



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](http://www.frontroyalva.com) for a limited time.

ROLL CALL BY CLERK OF COUNCIL

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

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

**CLOSED MEETING**

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

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

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

ROLL CALL

The meeting adjourned at approximately 6:58 pm.

Approved by Town Council  
Date: 11/25/24



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Moment of Silence

Pledge of Allegiance led by Theodore "Teddy" Gunn

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** – Councilwoman Morris moved seconded by Councilman Rappaport that Council approve the 2024 Council Meeting minutes of September 23<sup>rd</sup> Regular Meeting and October 7<sup>th</sup> Work Session as presented.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

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

### RECOGNITIONS/AWARDS/REPORTS

Recognition of the Retirement of Police Chief Kerry L. "Kahle" Magalis II – Mayor Cockrell along with Council presented Chief Magalis with a plaque from the Town and congratulated him on his service to the community and wished him a happy retirement.

Recognition of Employees in Energy Services Responding to Mutual Aid for Other Municipalities – Mayor Cockrell read the following statement: *Tonight, I would like to take a moment to recognize the extraordinary efforts of our Department of Energy Services in the wake of Hurricane Helene's devastation. In the spirit of mutual aid, a four-man crew – Line Crew Supervisor Alan Bell, A-Class Linemen Joe Roberts and Cody Lohmann, and C-Class Lineman Trever Griffith – along with four support vehicles, was dispatched to assist our sister municipally-owned utilities in their recovery efforts. For nine days, they worked 16-hour shifts, beginning with four days in Bristol, Virginia, followed by five more in Clinton, South Carolina, helping to restore power in these hard-hit areas. The conditions they faced were severe – downed power lines, uprooted trees, broken infrastructure, and widespread outages, which left many residents without power for days. Storm restoration is among the most dangerous work a lineman can do, especially in these hazardous conditions, and it's incredibly important to recognize the courage and commitment these men have shown. This deployment is part of a long-standing tradition of mutual aid between municipalities during times of crisis, made possible by our Mutual Aid Agreements with the American Public Power Association and the Municipal Electric Power Association of Virginia. And let's not forget the rest of our Line Crew – our team consists of only eight linemen, so those who stayed behind had the crucial responsibility of ensuring our electrical system here at home remained fully operational. We are grateful for their hard work, dedication, and selflessness, and we are proud to have such an outstanding team representing our town. She along with Council applauded and congratulated the employees for their efforts. Mayor Cockrell along with Council thanked and congratulated the 4-man Energy Services Crew for their hard work and dedication to the relief efforts.*



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Recognition of the Town of Front Royal Community Service During Wildfire Events in March 2024 – Mayor Cockrell advised that the Town was recognized at the most recent Valor Awards Ceremony for their heroism during the wildfires in March 2024. She read the plaque and congratulated Town Staff on a job well done.



## PUBLIC HEARING

### Special Use Permit (SUP) for a Mural at 296 South Street for The Salvation Army

Mayor Cockrell opened the public hearing.

Justin Proctor, 1155 Fox Drive, member of Advisory Committee for Environmental Stability (ACES), expressed his excitement on this project noting the amount of cleanup that has happened thus far on the Salvation Army property.

Mayor Cockrell closed the public hearing.

*Councilwoman DeDomenico-Payne moved seconded by Councilwoman Morris that Council approve a Special Use Permit for an artistic mural, exceeding 60 square feet in size, to be placed on the west side of The Salvation Army building located at 296 South Street*

Councilman Rappaport noted that the mural reflected the theme of the community. Councilman Wood disclosed that he sat on the Salvations Army Board and that this was a collaborative effort with ACES.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

### Rezoning Application to Reclassify a Vacant Parcel on W Strasburg Road from C-1 to R-3 from Karen Alexander

Mayor Cockrell opened the public hearing

Karen Alexander, 3150 Natural Well Road, Covington, VA, applicant, advised Council that she had owned the property since 1987 with many attempts to sell it determining it was not good for commercial use. She made herself available for questions.

Mayor Cockrell closed the public hearing.

*In furtherance of the purposes and objectives contained in Town Code §175-1 (B), Councilwoman Morris moved seconded by Vice Mayor Sealock that Council approve a rezoning application submitted by Karen*



*Alexander to reclassify a vacant parcel located on W. Strasburg Road from C-1, Community Business District to R-3, Residential District (tax map 20A12-3-27.)*

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**

David Gedney, 124 W. Stonewall Drive, gave Council a handout that stated his concerns regarding the increase in solid waste collection specifically for restaurants on Main Street. He encouraged Council to take another look at the ordinance since the problem exists all over Town.

Cheryl Merchant, 1154 Elm Street, voiced concerns over the loud music being played during events at The Trellis Venue stressing the need for something to be done.

#### **REPORTS**

Town Manager Report – Mr. Waltz advised that fire hydrants will be flushed throughout Town in the coming weeks. He also expressed his appreciation to all the staff for their hard work and commitment to handling the traffic over the weekend due to the many visitors entering the Skyline Drive.

#### Town Council Reports

Vice Mayor Sealock thanked the Energy Services Staff for their efforts to assist those in need during the impact of Hurricane Helene. He congratulated Chief Magalis on his retirement and welcomed incoming Chief Whited. He thanked law enforcement for their involvement in keeping the traffic moving over the weekend. He thanked Community Development/Tourism Director Lizi Lewis for her assistance in organizing the Festival of Leaves along with many volunteers.

Councilwoman Morris congratulated Chief Magalis on his retirement. She stated that while the traffic was frustrating during this time of year, she asked to keep the small businesses in mind who are profiting from the overwhelming influx of tourists entering the Town. She advised that she had listened to the many concerns regarding the solid waste increase and noted that consultants for such services including electricity, water and sewer have been budgeted for years.

Councilman Ingram congratulated Chief Magalis on his retirement and that he was glad to see someone in house for his replacement. He attended the VML Conference and the Town's Audit and Finance Committee Meeting.

Councilman Wood thanked all those that assisted with making the Festival of Leaves and Spooky Saturday great events specifically Ms. Lewis. He thanked Ms. Merchant and Mr. Gedney for speaking to Council about their concerns tonight. He reminded everyone of early voting. He asked for continued support of the Town's local businesses and hoped Council would address the trash collection concerns.

Councilman Rappaport congratulated Chief Magalis on his retirement. He attended Spooky Saturday and Festival of Leaves. He thanked the Public Works Department for cleaning the retaining wall on W. Main Street and removing two bushes on N. Royal Avenue. He hoped the trash collection issue and noise issue



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at The Trellis Venue would be worked out. He thanked businesses on Main Street for investing in the community by improving their buildings.

Councilwoman DeDomenico-Payne attended the VML Conference, Royal Zaika Grill/Bar Ribbon Cutting, the Audit/Finance Committee Meeting, Habitat for Humanity Groundbreaking on Osage Street and the Valor Awards. She congratulated Chief Magalis on his retirement and welcomed Chief Whited. She expressed appreciation for the cleanliness of South Street ahead of the many visitors.

Report of the Mayor – Mayor Cockrell welcomed two businesses on Main Street, Rebel Heart Beauty Company and Royal Zaika Bar/Grill. She attended Warren Coalitions' Kids Fun Day, Valor Awards, Studio 330 Ribbon Cutting at the Library, served dessert at "Dinner Together", Dancin' Downtown, Festival of Leaves, Chief Magalis Retirement Party and Spooky Saturday.

### CONSENT AGENDA ITEMS

Mayor Cockrell noted that 10E-Retail Recruitment Services Contract with Retail Strategies was revised to reflect the true number of \$55,000. Councilwoman Morris noted that there were reappointments and expressed appreciation for their continued service. She also noted that 10C- Purchase and Replacement of Three Police Department Vehicles was the Town playing "catch up".

*Councilwoman Morris moved seconded by Councilman Ingram that Council approve the consent agenda as presented*

#### Bid Award for Two Stainless Steel Dump Bed Bodies with Hoists and Hydraulic Systems

*Council approved a bid from Godwin Manufacturing Co., Inc. in the amount of \$106,542.00 for the purchase of two (2) stainless-steel dump bed bodies with hoists and hydraulic systems for Dump Truck Chassis.*

#### Bid Award for Various Grades of Asphalt for FY2025

*Council approved a bid from Stuart M. Perry, Inc. for firm fixed pricing on various grades of asphalt for general street patching and surfacing of Town streets for FY25 in the following amounts of price per ton: base \$83.00; intermediate \$83.00; and finish, \$85.00.*

#### Purchase and Replacement of Three Police Department Vehicles

*Council approved the purchase and replacement of three Ford Interceptor Utility vehicles for three 2013 Chevrolet Impalas (#202, #211, #298) from Halls Automotive in the amount of \$153,136.98 for the Police Department Patrol Division.*

#### FY25 Budget Amendment to Accept/Allocate Funds from Internet Crimes Against Children (ICAC) Task Force

*Council approved a FY25 Budget Amendment in the amount of \$3,000 to receive funds from the Northern Virginia/District of Columbia Internet Crimes Against Children (NOVA/DC ICAC) Task Force and allocate \$3,000 to reimburse for the purchase of technological equipment.*

#### Retail Recruitment Services Contract with Retail Strategies

*Council approved a contract with Retail Strategies in the amount of \$55,000 for a period of one year with the option to renew for two additional one-year periods; total amount including optional renewals equals \$165,000 for a period of three years.*



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Reappointment to the Board of Architectural Review (BAR)

Council reappointed Collin Waters to the Board of Architectural Review (BAR) to a 4-year term beginning November 13, 2024 and ending November 13, 2028.

Reappointment to the Local Board of Building Code Appeals (LBBCA)

Council reappointed George E. Cline, Jr. to the Local Board of Building Code Appeals to a 4-year term beginning November 1, 2024 and ending November 1, 2028.

Reappointment to the Front Royal Economic Development Authority (FREDA)

Council reappointed Aiden Miller to the Front Royal Economic Development Authority (FREDA) to a 4-year term beginning December 13, 2024 and ending December 13, 2028.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

**BUSINESS ITEMS**

Board of Architectural Review (BAR) Appeal from Teddy Stout Construction, Inc. for a Certificate of Appropriateness for 240 Blue Ridge Ave

Mayor Cockrell allowed Town Attorney George Sonnett to read the Code regarding the presiding officer [Mayor] to determine whether items submitted at tonight's meeting might be relevant. He also suggested the applicant have the opportunity to address Council. Applicant Daryl Stout advised that she had a revised list of items for the application. It was clarified that the application before Council was the application to be voted on and a revised application was not relevant to the appeal. Mr. Sonnett stated that Council did not have the authority to send this item back to the BAR and reiterated Council must determine whether to affirm the BAR's decision or reverse their decision. He continued that the applicant may submit a materially different application to the BAR. Councilwoman DeDomenico-Payne confirmed that the applicant could meet with staff anytime to receive guidance on a new submission and pay another application fee. There was discussion on the application fee however Council was reminded that it was not part of the decision tonight.

Councilwoman DeDomenico-Payne moved seconded by Councilman Ingram that Council affirm the decision of the Board of Architectural Review (BAR) and deny a Certificate of Appropriateness (COA) for 240 Blue Ridge Avenue from Teddy Stout Construction, Inc.

Councilwoman Morris reiterated that the applicant was willing to make revisions however Council could not vote on those revisions as it must go back before the BAR. She noted that this was the first time the BAR and the Council had experienced new construction in the Historic District. Councilman Ingram voiced concern over another application fee. Councilman Rappaport referred to the legal authority of the BAR and the revisions came after the fact. He encouraged the applicant to come back with something else. Councilwoman DeDomenico-Payne stated that the applicant was well known and respected in the community and felt certain they could come up something. Mr. Sonnet reiterated that the waiver of the fee was considered a separate item for another time as it was not before Council at this time.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



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Resolution Authorizing the Execution of Blue Creek Wind Schedule with American Municipal Power, Inc  
Councilman Ingram moved seconded by Councilman Rappaport that Council approve a Resolution Authorizing the Execution of Blue Creek Wind Schedule with American Municipal Power, Inc. (AMP) for Six Megawatts (6MW) of Power beginning in January 2025, for a term of Five (5) Years: 2025-2029 as presented.

Councilwoman Morris stated that AMP was very informative and great to work with. Councilman Rappaport expressed the importance of locking in a rate for five years since energy rates were all over the place.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Direct Planning Commission to Draft a Proposed Vape Ordinance

Councilman Rappaport moved seconded by Councilman Wood that Council direct the Planning Commission to draft a proposed vape ordinance for the Town of Front Royal with a proposed recommendation to Town Council when complete.

Councilwoman Morris advised that several vape shops have closed noting the disruption to the free market. Councilman Rappaport stated that other localities were doing this and would like to see it move forward.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Amendment to the Town Attorney's Contract

Councilwoman Morris moved seconded by Councilman Ingram that Council approve an amendment to the Town Attorney's contract as presented, with the Mayor to execute the amendment on behalf of the Town.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Request for Town Public Water and Sewer for Industrial Use – Plien-Smith, LLC (Baugh Drive LLC)

Councilwoman Morris moved seconded by Councilman Rappaport that Council, based upon a finding of sufficient excess capacity, approve a joint request from Warren County and Plien-Smith LLC (Baugh Drive LLC) for water and sewer service on Baugh Drive (tax map 5C as parcel 6) for an industrial contractor storage yard for landscaping and horticultural services and I further move that Council direct the Town Manager and Town Attorney to execute the necessary agreement with the applicant in compliance with all Town Code requirements and with rates and charges at one hundred percent (100%) more than the in-town rates.

Councilwoman Morris advised of the infrastructure in the Rt 522 Corridor and the 100% more than in-town rates pay for that infrastructure. Councilman Ingram noted that it was a "positive economic impact". Mayor Cockrell advised of the many jobs it would bring. Councilman Wood voiced concern over the water issues



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in the Riverton area and explained that the connection fees and other charges goes toward that issue to benefit all customers

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Request for Town Public Water and Sewer for Industrial Use – Rory Byrnes Rushmark Properties (Rushmark Rockland Road LLC)

*Councilman Rappaport moved seconded by Councilwoman Morris that Council, based upon a finding of sufficient excess capacity, approve a joint request from Warren County and Rory Byrnes of Rushmark Properties (Rushmark Rockland Road LLC) for water and sewer service at the southeast corner of Rockland Road and Winchester Road Intersection (tax map 12A, Section 1, Block 16 as parcels A1 and A3) for an industrial warehouse and distribution center and I further move that Council direct the Town Manager and Town Attorney to execute the necessary agreement with the applicant in compliance with all Town Code requirements and with rates and charges at one hundred percent (100%) more than the in-town rates.*

Councilman Ingram reiterated his comment as stated for Plien-Smith, LLC (Baugh Drive LLC). Councilman Rappaport advised of the many jobs. Mayor Cockrell advised that the gallons of water estimated to be used was compared to less than 3 homes. (260 gallons)

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 8:45pm.

Approved by Town Council

Date: 11/25/24