Gordian:	\$21,417.17

Total Project Cost:	\$449,760.55
----------------------------	---------------------

Work Order Signature Document

EZIQC Contract No.: CTR025597

☒

New Work Order



Modify an Existing Work Order

Work Order Number: 130844.00

Work Order Date: 07/01/2024

Work Order Title: Town of Front Royal - Curb and Gutter

Owner Name: Town of Front Royal

Contractor Name: FHP Tectonics Corp

Contact: Steve Scheulen

Contact: Keith Knicely

Phone:

Phone:

No Data Input

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No CTR025597.

Brief Work Order Description:

Repair and install curb and gutter.

Time of Performance

Estimated Start Date: 08/12/2024

Estimated Completion Date: 10/04/2024

Liquidated Damages

Will apply:

☐

Will not apply:

☒

Work Order Firm Fixed Price: \$428,343.38

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date

Detailed Scope of Work

To:

Keith Knicely
FHP Tectonics Corp

From:

Steve Scheulen
Town of Front Royal

Date Printed:

July 01, 2024

Work Order Number:

130844.00

Work Order Title:

Town of Front Royal - Curb and Gutter

Brief Scope:

Repair and install curb and gutter.

☐ Preliminary

☐ Revised

☒ Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please reference attached scope of work.

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: July 01, 2024

IQC Master Contract #: CTR025597

Work Order Number: 130844.00

Owner PO #:

Work Order Title: Town of Front Royal - Curb and Gutter

Contractor: FHP Tectonics Corp

Proposal Name: Town of Front Royal - Curb and Gutter

Proposal Value: \$428,343.38

01 - General Requirements	\$296,661.54
02 - Site Work	\$7,924.28
03 - Concrete	\$4,252.99
31 - Earthwork	\$16,967.79
32 - Exterior Improvements	\$90,027.80
33 - Utilities	\$12,508.98
Proposal Total	\$428,343.38

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Contractor's Price Proposal - Detail

Date: July 01, 2024
IQC Master Contract #: CTR025597
Work Order Number: 130844.00
Owner PO #:
Work Order Title: Town of Front Royal - Curb and Gutter
Contractor: FHP Tectonics Corp
Proposal Name: Town of Front Royal - Curb and Gutter
Proposal Value: \$428,343.38

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
1	01 22 20 00-0006		HR	CarpenterFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$7,066.76
			Installation	Quantity 160.00 x Unit Price 43.09 x Factor 1.0250 = Total \$7,066.76	
				In place of superintendent time @ 8 weeks/50% time	
2	01 22 20 00-0006	0001	MOD	For Foreperson, Add	\$352.60
			Installation	Quantity 160.00 x Unit Price 2.15 x Factor 1.0250 = Total \$352.60	
3	01 22 20 00-0057		HR	Flagperson For Traffic Control	\$45,057.36
			Installation	Quantity 960.00 x Unit Price 45.79 x Factor 1.0250 = Total \$45,057.36	
				Flagger on each side of work zone for duration of concrete work, site work, and stormwater work.	
4	01 22 23 00-0199		MO	10 To 12 Ton, Single Padfoot Drum, Ride-On Self-Propelled Vibratory Roller With Full-Time Operator	\$16,484.11
			Installation	Quantity 1.00 x Unit Price 16,082.06 x Factor 1.0250 = Total \$16,484.11	
				bulk compaction	
5	01 22 23 00-0199	0029	MOD	For Equipment Without Operator, Deduct	-\$2,721.41
			Installation	Quantity 0.25 x Unit Price -10,620.12 x Factor 1.0250 = Total -\$2,721.41	
				25% downtime	
6	01 22 23 00-0203		MO	48" Wide, 40" Diameter, Towed Padfoot Roller	\$1,864.25
			Installation	Quantity 2.00 x Unit Price 909.39 x Factor 1.0250 = Total \$1,864.25	
				tight areas compaction and trench compaction	
7	01 22 23 00-0233		WK	1" x 4' x 8' Steel Plate	\$552.45
			Installation	Quantity 6.00 x Unit Price 89.83 x Factor 1.0250 = Total \$552.45	
				steel plate for open trench/stormwater work. 6 plates on site used as needed for duration of work.	
8	01 22 23 00-0270		MO	8' Road Broom, Self Propelled Street Sweeper With Full-Time Operator	\$25,308.01
			Installation	Quantity 2.00 x Unit Price 12,345.37 x Factor 1.0250 = Total \$25,308.01	
				daily maintenance and cleaning of work areas from trucks and equipment in/out.	
9	01 22 23 00-0270	0051	MOD	For Equipment Without Operator, Deduct	-\$2,452.46
			Installation	Quantity 0.25 x Unit Price -9,570.58 x Factor 1.0250 = Total -\$2,452.46	
				25% downtime	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 130844.00
Work Order Title: Town of Front Royal - Curb and Gutter

Proposal Name: Town of Front Royal - Curb and Gutter
Proposal Value: \$428,343.38

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
10	01 22 23 00-0284		MO	2,400 LB Capacity, 72" Wide, Skid-Steer Loader With Full-Time Operator	\$64,671.25
				Quantity	Unit Price
				5.00	12,618.78
				x	x
				1.0250	=
					Total
					\$64,671.25
				2 skid-steers for duration of concrete work. 1 skid steer for cul de sac grading and prep	
11	01 22 23 00-0293		MO	Hydraulic Hammer Attachment For Skid-Steer Loaders	\$5,038.90
				Quantity	Unit Price
				2.00	2,458.00
				x	x
				1.0250	=
					Total
					\$5,038.90
12	01 22 23 00-0301		WK	Broom Attachment For Skid-Steer Loaders	\$2,903.78
				Quantity	Unit Price
				8.00	354.12
				x	x
				1.0250	=
					Total
					\$2,903.78
				on site for use assisting street sweeper during down time and trucks in/out.	
13	01 22 23 00-0346		MO	1/2 CY Hydraulic Excavator With Full-Time Operator	\$16,992.41
				Quantity	Unit Price
				1.00	16,577.96
				x	x
				1.0250	=
					Total
					\$16,992.41
14	01 22 23 00-0346	0051	MOD	For Equipment Without Operator, Deduct	-\$2,721.41
				Quantity	Unit Price
				0.25	-10,620.12
				x	x
				1.0250	=
					Total
					-\$2,721.41
				25% downtime	
15	01 22 23 00-0516		WK	4' x 16' Trench Box With Up To 48" Spreaders	\$1,230.21
				Quantity	Unit Price
				4.00	300.05
				x	x
				1.0250	=
					Total
					\$1,230.21
				2 trench boxes	
16	01 22 23 00-0557		WK	60 HP Road Grader With Full-Time Operator	\$9,019.30
				Quantity	Unit Price
				2.00	4,399.66
				x	x
				1.0250	=
					Total
					\$9,019.30
				grading of cul de sac	
17	01 22 23 00-0557	0051	MOD	For Equipment Without Operator, Deduct	-\$628.02
				Quantity	Unit Price
				0.25	-2,450.80
				x	x
				1.0250	=
					Total
					-\$628.02
				25% downtime	
18	01 22 23 00-1395		MO	3 Ton Capacity, 12' To 16' Bed, 4 x 2 Flat Bed Truck With Full-Time Truck Driver	\$11,805.95
				Quantity	Unit Price
				1.00	11,518.00
				x	x
				1.0250	=
					Total
					\$11,805.95
				delivery of stormwater inlets and piping, delivery/relocating of form work and misc. concrete tools and small equipment.	
19	01 22 23 00-1395	0039	MOD	For Equipment Without Operator, Deduct	-\$2,358.38
				Quantity	Unit Price
				0.25	-9,203.45
				x	x
				1.0250	=
					Total
					-\$2,358.38
20	01 22 23 00-1412		MO	3/4 Ton, 4 x 4 Crew Cab Pickup Truck With Full-Time Truck Driver	\$22,619.68
				Quantity	Unit Price
				2.00	11,033.99
				x	x
				1.0250	=
					Total
					\$22,619.68
				daily use for moving arrow boards, hauling of material/equipment for constantly moving work areas.	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 130844.00

Work Order Title: Town of Front Royal - Curb and Gutter

Proposal Name: Town of Front Royal - Curb and Gutter

Proposal Value: \$428,343.38

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
21	01 22 23 00-1412	0039	MOD	For Equipment Without Operator, Deduct	-\$2,318.58
				Installation	
				Quantity 0.25 x Unit Price -9,048.11 x Factor 1.0250 = Total -\$2,318.58	
				25% downtime	
22	01 22 23 00-1422		MO	6 CY Rear Dump Truck With Full-Time Truck Driver	\$52,415.92
				Installation	
				Quantity 4.00 x Unit Price 12,784.37 x Factor 1.0250 = Total \$52,415.92	
				4 trucks cycle hauling demolished material off site and new stone on site for duration	
23	01 22 23 00-1422	0039	MOD	For Equipment Without Operator, Deduct	-\$1,415.03
				Installation	
				Quantity 0.15 x Unit Price -9,203.45 x Factor 1.0250 = Total -\$1,415.03	
				15% downtime	
24	01 22 23 00-1446		DAY	5,000 Gallon Vacuum Truck With Full-Time Truck Driver	\$1,842.40
				Installation	
				Quantity 1.00 x Unit Price 1,797.46 x Factor 1.0250 = Total \$1,842.40	
				for jet cleaning/flush the HDPE pipe after installation	
25	01 22 23 00-1480		MO	Truck Mounted Arrow Board	\$3,251.22
				Installation	
				Quantity 4.00 x Unit Price 792.98 x Factor 1.0250 = Total \$3,251.22	
				For duration, 2 arrow boards	
26	01 52 19 00-0003		MO	Portable Chemical Toilet	\$471.46
				Installation	
				Quantity 4.00 x Unit Price 114.99 x Factor 1.0250 = Total \$471.46	
				2 units for concurrent work in different areas for duration	
27	01 55 26 00-0030		MO	28" Cone With Reflective Collar	\$1,140.83
				Installation	
				Quantity 150.00 x Unit Price 7.42 x Factor 1.0250 = Total \$1,140.83	
				50 cones for duration protection work area from public	
28	01 55 26 00-0093		MO	Aluminum Sign And A Frame Stand	\$666.17
				Installation	
				Quantity 12.00 x Unit Price 54.16 x Factor 1.0250 = Total \$666.17	
				road work/work zone signage for the duration	
29	01 55 26 00-0126		EA	Placement And Removal Of Portable Sign And Stand From Roadside	\$159.90
				Installation	
				Quantity 100.00 x Unit Price 1.56 x Factor 1.0250 = Total \$159.90	
				daily set up and removal for work zone signage in moving work areas	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 130844.00
Work Order Title: Town of Front Royal - Curb and Gutter

Proposal Name: Town of Front Royal - Curb and Gutter
Proposal Value: \$428,343.38

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
30	01 71 13 00-0003		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$20,361.91
				Installation	
				Quantity	Unit Price
				16.00	1,241.58
				x	x
					Factor =
					1.0250
					Total
					\$20,361.91
				equipment mob/demob - skid steers, excavators, rollers, paving machine. 3 main work areas across town - load/deliver to each location	
Subtotal for 01 - General Requirements					\$296,661.54
02 - Site Work					
31	02 41 13 13-0021		SY	>6" To 9" By Machine, Break-up And Remove Bituminous Paving	\$5,345.38
				Installation	
				Quantity	Unit Price
				250.00	20.86
				x	x
					Factor =
					1.0250
					Total
					\$5,345.38
				Removal of asphalt for new curb & gutter layouts, new stormwater work	
32	02 41 13 13-0027		SY	>6" To 9" By Machine, Break-up And Remove Non-Reinforced Concrete Paving	\$2,578.90
				Installation	
				Quantity	Unit Price
				85.00	29.60
				x	x
					Factor =
					1.0250
					Total
					\$2,578.90
				demo of existing curb and gutter, sidewalk, and handicap ramps to allow new installs of C&G/ramps/stromwater	
Subtotal for 02 - Site Work					\$7,924.28
03 - Concrete					
33	03 35 13 00-0004		SF	Broom, Concrete Floor Finish	\$653.44
				Installation	
				Quantity	Unit Price
				750.00	0.85
				x	x
					Factor =
					1.0250
					Total
					\$653.44
				All finishes for apron and sidewalk	
34	03 35 13 00-0006		SF	Steel Trowel, Concrete Floor Finish	\$3,358.93
				Installation	
				Quantity	Unit Price
				2,900.00	1.13
				x	x
					Factor =
					1.0250
					Total
					\$3,358.93
				float/trowel finish all gutter	
35	03 35 26 00-0002		SF	Ramp, Grooved Concrete Surface Finishing	\$240.62
				Installation	
				Quantity	Unit Price
				75.00	3.13
				x	x
					Factor =
					1.0250
					Total
					\$240.62
				closest equivalent to truncated domes or pavers to be installed at ADA ramps.	
Subtotal for 03 - Concrete					\$4,252.99
31 - Earthwork					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 130844.00
Work Order Title: Town of Front Royal - Curb and Gutter

Proposal Name: Town of Front Royal - Curb and Gutter
Proposal Value: \$428,343.38

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
31 - Earthwork					
36	31 05 16 00-0008		CY	#57 Stone Aggregate Fill (3/8" To 1")	\$14,422.98
				Installation	
			Quantity	Unit Price	Factor = Total
			240.00	58.63	1.0250 = \$14,422.98
			x	x	
			21a compacted for all new concrete installations		
37	31 13 13 00-0004		EA	>12" To 24" D.B.H. (Diameter At Breast Height) Tree RemovalIncludes cutting up tree, chipping and loading.	\$1,620.05
				Installation	
			Quantity	Unit Price	Factor = Total
			2.00	790.27	1.0250 = \$1,620.05
			x	x	
38	31 25 14 26-0008		LF	3' High Silt Fence with Stakes at 4' On Center	\$924.76
				Installation	
			Quantity	Unit Price	Factor = Total
			260.00	3.47	1.0250 = \$924.76
			x	x	
Subtotal for 31 - Earthwork					\$16,967.79
32 - Exterior Improvements					
39	32 12 16 13-0007		SY	3" Thick Bituminous Hot Mix Intermediate Binder CourseIncludes placement, rolling, finishing and sweeping.	\$4,219.97
				Installation	
			Quantity	Unit Price	Factor = Total
			212.00	19.42	1.0250 = \$4,219.97
			x	x	
			base course asphalt repair		
40	32 12 16 13-0018		SY	3" Thick Bituminous Hot Mix Surface Wearing CourseIncludes placement, rolling, finishing and sweeping.	\$4,052.65
				Installation	
			Quantity	Unit Price	Factor = Total
			212.00	18.65	1.0250 = \$4,052.64
			x	x	
			base course asphalt repair		
41	32 16 13 13-0002		LF	6" x 12" Cast In Place Concrete Curb	\$276.75
				Installation	
			Quantity	Unit Price	Factor = Total
			25.00	10.80	1.0250 = \$276.75
			x	x	
			CG-2		
42	32 16 13 13-0020		LF	6" x 24" Cast In Place Concrete Gutter With 6" Curb And Face - Straight	\$77,748.30
				Installation	
			Quantity	Unit Price	Factor = Total
			2,940.00	25.80	1.0250 = \$77,748.30
			x	x	
			CG-6 and CG-9 includes rolled curb modifier		
43	32 16 13 13-0020	0084	MOD	For Mountable Or Rolled Curb And Gutter, Add	\$719.55
				Installation	
			Quantity	Unit Price	Factor = Total
			600.00	1.17	1.0250 = \$719.55
			x	x	
44	32 31 29 00-0027		LF	Post And Rail Fence, 2 Rails, 3' High #1 Cedar	\$86.25
				Installation	
			Quantity	Unit Price	Factor = Total
			0.00	20.46	1.0250 = \$0.00
			x	x	
			Demolition		
			45.00	1.87	1.0250 = \$86.25
			x	x	
45	32 91 19 13-0011		SY	Furnish And Place Imported Screened Topsoil, 2" Deep	\$2,924.33
				Installation	
			Quantity	Unit Price	Factor = Total
			900.00	3.17	1.0250 = \$2,924.33
			x	x	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 130844.00
Work Order Title: Town of Front Royal - Curb and Gutter

Proposal Name: Town of Front Royal - Curb and Gutter
Proposal Value: \$428,343.38

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Subtotal for 32 - Exterior Improvements					\$90,027.80
33 - Utilities					
46	33 01 30 11-0003		LF	Video Camera Inspection Of Pipe Interior Or Culvert	\$375.15
				Quantity Unit Price Factor = Total	
			Installation	120.00 x 3.05 x 1.0250 = \$375.15	
				CCTV of stormwater pipes following flush/jetting to ensure quality and free of obstructions/damage	
47	33 14 13 23-0435		LF	16" DR 21, Butt Fusion Joint High Density Polyethylene (HDPE) Pressure Pipe	\$3,482.13
				Quantity Unit Price Factor = Total	
			Installation	120.00 x 28.31 x 1.0250 = \$3,482.13	
48	33 14 13 23-0435	0053	MOD	For SDR 11, Add	\$1,881.90
				Quantity Unit Price Factor = Total	
			Installation	120.00 x 15.30 x 1.0250 = \$1,881.90	
				Typical SDR of storm drainage pipe	
49	33 42 31 00-0015		EA	6' Deep, 3'-8" x 3'-8" x 6" Thick Wall, Cast In Place, Grate Drop Inlet Basin	\$6,769.80
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 3,302.34 x 1.0250 = \$6,769.80	
				closest equivalent DI-1 drop inlet and DI-3B drain inlet	
Subtotal for 33 - Utilities					\$12,508.98
Proposal Total					\$428,343.38

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Job Order Authorization

Date: 07/01/2024
Job Order #: 130844.00
Title: Town of Front Royal - Curb and Gutter
Project Code: 130844
Contractor: FHP Tectonics Corp
Contractor Number: CTR025597
Job Order Value: \$428,343.38

To:	Keith Knicely Project Manager FHP Tectonics Corp	From:	Steve Scheulen Infrastructure Manager Town of Front Royal
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This Job Order Number is issued pursuant to the Term Contract between Owner and Contractor for Job Order Contracting, DGS-30-515, CO-9JOC dated 1/13/21 which is incorporated herein by reference.

SCOPE OF WORK:

The scope of work for which construction services are to be performed under this Job Order is generally described as:
Repair and install curb and gutter.

Time for Completion:

The work shall be commenced on a date to be specified in a written order of the Owner and shall be Substantially Completed within No Data Input calendar days or no later than the Contract Completion Date which is 10/04/2024. The work shall be finally completed within thirty (30) days after the Substantial Completion of the Work.

Contract Documents:

In addition to the Contract Documents listed in the Term Contract for Job Order Contracting , the Contract Documents listed below shall be incorporated into this Job Order as if fully set forth herein:

- Detailed Scope of Work dated ...
- Drawings dated ...
- Specifications dated ...
- Any additional Job Order-specific documents ...

The General Conditions of the Construction Contract (CO-7) as supplemented by the Supplemental General Conditions for Job Order Contracting shall apply to all Work performed under this Job Order .

Contract Amount:

The Contractor agrees to perform all construction required for the completion of the above- described Scope of Work required by this Project Order for the lump sum amount of \$428,343.38.

Work Order Number: 130844.00
Work Order Title: Town of Front Royal - Curb and Gutter

"All Risk" BUILDER'S RISK INSURANCE:

This Project is **Owner Controlled During Construction**. Contractor shall procure and maintain "all-risk" Builder's Risk insurance as set forth in Section 12 of the General Conditions for a Site which is Owner controlled during construction.

Contractor

Owner

By:
(Signature) (Date)

By:
(Signature) (Date)

Name:

Name:

Title:

Title:

ATTEST:
(Signature) (Date)

ATTEST:
(Signature) (Date)

COPY

Job Order Contract
Job Order Proposal Request
Form CO-7b JOC DGS-30-525(Rev. 07/20)

Date: Jun 11, 2024

To: Keith Knicely
Project Manager
FHP Tectonics Corp

From: Steve Scheulen
Infrastructure Manager
Town of Front Royal

1. PROJECT IDENTIFICATION:

a. **Project Name:** Town of Front Royal - Curb and Gutter

b. **Project Number:** 130844

c. **Project Location:** Washington Avenue

2. TIME FOR COMPLETION:

a. **Project Start Date:** 08/12/2024

b. **Project Duration:** No Data Input

c. **Substantial Completion Date:** 10/04/2024

3. PROPOSAL DUE DATE _____

Dear Keith Knicely

The Job Order Proposal request consists of these instructions to the Contractor, the Detailed Scope of Work, and the project specific Special Conditions. The General Conditions, Supplemental General Conditions, and any other requirements of the Term Contract Between Owner and Contractor for Job Order Contracting shall apply unless specifically modified in the project specific Special Conditions.

Additional Requirements:

4. DETERMINATION OF RESPONSIBILITY

The Contractor shall be prepared, if so requested by the Owner, to present evidence of his experience, qualifications and financial ability to carry out the terms of the Job Order.

Prior to award of the Job Order, an evaluation will be made to determine if the Contractor has the capability, in all respects, to perform fully the contract requirements and the moral and business integrity and reliability which will assure good faith performance, and who has been prequalified, if required. Factors to be evaluated include, but are not limited to:

Work Order Number: 130844.00

Work Order Title: Town of Front Royal - Curb and Gutter

- (a) sufficient financial ability to perform the contract as evidenced by the Contractor's ability to obtain payment and performance bonds from an acceptable surety;
- (b) appropriate experience to perform the work described in the Detailed Scope of Work ;
- (c) any judgments entered against the Contractor, or any officers, directors, partners or owners for breach of a contract for construction;
- (d) any substantial noncompliance with the terms and conditions of prior construction contracts with a public body without good cause where the substantial noncompliance is documented; or
- (e) a conviction of the Contractor or any officer , director, partner, project manager, procurement manager, chief financial officer, or owner in the last five years of a crime relating to governmental or nongovernmental construction or contracting;
- (f) any current debarment of the Contractor, any officer, director or owner, from bidding or contracting by any public body of any state, any state agency, or any agency of the federal government.

5. ATTACHMENTS:

- a. Detailed Scope Of Work
- b. Other Documentation
- c. Other Documentation

Front Royal Curb and Gutter

Detailed Scope of Work

- Manage traffic in accordance to VDOT standards.
- Temporary removal and reinstallation of signage interfering with work.
 - Utilities interfering will result in pausing work to discuss with Owner.
- Removal and disposal of (2) 22" pine trees located on the Washington Ave. cul-de-sac.
- Install new cul-de-sac at the end of Washington Ave as indicated on drawings.
 - All grading per drawings including area for future driveway.
 - Grade to be left below gutter line for future asphalt by others.
 - Furnish and install silt fence as indicated on drawings.
- Removal of wooden fencing located on Jamestown Rd. cul-de-sac.
- Demolish and dispose of all specified pavement, curb and gutter and sidewalk as indicated on drawings.
 - Includes any saw cutting of asphalt necessary to install new curb and gutter.
 - Includes any excavation of soil necessary to install new curb and gutter.
- Install new curb and gutter, rolled curb, aprons and sidewalk in accordance with specifications.
 - Includes finishes.
 - Asphalt patches as needed from curb and gutter work will be base course only.
 - Finish course by others.
 - Any soil excavated during installation of curb and gutter will be backfilled.
 - Includes seeding of grass where necessary.
 - Compaction of dirt.
- Install ADA handicap ramps at the intersection of Luray Ave and Sherwood Ave.
- Extension of existing concrete sidewalks and driveways to newly installed curb and gutter as indicated on drawings.
 - Includes concrete apron for concrete driveways being extended.
 - Includes finishes.
- Install new 15" HDPE stormwater piping with curb inlet and drain inlet as indicated on drawings.
 - Includes asphalt patching for curb inlet and drop inlet.
 - Includes trenching for installation of piping.
 - Includes required backfill and asphalt for trench fill.
 - Includes Jetting and CCTV of Pipe



- Install rip rap in areas as indicated in drawings.

Exclusions:

- Testing and Inspections
 - Backfill/base compaction
 - Concrete testing
- Survey
- Stakeout
- Permits
- Off hours work

COPY

Memo



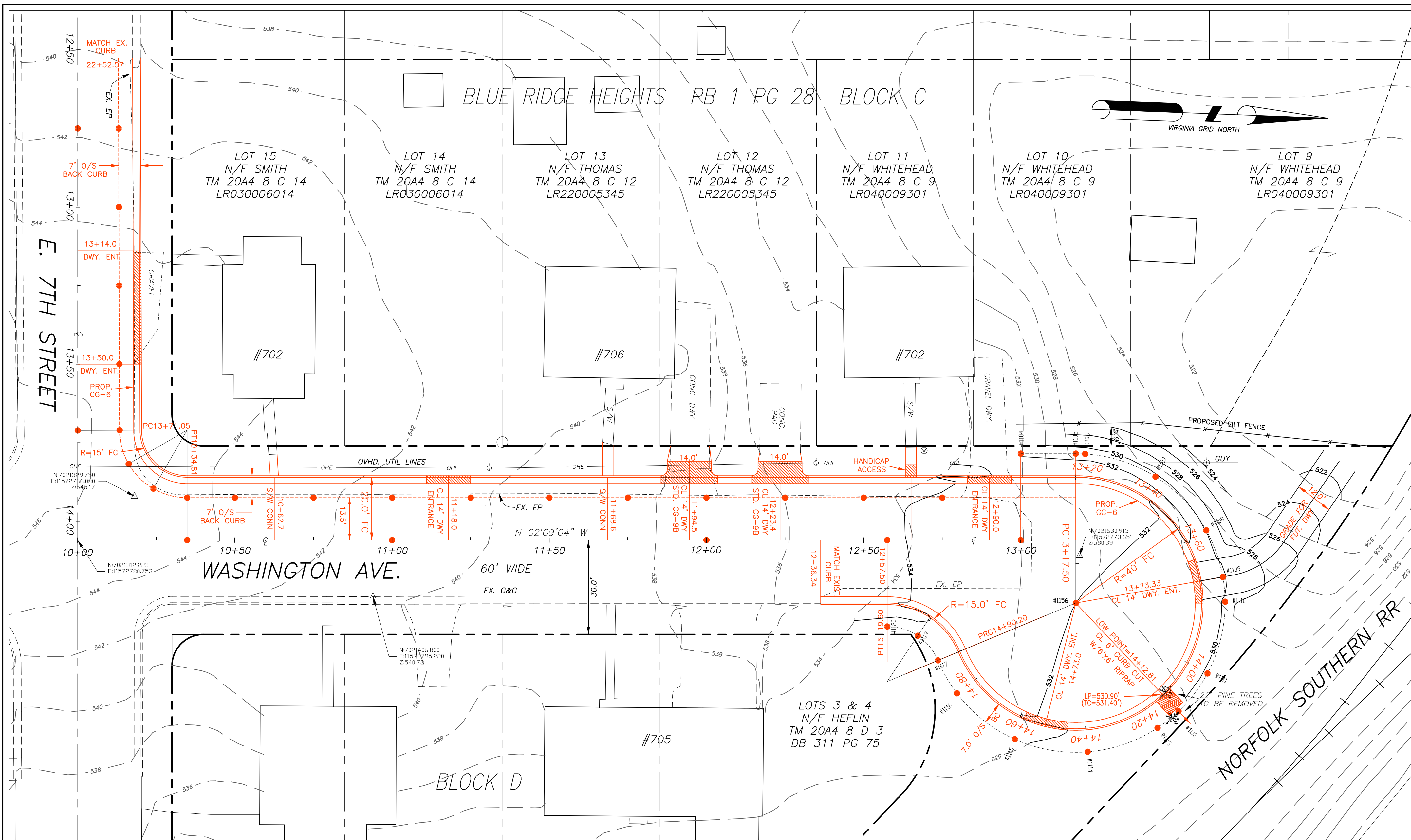
Town of Front Royal Public Works

TO: Michelle Campbell, Manager of Purchasing
FROM: Steve Scheulen, Infrastructure Manager
CC: BJ Wilson, Director of Finance
DATE: July 10, 2024
RE: Curb & Gutter Project Proposal

Public Works review of the Curb & Gutter project proposal provided by F.H. Paschen is approved to move forward. The detailed price proposal covers items outlined in the Scope of Work. Total project cost is \$449,760.55 with funding available using PO# 30834 and 30573.

Steve Scheulen, Infrastructure Manager

Robert Boyer, Director of Public Works



NOTES:

- UNLESS OTHERWISE NOTED, ALL PROPOSED CURB & GUTTER DIMENSIONS ARE TO BACK OF CURB. TC= TOP CURB BC= BACK OF CURB FC= FACE OF CURB
- PLANIMETRIC INFORMATION SHOWN HEREON BASED ON TOWN OF FRONT ROYAL GIS MAPS.
- THIS SHEET FOR HORIZONTAL STAKEOUT PURPOSES. UNLESS OTHERWISE SHOWN HEREON, THE LOCATION OF CURB CUTS, DRIVEWAY ENTRANCES, DRAINAGE DEVICES, ETC., TO BE DETERMINED IN THE FIELD BY OTHERS WITH APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- VERTICAL DATUM = NAVD88

THE LOCATION OF UNDERGROUND UTILITY LINES SHOWN HEREON IS BASED PARTLY ON INFORMATION WHICH MAY OR MAY NOT BE ACCURATE AND/OR COMPLETE. VERIFY ALL UTILITY LOCATIONS WITH TEST PITS PRIOR TO CONSTRUCTION AND NOTIFY THE DIRECTOR OF PUBLIC WORKS IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- | | | | |
|--------------|-------------------------------|--------------------------|---------------------|
| — W — 4" — | EXIST. WATERLINE | ⊕ UTILITY POLE | |
| — SAN — 6" — | EXIST. SAN. SEWER LINE | ○ WATER VALVE (WV) | |
| — SL — 4" — | EX. SAN. SEWER LATERAL | ⊗ WATER METER | |
| — E — E — | EX. OVERHEAD UTIL. LINES | ○ CLEAN OUT (CO) | |
| — — — | PROPERTY LINE | ⊕ SANITARY SEWER MANHOLE | |
| — — — | CENTERLINE STREET R/W | ⊕ FIRE HYDRANT | |
| ▨ | PROPOSED DRIVEWAY ROLLED CURB | ● NAIL SET | |
| | | — 520 — | EXIST. 2-FT CONTOUR |
| | | — 520 — | PROP. 2-FT. CONTOUR |

DIG WITH CARE: va811.com

1-800-552-7001



JOB No. 24-F112

CURB & GUTTER STAKEOUT WORKSHEET

E. 7TH STREET — BELAIR AVE.
WASHINGTON AVENUE

TOWN OF FRONT ROYAL, VIRGINIA



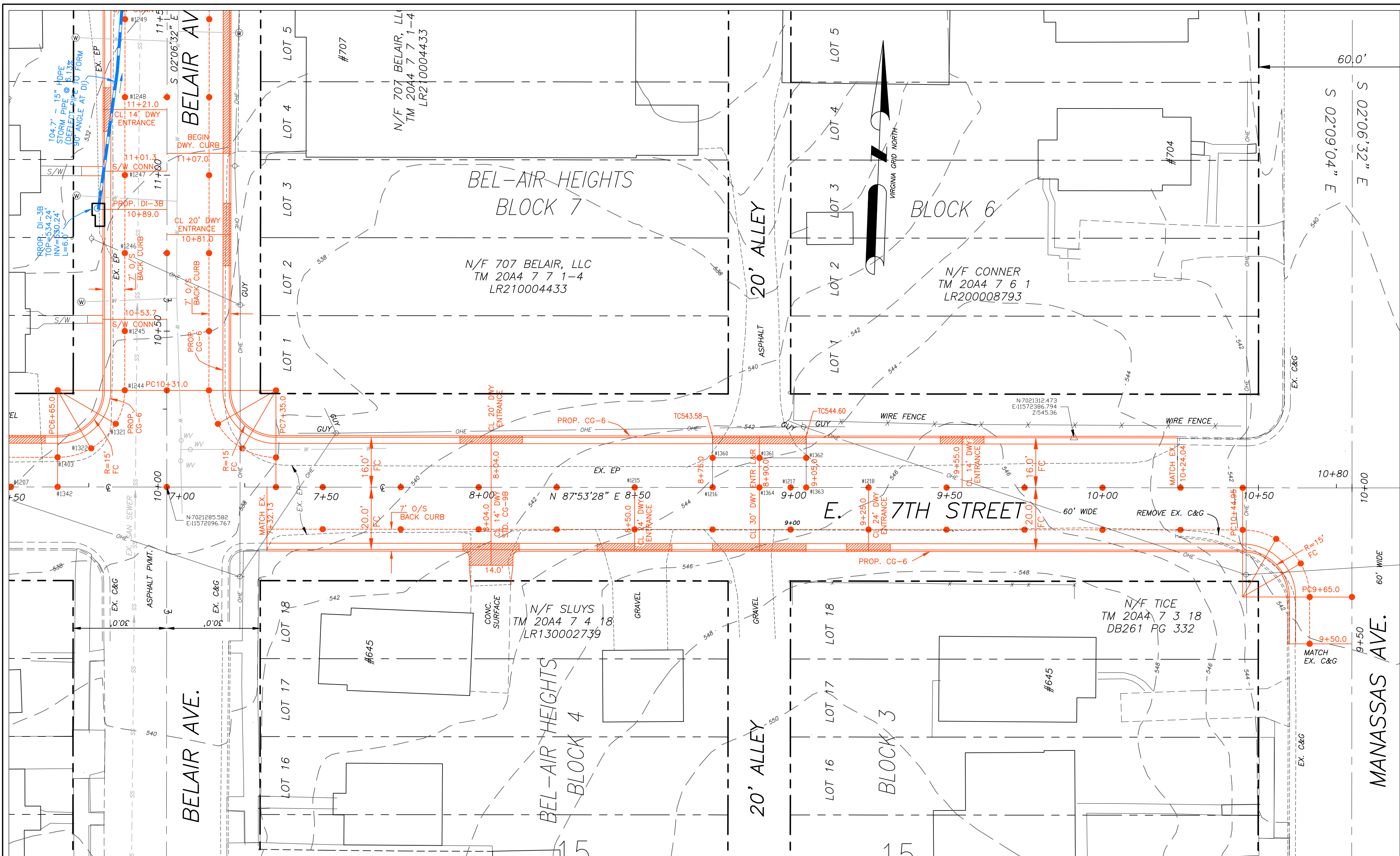
Measure & Map, LLC - P.O. Box 1508 - Front Royal, Va. 540-683-6878

DATE: 31 MAY 2024

SCALE: 1" = 20'

DRAWING No. BM-233

SHEET No. 1 OF 3



NOTES:

- UNLESS OTHERWISE NOTED, ALL PROPOSED CURB & GUTTER DIMENSIONS ARE TO BACK OF CURB. TC= TOP CURB BC= BACK OF CURB FC= FACE OF CURB
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- THIS SHEET FOR HORIZONTAL STAKEOUT PURPOSES. UNLESS OTHERWISE SHOWN HEREON, THE LOCATION OF CURB CUTS, DRIVEWAY ENTRANCES, DRAINAGE DEVICES, ETC., TO BE DETERMINED IN THE FIELD BY OTHERS WITH APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- VERTICAL DATUM = NAVD88

THE LOCATION OF UNDERGROUND UTILITY LINES SHOWN HEREON IS BASED PARTLY ON INFORMATION WHICH MAY OR MAY NOT BE ACCURATE AND/OR COMPLETE. VERIFY ALL UTILITY LOCATIONS WITH TEST PITS PRIOR TO CONSTRUCTION AND NOTIFY THE DIRECTOR OF PUBLIC WORKS IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- W — 4" — EXIST. WATERLINE
- SAN — 6" — EXIST. SAN. SEWER LINE
- SL — 4" — EX. SAN. SEWER LATERAL
- E — E — EX. OVERHEAD UTIL. LINES
- — — — — PROPERTY LINE
- — — — — CENTERLINE STREET R/W
- PROPOSED DRIVEWAY ROLLED CURB

- UTILITY POLE
- WATER VALVE (WV)
- WATER METER
- CLEAN OUT (CO)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- NAIL SET

- 520 — — EXIST. 2-FT CONTOUR
- 520 — — PROP. 2-FT. CONTOUR

DIG WITH CARE: va811.com

1-800-552-7001

CURB & GUTTER STAKEOUT WORKSHEET

E. 7TH STREET — BELAIR AVE.
WASHINGTON AVENUE

TOWN OF FRONT ROYAL, VIRGINIA



Measure & Map, LLC - P.O. Box 1508 - Front Royal, Va. 540-683-6878

DATE: 31 MAY 2024

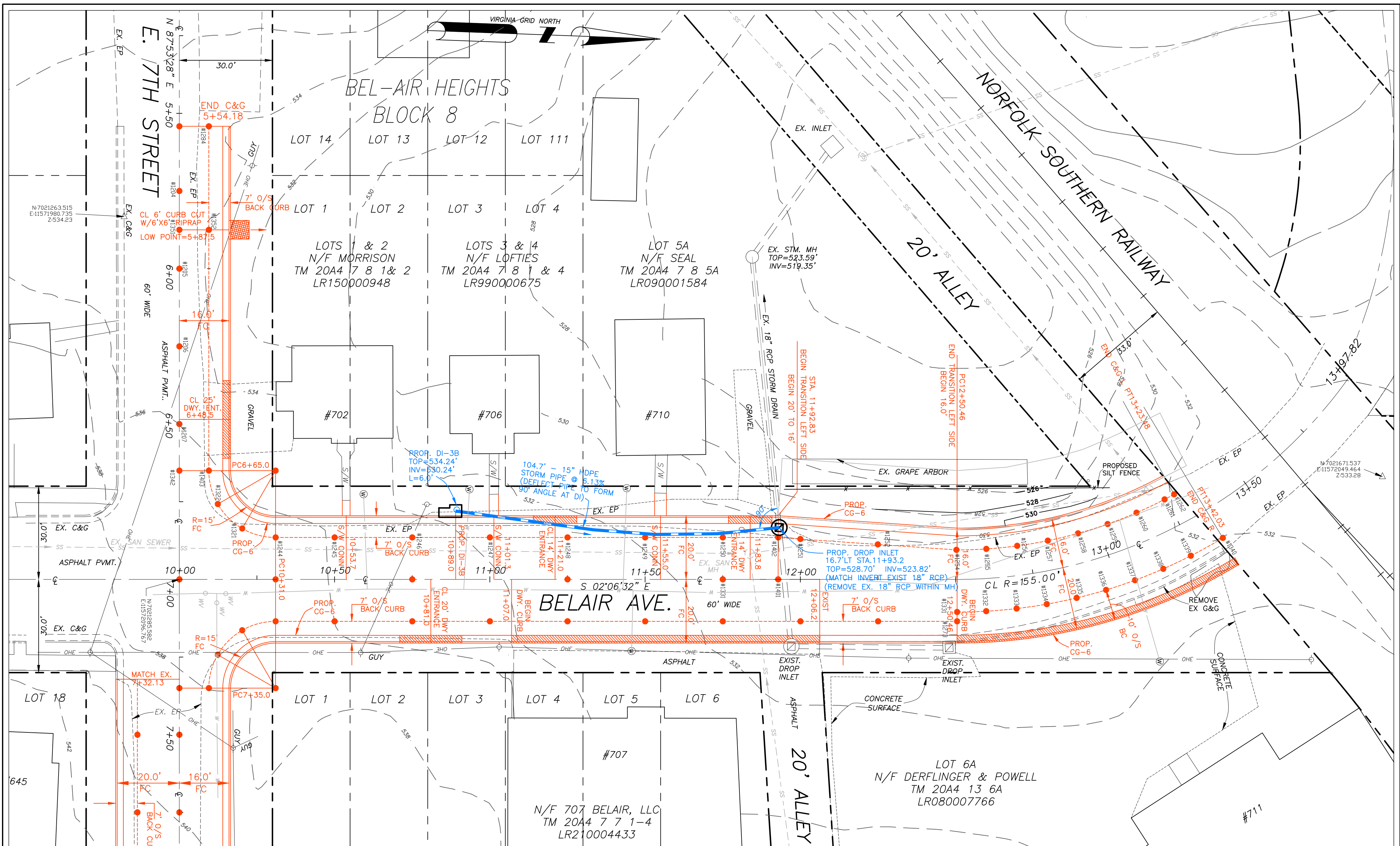
SCALE: 1" = 20'

DRAWING No. BM-233

AHWWT 2 OF 3



JOB No. 24-F112



NOTES:

- UNLESS OTHERWISE NOTED, ALL PROPOSED CURB & GUTTER DIMENSIONS ARE TO BACK OF CURB. TC= TOP CURB BC= BACK OF CURB FC= FACE OF CURB
- PLANIMETRIC INFORMATION SHOWN HEREON BASED ON TOWN OF FRONT ROYAL GIS MAPS.
- THIS SHEET FOR HORIZONTAL STAKEOUT PURPOSES. UNLESS OTHERWISE SHOWN HEREON, THE LOCATION OF CURB CUTS, DRIVEWAY ENTRANCES, DRAINAGE DEVICES, ETC., TO BE DETERMINED IN THE FIELD BY OTHERS WITH APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- VERTICAL DATUM = NAVD88

THE LOCATION OF UNDERGROUND UTILITY LINES SHOWN HEREON IS BASED PARTLY ON INFORMATION WHICH MAY OR MAY NOT BE ACCURATE AND/OR COMPLETE. VERIFY ALL UTILITY LOCATIONS WITH TEST PITS PRIOR TO CONSTRUCTION AND NOTIFY THE DIRECTOR OF PUBLIC WORKS IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- | | | |
|--------------|-------------------------------|--------------------------|
| — W — 4" — | EXIST. WATERLINE | ⊗ UTILITY POLE |
| — SAN — 6" — | EXIST. SAN. SEWER LINE | ○ WATER VALVE (WV) |
| — SL — 4" — | EX. SAN. SEWER LATERAL | ⊗ WATER METER |
| — E — E — | EX. OVERHEAD UTIL. LINES | ○ CLEAN OUT (CO) |
| — — — | PROPERTY LINE | ⊗ SANITARY SEWER MANHOLE |
| — — — | CENTERLINE STREET R/W | ⊗ FIRE HYDRANT |
| ▨ | PROPOSED DRIVEWAY ROLLED CURB | ● NAIL SET |
| — 520 — | EXIST. 2-FT CONTOUR | |
| — 520 — | PROP. 2-FT. CONTOUR | |

DIG WITH CARE: va811.com

1-800-552-7001



JOB No. 24-F112

CURB & GUTTER STAKEOUT WORKSHEET

E. 7TH STREET — BELAIR AVE. WASHINGTON AVENUE

TOWN OF FRONT ROYAL, VIRGINIA



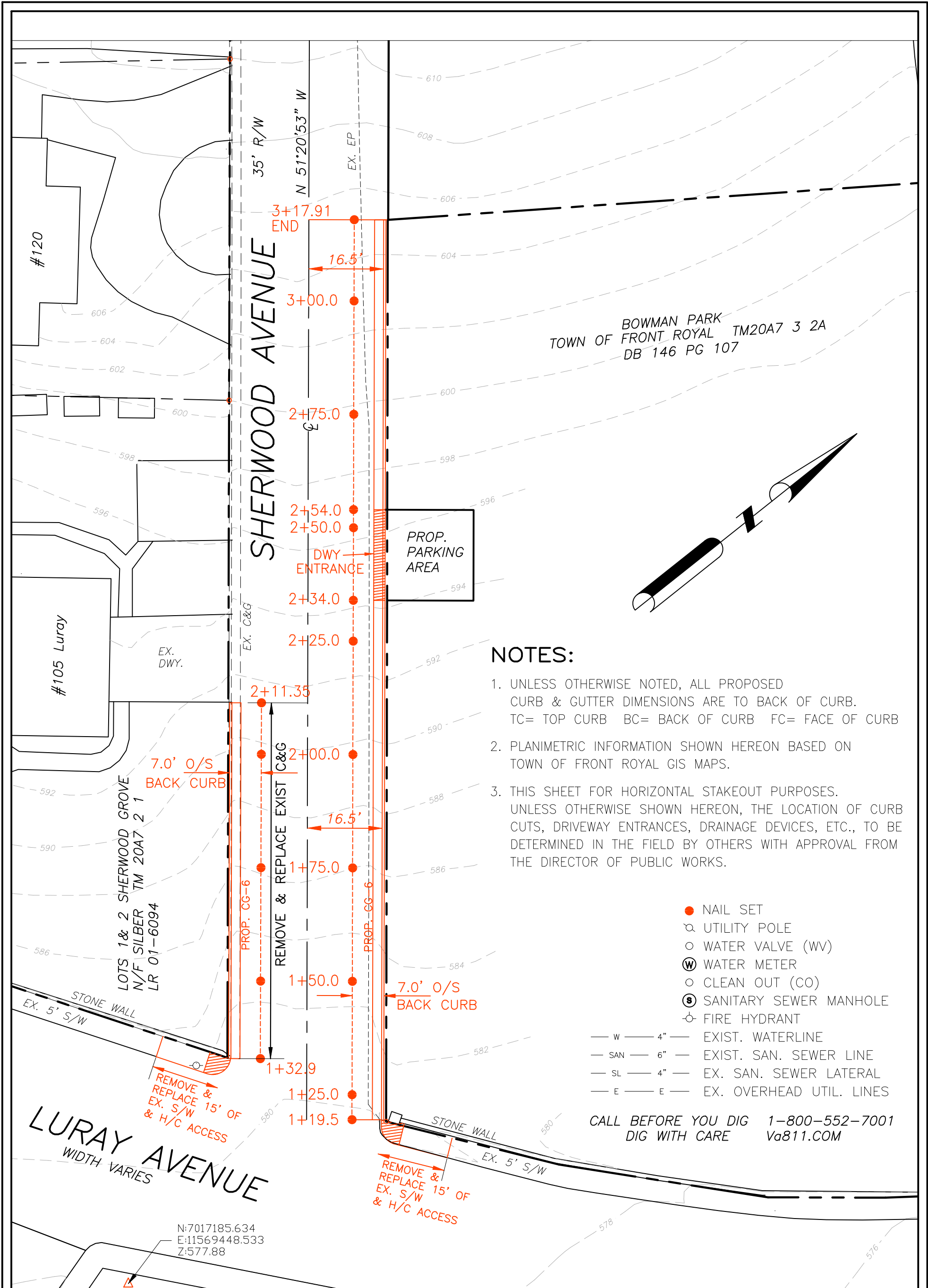
Measure & Map, LLC — P.O. Box 1508 — Front Royal, Va. 540-683-6878

DATE: 31 MAY 2024

SCALE: 1" = 20'

DRAWING No. BM-233

SHEET No. 3 OF 3



NOTES:

1. UNLESS OTHERWISE NOTED, ALL PROPOSED CURB & GUTTER DIMENSIONS ARE TO BACK OF CURB. TC= TOP CURB BC= BACK OF CURB FC= FACE OF CURB
2. PLANIMETRIC INFORMATION SHOWN HEREON BASED ON TOWN OF FRONT ROYAL GIS MAPS.
3. THIS SHEET FOR HORIZONTAL STAKEOUT PURPOSES. UNLESS OTHERWISE SHOWN HEREON, THE LOCATION OF CURB CUTS, DRIVEWAY ENTRANCES, DRAINAGE DEVICES, ETC., TO BE DETERMINED IN THE FIELD BY OTHERS WITH APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.

- NAIL SET
- ⊗ UTILITY POLE
- WATER VALVE (WV)
- Ⓜ WATER METER
- CLEAN OUT (CO)
- Ⓢ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT

- W — 4" — EXIST. WATERLINE
- SAN — 6" — EXIST. SAN. SEWER LINE
- SL — 4" — EX. SAN. SEWER LATERAL
- E — E — EX. OVERHEAD UTIL. LINES

CALL BEFORE YOU DIG 1-800-552-7001
DIG WITH CARE Va811.COM

Measure & Map, LLC
P.O. BOX 1508
FRONT ROYAL, VA 22630
540-636-4949

JOB #24-F113

CURB & GUTTER STAKEOUT WORKSHEET
SHERWOOD AVENUE
AT LURAY AVENUE

TOWN OF FRONT ROYAL, VIRGINIA



DATE: 1 JUNE 2024

SCALE: 1" = 20'

DRAWING No. BM-234

SHEET No. 1 OF 1



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 10D

Agenda Item: Planning Commission Appointments

Summary: Council is requested to re-appoint and appoint members to the Planning Commission

Budget/Funding: None

Meetings: Work Sessions held in August 2024

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council re-appoint Megan Marazzo to a 4-year term ending August 31, 2028 and appoint Andrew Brooks to an unexpired term beginning August 31, 2024 and ending August 31, 2025.

Moved _____ *Seconded* _____

VM Sealock _____ *Ingram* _____ *Morris* _____ *Rappaport* _____ *DeDomenico-Payne* _____ *Wood* _____



REGULAR COUNCIL MEETING CONSENT AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 10E

Agenda Item: Recommendation for the Board of Zoning Appeals (BZA) Appointment

Summary: Council is requested to recommend a member to the Judge of the Circuit Court for appointment on the Board of Zoning Appeals (BZA).

Budget/Funding: None

Meetings: Work Session held in August 2024

Should Council wish to remove this item from the consent agenda, the following motion would allow approval of this request:

Proposed Motion: I move that Council recommend Lorie Noakes to the Judge of the Circuit Court for appointment to the Board of Zoning Appeals (BZA) for an unexpired term ending May 1, 2026.

Moved _____ Seconded _____

VM Sealock _____ Ingram _____ Morris _____ Rappaport _____ DeDomenico-Payne _____ Wood _____



REGULAR COUNCIL MEETING AGENDA STATEMENT

Meeting Date: August 26, 2024

Item# 11A

Agenda Item: Request to Discontinue, Vacate and Sell a Portion of a Public Alley Behind 125 W. 8th Street Received from Michael D. and Jane M. McCool, Applicant

Summary: During the July 22, 2024 regular meeting, Town Council held a public hearing to receive public input on a request from applicant to discontinue, vacate and sell a portion (2,000 SF) of the alley behind 125 W. 8th Street. Following the public hearing, Council voted to appoint viewers to view the vacation request and to report to Council in writing any inconvenience to the public that would result from discontinuance of the right-of-way. The Viewing Committee recommended that the Council deny the application due to inconvenience to the public which would result from the loss of public access by other landowners, elaborating that if approved several existing landowners would no longer have public access to other portions of the alley adjoining their property.

Budget/Funding: N/A

Meetings: Work Sessions held June 10, 2024 and August 12, 2024. Public Hearing held July 22, 2024

Proposed Motions:

- 1) I move that Council adopt the ordinance as presented conditionally approving the discontinuance, vacation and sale request from the Applicant.
- 2) I move that Council deny the request from the Applicant.

Moved _____ Seconded _____

VM Sealock _____ Ingram _____ Morris _____ Rappaport _____ DeDomenico-Payne _____ Wood _____

TOWN COUNCIL OF THE TOWN OF FRONT ROYAL, VIRGINIA

**ORDINANCE CONDITIONALLY APPROVING THE DISCONTINUANCE, CLOSURE,
VACATION AND SALE OF PUBLIC RIGHTS-OF-WAY OF APPROXIMATELY 2,000
SQUARE FEET OF ALLEY BEHIND AND ABUTTING 125 W. 8TH STREET**

WHEREAS, pursuant to Virginia Code §§15.2-2006 and 15.2-2008, abutting property owner Michael D. and Jane M. McCool (“Applicant”) have applied for the vacation and sale of approximately 2,000 square feet of public rights-of-way, **being that portion of the alley located behind and abutting 125 W. 8th Street as shown and described on plat of survey entitled “Boundary Line Adjustment Between Lot 10, Lot 11, and a Portion of an Unimproved 20’ Wide Alley” prepared by Brogan Land Surveying PLC dated October 11, 2023 (“Rights-of-Way”)**, said plat of survey being attached hereto and incorporated herein by reference; and,

WHEREAS, following notice to affected landowners and a duly advertised public hearing held on July 22, 2024, upon the evidence, including the report of a duly appointed committee of viewers, it being the judgment of Town Council that said Rights-of-Way be discontinued, closed, vacated and sold subject to certain conditions being met within one hundred twenty (120) days of the adoption of this ordinance approving of the vacation; and,

WHEREAS, Virginia Code §§15.2-1800 and 15.2-2100 authorize towns to dispose of and sell its real property following a duly advertised public hearing.

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Town Council of the Town of Front Royal, Virginia, that the public rights of ingress and egress in the Rights-of-Way be discontinued, closed, vacated and sold subject to the following stated conditions being satisfied within one hundred twenty (120) days of the adoption of this Ordinance, and that if the conditions are not satisfied within that time that this Ordinance shall become null and void:

1. That the Rights-of-Way be sold and conveyed to the Applicant and/or other abutting property owner by quit claim deed with plat of survey attached, with the sale price to be that as negotiated by the Town Manager with the Applicant and/or other abutting property owner, along with payment of the statutorily prescribed costs and fees of publication (and appointment of viewers) and approved by Council.

2. The Town Manager and Town Attorney are authorized to approve and execute all documents to be prepared by Applicant and/or other abutting property owner necessary to effectuate the sale and conveyance of Rights-of-Way by quit claim deed.

3. The Applicant and/or other abutting property owner shall re-subdivide, and/or consolidate, vacating internal boundary lines as necessary to incorporate abutting portions of vacated Rights-of-Way into approved lot(s).

The Clerk of Council, upon the satisfaction of all conditions to this Ordinance, shall cause a certified copy of this Ordinance to be delivered to the Clerk of the Circuit Court for filing and recording in the land records, indexed with “Town of Front Royal” as Grantor, and with Applicant, and/or other abutting property owner acquiring an interest in Rights-of-Way as Grantee, as necessary to further effectuate this Ordinance.

This ordinance shall be effective upon enactment.

APPROVED:

Lori A. Cockrell, Mayor

ATTEST:

Tina L. Presley, Clerk of Council

This Ordinance was approved at the Regular Meeting of the Town of Front Royal, Virginia Town Council conducted on _____, 2024 upon the following recorded vote:

R. Wayne Sealock	☐ Yes ☐ No	H. Bruce Rappaport	☐ Yes ☐ No
Joshua L. Ingram	☐ Yes ☐ No	Melissa DeDomenico-Payne	☐ Yes ☐ No
Amber F. Morris	☐ Yes ☐ No	Glenn E. Wood	☐ Yes ☐ No

A public hearing on the above was held on _____ having been advertised in the Northern Virginia Daily on _____.

Approved as to Form and Legality:

George M. Sonnett, Jr., Town Attorney

Dated: _____

FROM: (Alley Vacation) Viewing Committee
TO: Town of Front Royal Mayor and Council
DATE: July 25, 2024
SUBJ: **APPLICATION FOR VACATION OF STREETS AND ALLEY APPLICATION**
REF: **Application #2300787, Michael McCool**
125 West Eighth Street
Front Royal, VA 22630

The Viewing Committee, printed names and signatures below, were appointed to render an opinion to **APPROVE** or **DENY** the above referenced application. The applicant lists his "Reason for request" as: "Additional /buffer. Developer doesn't want it (on 9th St) Building 5 townhouses."

The portion of the alley requested to be vacated is 2,000 sq. ft. (100 ft. x 20 ft.). This portion is a mix of well-maintained grass with significant small trees and overgrowth in other areas. Someone, we believe Mr. McCool, is responsible for the well-maintained portion. Currently, there are no structures in the portion requested to be vacated. There are also no existing or proposed public utilities in the portion requested to be vacated.

The Viewing Committee noted that if the vacation of the portion of the alley is approved by Council, several existing landowners would no longer have public access to other portions of the alley adjoining their property. In a prior alley vacation request, two (Crawford and Miller) of the current Viewing Committee had a similar situation. This was a request to vacate a portion of an alley behind the Front Royal Church of the Brethren. The Viewing Committee recommended that Council **DENY** that application due to the loss of public access by other landowners.

Therefore, the Viewing Committee recommends the **Application For Vacation of Streets and Alley #2300787 be DENIED.**

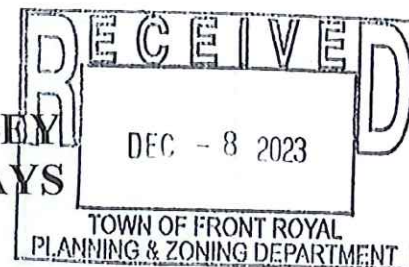
Sincerely,

Ronald W. "Jay" Crawford	<i>/s/ Ronald W. "Jay" Crawford</i>
Staige F. Miller, Jr.	<i>/s/ Staige F. Miller, Jr.</i>
Robert R. North	<i>/s/ Robert R. North</i>

#2300787



VACATION OF STREETS AND ALLEYS
and OTHER TOWN RIGHTS-OF-WAYS
APPLICATION



APPLICANT INFORMATION

(please print)

Name MICHAEL MCCOOL

Mailing Address 125 W 8th St

FRONT ROYAL

Phone # 540-631-3968

E-mail MIKE@NATIONALMEDIA SERVICES.COM

VACATION INFORMATION

Description (please select all that apply)

☐ Street/Portion of Street

☒ Alley/Portion of Alley

☐ Other (please specify) _____

Location 125 W 8th St

Reason for request Additional buffer. Developer doesn't
want it (on 9th St) Building 5' town boxes

☒ Current Plat Attached Showing Property to be Vacated

Applicant's Signature Michael McCool

Date 12/8/23

Completed application shall be returned by mail or delivery to: Department of Planning and Zoning, Town Hall, 102 E. Main Street, P.O. Box 1560, Front Royal, VA 22630 Additional Information: Planning and Zoning Office (540)635-4236, Monday-Friday, 8:00am - 4:30pm

Revised 10/24/2022

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS THE LAND CONVEYED TO MICHAEL D. MCCOOL AND JANE M. MCCOOL PER INSTRUMENT # 980002180 AND A PORTION OF 20' WIDE ALLEY PER PLAT OF FRONT ROYAL AND RIVERTON IMPROVEMENT COMPANY BLOCK 29 IN D.B. S PAGE 300 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES EXCEPT AS SHOWN.

JOSEPH G. BROGAN, JR. LIC. # 3209

DATE

10/11/23

ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

FINANCE DIRECTOR

DATE

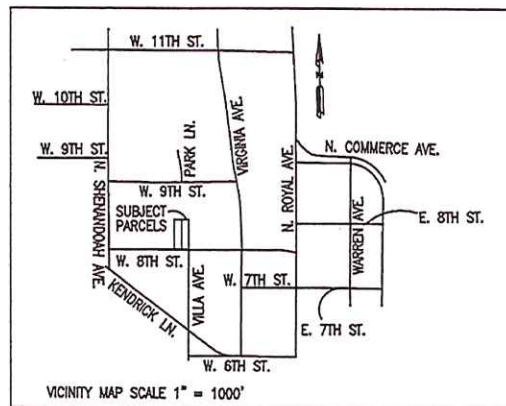
REVIEWED AND APPROVED BY THE TOWN OF FRONT ROYAL

DIRECTOR OF PLANNING AND ZONING

DATE

TOWN MANAGER

DATE



BOUNDARY LINES SHOWN HEREON ARE BASED OFF OF A CURRENT FIELD SURVEY MEETING THE REQUIREMENTS OF THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE (18 VAC 10-20-370) OF THE CODE OF VIRGINIA.

NO TITLE REPORT FURNISHED TO THIS OFFICE. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SUBJECT PARCELS SITUATED OUTSIDE THE LIMITS OF THE FEMA FLOOD ZONE.

SHEET ONE OF TWO

THE BOUNDARY LINE ADJUSTMENT OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

MICHAEL D. MCCOOL

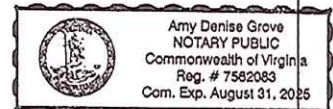
JANE M. MCCOOL

ACKNOWLEDGED BEFORE ME THIS

15th DAY OF NOV 2023.

MY COMMISSION EXPIRES 8/31/2025

NOTARY



AREA TABULATION

ORIG. AREA LOT 10	9,250 SQ. FT.
+ORIG. AREA LOT 11	9,250 SQ. FT.
+PORTION OF ALLEY	2,000 SQ. FT.
AREA NEW LOT 10A	20,500 SQ. FT.

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 10, LOT 11, AND A PORTION OF AN UNIMPROVED 20' WIDE ALLEY, BLOCK 29, PER PLAT OF THE FRONT ROYAL AND RIVERTON IMPROVEMENT COMPANY

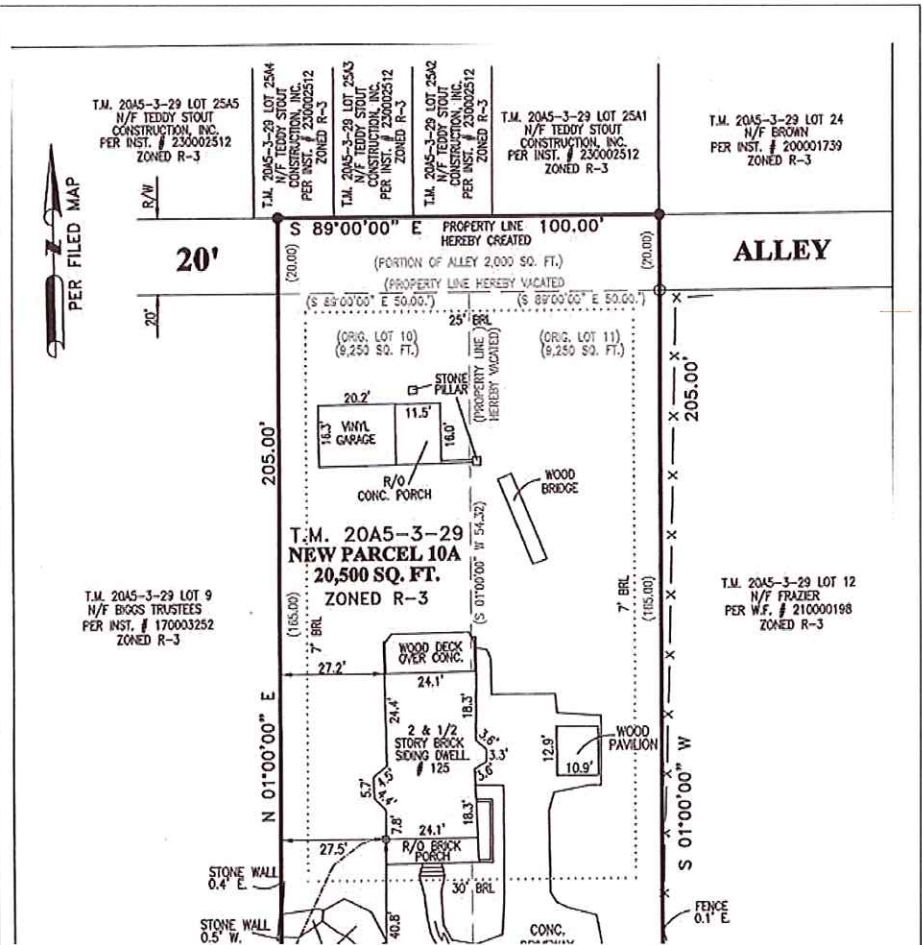
NORTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VA.



PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
OCTOBER 11, 2023

Alley Vacation Request 2300787, 125 W. 8th Street

Request	The applicant is requesting to vacate a portion (2,000 SF) of the alley behind 125 W. 8 th Street to be used as an additional buffer from the construction of five (5) townhouses. If approved, the applicant will move forward with a lot consolidation.
Background Information	Several of the parcels adjoining the Town's undeveloped alley are being redeveloped with Townhomes. The Townhouse construction project is by-right, no legislative approvals are required. The applicant would like the opportunity to purchase the land behind their property to have an additional buffer from neighboring development.
Public Works Comments	Public Works has checked the requested area to be vacated, since there are no existing utilities in this area, Public Works has no comments or concerns regarding this request. 4/10/24
Energy Services Comments	No concerns from the Department of Energy Services. 12/21/23
Planning Comments	



The area requested for closure is located in the center of the Towns alley. This closure if granted would restrict access to parcels located to the west of the applicant's property.

Staff
Recommendation

There are no potential utility impacts beyond losing the use of the alley for future installation. The Town has no utilities in the alley currently. Planning staff recommends the closure of the entire alley if a vacation is considered not just the middle portion.

PER FILED MAP

T.M. 20A5-3-29 LOT 25A5
N/F TEDDY STOUT
CONSTRUCTION, INC.
PER INST. # 230002512
ZONED R-3

T.M. 20A5-3-29 LOT 25A4
N/F TEDDY STOUT
CONSTRUCTION, INC.
PER INST. # 230002512
ZONED R-3

T.M. 20A5-3-29 LOT 25A3
N/F TEDDY STOUT
CONSTRUCTION, INC.
PER INST. # 230002512
ZONED R-3

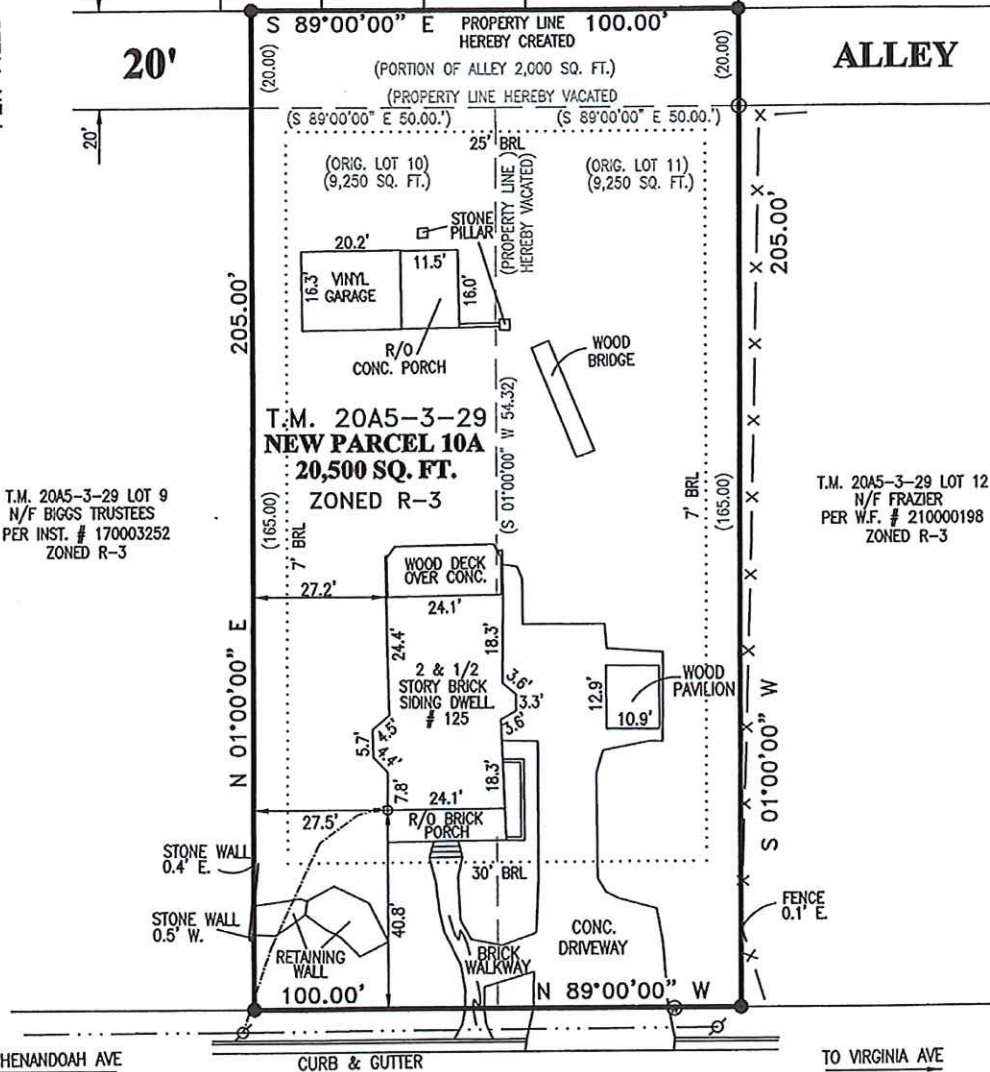
T.M. 20A5-3-29 LOT 25A2
N/F TEDDY STOUT
CONSTRUCTION, INC.
PER INST. # 230002512
ZONED R-3

T.M. 20A5-3-29 LOT 25A1
N/F TEDDY STOUT
CONSTRUCTION, INC.
PER INST. # 230002512
ZONED R-3

T.M. 20A5-3-29 LOT 24
N/F BROWN
PER INST. # 200001739
ZONED R-3

T.M. 20A5-3-29 LOT 9
N/F BIGGS TRUSTEES
PER INST. # 170003252
ZONED R-3

T.M. 20A5-3-29 LOT 12
N/F FRAZIER
PER W.F. # 210000198
ZONED R-3

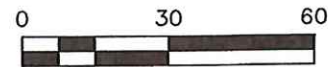


TO N. SHENANDOAH AVE

CURB & GUTTER

TO VIRGINIA AVE

W. 8TH ST.
50' WIDE R/W



SCALE 1" = 30'

- ⊗ DENOTES WATER METER.
- DENOTES PIN FOUND.
- DENOTES PIN SET.
- ⊕ DENOTES UTILITY POLE.
- · — · — DENOTES OVERHEAD WIRES.
- · — · — DENOTES APPROXIMATE UNDERGROUND WIRE.
- X — DENOTES CHAIN LINK FENCE.

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: MICHAEL D. AND JANE M. MCCOOL
PER INSTRUMENT # 980002180.
OWNER ADDRESS: 125 W. 8TH ST., FRONT ROYAL, VA. 22630.

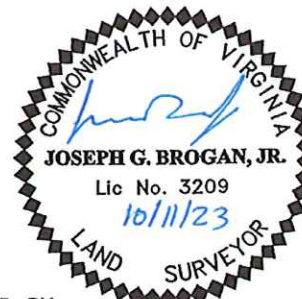
PLAT REF: DEED BOOK S PAGE 300.
SUBJECT PARCEL SITUATED OUTSIDE
THE LIMITS OF THE FEMA FLOOD ZONE.

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 10,
LOT 11, AND A PORTION OF AN UNIMPROVED 20'
WIDE ALLEY PER PLAT OF THE FRONT ROYAL
AND RIVERTON IMPROVEMENT COMPANY

NORTH RIVER MAGISTERIAL DISTRICT

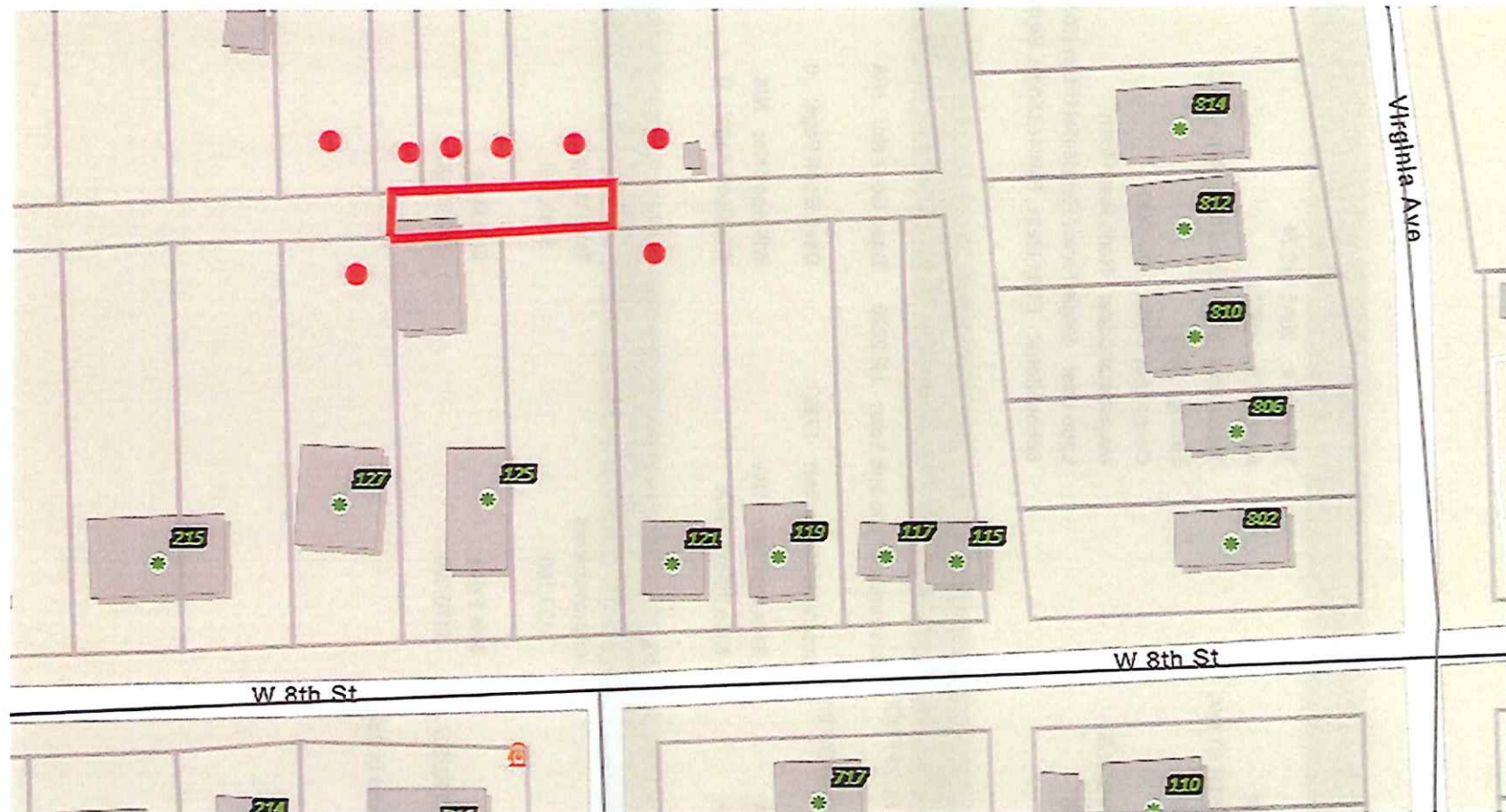
TOWN OF FRONT ROYAL

WARREN COUNTY, VA.



PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
OCTOBER 11, 2023

2300787 – PORTION OF ALLEY VACATION – MIKE MC COOL – 124 W. 8TH STREET





122 W 9TH ST

Property Details

Current Owner

Name: BROWN HEATHER

Mailing Address: 122 W 9TH ST N/A
FRONT ROYAL, VA 22630

Physical Address: 122 W 9TH ST
FRONT ROYAL, VA 22630

Tax Map #: 20A5 329 24

Account #: 10574

Total Acres (Includes all Sublots): .2123

Zoning: R-3

Occupancy Code: Dwelling

Magisterial Code: North River-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: EWM Elem., Skyline Middle, Skyline High

Legal Repository

Legal Description: L 24 BL 29 FRONT
ROYAL

Instrument Type and Year: LR 2020

Deed Book No: N/A

Legal Description 2: RIVERTON IMP
CO

Instrument Number: 1739

Deed Book Page: 0

Legal Description 3: N/A

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$46,000	\$137,700	\$183,700

Grantor	Sale Price	Sale Date
WHEATON FAMILY REV TRUST/	\$170,000	3/20/2020

Number of Parcels Involved In Sale

1



0 W 9TH ST

Property Details

Current Owner

Name: TEDDY STOUT CONSTRUCTION INC

Mailing Address: PO BOX 1489 N/A
FRONT ROYAL, VA 22630

Physical Address: 0 W 9TH ST
FRONT ROYAL, VA 22630

Tax Map #: 20A5 329 25A4

Account #: 33542

Total Acres (Includes all Sublots): .089

Zoning: R-3

Occupancy Code: Vacant Land

Magisterial Code: North River-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: EWM Elem., Skyline Middle, Skyline High

Legal Repository

Legal Description: L 25A4 BL 29
FRONT ROYAL

Instrument Type and Year: LR 2023

Deed Book No: N/A

Legal Description 2: RIVERTON IMP
CO MINOR

Instrument Number: 2512

Deed Book Page: 0

Legal Description 3: SUBDIV LR23-
3839

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land

\$28,800

Improvements

N/A

Total Value

\$28,800

Grantor

N/A

Sale Price

N/A

Sale Date

9/1/2023

Number of Parcels Involved In Sale

N/A



127 W 8TH ST

Property Details

Current Owner	Tax Map #: 20A5 329 9
Name: BIGGS WILLIAM M & RINER-BIGGS	Account #: 10560
Mailing Address: 500 E MAIN ST N/A FRONT ROYAL, VA 22630	Total Acres (Includes all Sublots): .2123
	Zoning: R-3
	Occupancy Code: Dwelling
Physical Address: 127 W 8TH ST FRONT ROYAL, VA 22630	Magisterial Code: Shenandoah-Town
	Land Use: Multi-Family Residential
	School Zone: EWM Elem., Skyline Middle, Skyline High

Legal Repository

Legal Description: 127 W 8TH ST	Instrument Type and Year: LR 2017	Deed Book No: N/A
Legal Description 2: L9 BL 29 FRONT ROYAL	Instrument Number: 3252	Deed Book Page: 0
Legal Description 3: RIVERTON IMP CO	Slide Number: N/A	Will Book No: N/A
Legal Description 4: N/A	Slide Index: N/A	Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$51,800	\$262,500	\$314,300
Grantor	Sale Price	Sale Date
BIGGS WILLIAM M	N/A	6/21/2017

Number of Parcels Involved In Sale

2



125 W 8TH ST

Property Details

Current Owner

Name: MCCOOL MICHAEL D & JANE M

Mailing Address: 125 W 8TH ST N/A
FRONT ROYAL, VA 22630

Physical Address: 125 W 8TH ST
FRONT ROYAL, VA 22630

Tax Map #: 20A5 329 10

Account #: 10561

Total Acres (Includes all Sublots): .42

Zoning: R-3

Occupancy Code: Dwelling

Magisterial Code: Shenandoah-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: EWM Elem., Skyline Middle, Skyline High

Legal Repository

Legal Description: L10 & L11 BL 29
FRONT

Instrument Type and Year: LR 1998

Deed Book No: N/A

Legal Description 2: ROYAL
RIVERTON IMP CO

Instrument Number: 2180

Deed Book Page: 0

Legal Description 3: L 10 & 11 COMB
BY BLDG

Slide Number: N/A

Will Book No: N/A

Legal Description 4: PERMIT

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$69,000	\$471,600	\$540,600

Grantor	Sale Price	Sale Date
N/A	\$26,000	4/14/1998

Number of Parcels Involved in Sale

2



121 W 8TH ST

Property Details

Current Owner

Name: FRAZIER KELLI ELIZABETH
Mailing Address: 121 W 8TH ST N/A
FRONT ROYAL, VA 22630

Physical Address: 121 W 8TH ST
FRONT ROYAL, VA 22630

Tax Map #: 20A5 329 12

Account #: 10563

Total Acres (Includes all Sublots): .2123

Zoning: R-3

Occupancy Code: Dwelling

Magisterial Code: Shenandoah-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: EWM Elem., Skyline Middle, Skyline High

Legal Repository

Legal Description: L 12 BL 29 FRONT
ROYAL

Instrument Type and Year: WF 2021

Deed Book No: N/A

Legal Description 2: RIVERTON IMP
CO

Instrument Number: 198

Deed Book Page: 0

Legal Description 3: N/A

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land

\$40,300

Improvements

\$186,300

Total Value

\$226,600

Grantor

HESSON COLLEEN E

Sale Price

N/A

Sale Date

11/19/2021

Number of Parcels Involved In Sale

1

Vacation of Alley's, Streets and Right-of-Ways (Mc Cool #2300787)

Tax Map ID	Acres	Square Footage	Land Value	Price per square foot
20A5-3-29-5	0.4565	19,885.14 \$	51,800.00 \$	2.605
20A5-3-29-7 & 20A5-3-29-8	0.4246	18,495.58 \$	51,800.00 \$	2.801
20A5-3-29-9	0.2123	9,247.79 \$	51,800.00 \$	5.601
20A5-3-29-10 & 20A5-3-29-11	0.4200	18,295.20 \$	69,800.00 \$	3.815
20A5-3-29-12	0.2123	9,247.79 \$	40,300.00 \$	4.358
20A5-3-29-13	0.2123	9,247.79 \$	40,300.00 \$	4.358
20A5-3-29-14A	0.1359	5,919.80 \$	34,500.00 \$	5.828
20A5-3-29-14	0.1359	5,919.80 \$	34,500.00 \$	5.828
20A5-3-29-23	0.3613	15,738.23 \$	51,800.00 \$	3.291
20A5-3-29-24	0.2123	9,247.79 \$	46,000.00 \$	4.974
20A5-3-29-25A1	0.1860	8,102.16 \$	40,300.00 \$	4.974
20A5-3-29-25A2	0.0890	3,876.84 \$	28,800.00 \$	7.429
20A5-3-29-25A3	0.0890	3,876.84 \$	28,800.00 \$	7.429
20A5-3-29-25A4	0.0890	3,876.84 \$	28,800.00 \$	7.429
20A5-3-29-25A5	0.1860	8,102.16 \$	40,300.00 \$	4.974
20A5-3-29-28 & 20A5-3-29-29	0.4246	18,495.58 \$	51,800.00 \$	2.801
20A5-3-29-30 & 20A5-3-29-31	0.4240	18,469.44 \$	51,800.00 \$	2.805
TOTAL		186,044.76 \$	743,200.00 \$	3.995
Portion of Area Requested	0.0459	2,000.00 \$	7,990.00 \$	3.995