



6:30pm Roll Call by Clerk of Council

PRESENT: Mayor Lori A. Cockrell

Remote at home with an illness. There was no objection from Council. Vice Mayor Veitenthal led the meeting

Vice Mayor Amber F. Veitenthal

Councilwoman Melissa DeDomenico-Payne

Councilman Joshua L. Ingram

Councilman H. Bruce Rappaport

Councilman R. Wayne Sealock

Councilman Glenn E. Wood

OTHERS PRESENT: Interim Town Manager BJ Wilson

Town Attorney George M. Sonnett, Jr.

Clerk of Council Tina L. Presley

Various members of the staff and public

CLOSED MEETING

Councilman Rappaport moved seconded by Councilman Sealock that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose 1) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, more specifically, the Planning Commission.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilman Ingram moved seconded by Councilman 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 Wood, Veitenthal, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

McKay Springs/Alternative Water Source Evaluation from CHA Consulting – Interim Town Manager BJ Wilson introduced Stevie Steele from CHA who then gave an evaluation of the Town's Alternative Water Source to include McKay Springs through a prepared presentation. He began with an overview of McKay Springs stating the history and DEQ's requirement pertaining to surface water. He then explained about groundwater wells, how they were dug and identifying three targets with target #2 being the most accessible due to its location near the road. There was discussion about the effect on nearby drain fields and wells as well as the effect on the value of a corner parcel that was owned by either the Town and/or County jointly and located nearby. Mr. Steele did note that he would



not approve of any blasting during construction of any commercial buildings in that area once the wells were in place as it could upset underneath the ground. Mr. Wilson advised he would get more information on any impacts that could affect the value of the corner parcel in question. Mr. Steele continued with an explanation of the three targets noting the results of resistivity and the potential costs of each target. It was confirmed that permitting would be paid once. He encouraged Council to advise him what level they were looking for whether it be just a supplementary water source or the need for the amount currently being used by the Town from the river.

Mr. Steele continued with the explanation of Winchester interconnect which would include a master agreement between the Town and the City of Winchester with intake being on the North Fork of the river. It was noted this would only be for emergency purposes. He cautioned that during a drought other localities would more than likely be in the same drought situation as the Town. Mr. Steele continued with the option of an additional intake on North Fork which would require permitting and the choice whether to pump to the current Water Treatment Plant or build a processing plant onsite that would only be used when needed but be required to be maintained and operational. It was noted that McKay Spring would house a small package plant and pump house to treat the surface water.

Council questioned whether the Smithsonian Conservation Biology Institute property located adjacent to the Water Treatment Plant would be a possibility for wells. It was noted that the land was owned by the federal government, and it would take years to get permission if permission would ever be granted.

Mr. Steele continued with the quarry option that would include purchasing the land and deciding whether to pump to the Water Treatment Plant or have a package plant onsite. He noted that there were fewer withdrawal regulations from DEQ recommending full ownership not a partnership. Vice Mayor Veitenthal questioned the cost of the road map listing all the options and costs discussed tonight. Mr. Steele quoted approximately \$150,000. Council suggested that the information asked of Council be available for their retreat next week. Mr. Wilson and Mr. Steele agreed to work together to make that work.

NEW BUSINESS

A. Special Use Permit for Multi-Family Apartments and an Office Building off Royal Lane – Pennoni Associates – Director of Planning Lauren Kopishke advised that a special use permit was requested to build three apartment buildings containing twelve units each as well as an office building off Royal Lane. She referred to the VDOT 2014 traffic analysis that stated (252) trips for this use. It was noted that the Town could not require another traffic analysis. There was much discussion regarding another access from the property to Remount Road, concluding it was private land including land that belonged to the Town's Water Treatment Plant. There was great concern regarding the possible traffic congestion at John Marshall Highway and Royal Lane. Ms. Kopishke explained the warrants for right and left turns that included photographs as well as a preliminary site plan. It was questioned whether a traffic pattern could be delegated. Mr. Sonnett advised that it could not be part of the special use permit. Council questioned whether this area was a high crime area, how many accidents had occurred at John Marshall Highway and Royal Lane and the daily traffic trip count on John Marshall Highway. Mrs. Veitenthal noted that more information was needed before taking this request to a public hearing and asked Mr. Wilson to gather the information asked of Council and bring back to the March 3rd work session.

B. Rezoning Application to Reclassify Addresses and a Vacant Lot on W. Strasburg Road from C-1 and R-3 – Skyline Realty Investments, LLC – Ms. Kopishke showed Council the lots to be rezoned and Council had no questions or comments. Council agreed to advertise for a public hearing for February 24th.



C. Request from Habitat for Humanity for Waiver of Utility Connection Fees on Osage Street – Mr. Wilson explained that the request was for three properties on Osage Street, noting that one of them had existing water and sewer leaving the request at two water and sewer connections and one electric connection. He suggested placing a lien on the properties and explained how the lien was to be paid for. Mr. Sonnett suggested presenting to Habitat for Humanity that Council's decision was a deferral not a donation. Mr. Wilson advised he would bring back to Council when the logistics were worked out.

D. FY25 Budget Amendment and Acceptance of Bid for 8th Street Bridge Replacement Project – Mr. Wilson advised of the process of accepting the bid that included a budget amendment that required a public hearing due to the amount being an increase greater than 1% of the original budget and the award of the bid to the contractor. Director of Public Works Robbie Boyer advised of the changes that would occur in that area upon completion of the bridge. Council agreed to advertise for a public hearing for February 24th.

E. Proposed Amendment to Chapter 4 – Administration of Government – Clerk of Council Tina Presley explained the proposed amendments, noting state code amendments adopted July 1, 2024, that were to be included in the Town code. Mr. Sonnett advised that the word "Mayor" would be included in the ordinance as a member of the public body for clarification. Council agreed to advertise for a public hearing for February 24th.

CLOSED MEETING

Councilman Ingram moved seconded by Councilman Wood that Town Council convene a closed meeting, pursuant to Sections 2.2-3711 and 2.2-3712 of the Code of Virginia, for the following purpose 1) pursuant to §2.2-3711(A)(1) of the Code of Virginia, for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, more specifically, the Town Manager position.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilman Sealock left closed meeting at 8:37pm due to health issue.

Councilman Rappaport 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 Wood, Veienthal, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – Councilman Sealock

Abstain – N/A

ROLL CALL

Adjourned approximately 9:30pm.

Approved by Town Council

Date: 2/24/25