



Moment of Silence

Pledge of Allegiance led by Emalyn Wines

ROLL CALL BY CLERK OF COUNCIL

PRESENT: Mayor Lori A. Cockrell
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: Clerk of Council Tina L. Presley
Interim Town Manager BJ Wilson
Town Attorney George M. Sonnett, Jr.

APPROVAL OF MINUTES – Councilman Rappaport moved seconded by Vice Mayor Veitenthal *that Council approve the Council Meeting minutes of the January 27, 2025 Regular Meeting, February 3, 2025 Work Session and February 10, 2025 Work Session, as presented.*

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS - None

RECOGNITIONS/AWARDS/REPORTS – Mayor Cockrell read the “Global Day of Unplugging” Proclamation and presented it to Celeste Brooks, Executive Director of Warren Coalition.

PUBLIC HEARINGS

Continued – Zoning Text Amendment to Town Code Chapter 175 Pertaining to Tobacco, Smoke or Vape Shops –
Mayor Cockrell opened the public hearing. Since there were no speakers, the public hearing was closed.

Councilman Rappaport moved seconded by Councilman Wood that Council, for the purpose of promoting the general welfare of the public, adopt an ordinance amendment to Chapter 175 defining and permitting tobacco, smoke or vape shops with conditions as presented.

Vice Mayor Veitenthal agreed vape shops were not appealing and had taken over real estate, but the free market had made a correction explaining that some vape shops had closed.

Councilman Rappaport noted that he was a proponent of the ordinance and thanked the Planning Commission for their hard work. Councilman Wood agreed with Councilman Rappaport thanking staff and the Town Attorney as well.

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

No – Vice Mayor Veitenthal

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.

Rezoning Application by Skyline Realty Investment LLC to Reclassify Property on W. Strasburg Road from C-1 to R-3
Mayor Cockrell opened the public hearing.

Joe Brogan, 152 Brogans Lane, Browntown, advised Council that he prepared the survey for the applicant and was available for any questions.

Mayor Cockrell closed the public hearing.

Councilman Rappaport questioned stormwater management. Director of Planning Lauren Kopishke advised that since the land sloped in the back it would more than likely go at the lowest point but noted it would be addressed during the site plan review. Council confirmed there was no traffic study or proffers associated with the project, and it was zoned commercial before the new highway design, therefore not being advantageous to be commercial now. Ms. Kopishke confirmed that the Comprehensive Plan has been revised recently to reflect this area pursuant to Council's action at a previous meeting.

In furtherance of the purposes and objectives contained in Town Code §175-1 (B), Councilman Wood moved seconded by Councilman Sealock that Council approve a rezoning application submitted by Skyline Realty Investment LLC requesting an amendment to the zoning map of the Town of Front Royal to reclassify addresses 10, 30, 44, 52, 60 and a vacant lot on W. Strasburg Road identified by Tax Map 20A12, Section 3, Parcels 22, 26, 27A, 31C, 31 and 23 from C-1, Community Business District to R-3, Residential District.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Ordinance Amendment to Town Code Chapter 4 Pertaining to the FOIA Policy for Remote Participants by Electronic Means and Clarify Procedure for Removing Items from Council Agendas

Mayor Cockrell opened the public hearing. Since there were no speakers, the public hearing was closed.

Councilman Rappaport thanked Clerk of Council Tina Presley for her hard work.

Vice Mayor Veitenthal moved seconded by Councilman Ingram that Council adopt ordinance amendments to Town Code Chapter 4 – Administration of Government as presented.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

FY25 Budget Amendment to Accept Funds from VDOT for the 8th Street Bridge Replacement Program and Award a Contract for the Project

Mayor Cockrell opened the public hearing. Since there were no speakers, the public hearing was closed.

Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council approve an amendment to the FY25 Budget in the amount of \$909,999.25 to receive funds from Virginia Department of Transportation's (VDOT) Revenue



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Sharing Program for the 8th Street Bridge Replacement Project and award a contract to WG Construction Company of ~~Fairfax~~ Manassas, Virginia in the amount of \$1,819,998.50.

Vice Mayor Veitenthal explained how money was taken from paving so this project could begin earlier than expected. She concluded that projects of this kind were slow moving and expensive.

Councilman Rappaport noted that the company was from Manassas not Fairfax as stated in the motion. The Clerk of Council advised that she would change to Manassas for the record.

Councilman Wood explained that the Town had been setting money aside for this project. He advised that the project would include a new bridge structure and various other infrastructure improvements and thanked staff for their hard work.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

Betty Hudson, 377 Duck Street, voiced concern over the anticipated storm water runoff from the construction of townhomes proposed for 336 W. Strasburg Road into her yard. She stated that she currently receives runoff from Heritage Hall and her yard could not handle anymore.

Jim North, 124 Robinson Road, voiced concern over the proposed apartments on Royal Lane advising that the construction would include large dump trucks and other large construction vehicles going in and out onto already backed up traffic. He suggested that Council entertain another entrance called Remount Drive that comes off Remount Road.

REPORTS

Town Manager Report – Interim Town Manager BJ Wilson advised Business License renewals were due March 1st.

Town Council Reports

Councilman Rappaport advised that the event “Coldest Night of the Year” sponsored by HARTS (Hope and Rest Temporary Shelter) was well attended and surpassed their fundraising goal. He expressed the need for low to moderate income housing and thanked Michelle Smeltzer, President of HARTS for helping those less fortunate.

Councilwoman DeDomenico-Payne completed her FOIA and COIA Training. She attended the ribbon cutting for Dance and Arts Studio, the Council Retreat and the Northern Shenandoah Valley Regional Commission (NSVRC) meeting of which she is the Town's elected representative.

Councilman Wood reiterated the message from Councilman Rappaport explaining more specifics about HARTS. He attended the “Knocking Down Walls” documentary sponsored by NAACP held at Royal Cinemas. He voiced appreciation to the many businesses and community members who give back by helping those in need.

Report of the Mayor – Mayor Cockrell advised that donations were still being accepted by HARTS and that the shelter would be opened until sometime in March. She advised that while she could not attend the “Knocking Down Walls” documentary she watched it was on YouTube (Knocking Down Walls Rocktown History). Mayor Cockrell thanked



staff for their endless hard work during the cold temperatures and snow events keeping the electricity and water on as well as the roads clear. She attended the ribbon cutting for the Dance and Arts Studio and the Council Retreat.

CONSENT AGENDA ITEMS

A. Purchase of Salt Spreaders with Accessories for Public Works Department

Council approved the purchase of three (3) stainless-steel salt spreaders with accessories, for the Public Works Department in the amount of \$19,804.65 each, totaling \$59,413.95 from Godwin Manufacturing Co., Inc. of Dunn, North Carolina.

B. Bioretention Pond Rebuild at the Energy Services Department

Council approved the award the procurement of services to rebuild the Bioretention Pond located at the Energy Services Department, 1101 Manassas Avenue, to bring the pond into compliance with the Department of Environmental Quality (DEQ), to Muller, Inc. of Falls Church, Virginia in the amount of \$81,931.50.

C. FY25 budget Amendment to Receive funds for the Sale of a Transformer and Allocate Funds to the Manassas Substation Project

Council approved a FY25 budget amendment in the amount of \$10,000.00 to receive funds from G&S Technologies for an electric transformer that was taken out of service then sold and to allocate these funds to the Manassas Substation project.

D. FY25 Budget Amendment to Received Grant Funding from the Virginia Department of Forestry

Council approved a FY25 budget amendment to receive grant funding from the Urban and Community Forestry Program administered by the Virginia Department of Forestry in the amount of \$83,703.50 to support the Town's arborist position and community forestry efforts for one year ending January 31, 2026.

E. Appointment to the Planning Commission

Council appointed Teresa Fedoryka to the Planning Commission for an unexpired term ending August 31, 2026.

F. Appointment to the Local Board of Building Code Appeals (LBBCA)

Council appointed Sterling Whitehead to the Local Board of Building Code Appeals (LBBCA) for an unexpired term ending November 1, 2026.

Councilman Ingram moved seconded by Vice Mayor Veitenthal that Council approve the Consent Agenda as presented.

Mayor Cockrell recognized those being appointed to the Planning Commission and LBBCA.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



BUSINESS ITEMS

Adopt an Ordinance Conditionally Approving the Vacation and Sale of a Portion of Kibler Street

Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council adopt an ordinance as presented conditionally approving the vacation and sale request from the applicant.

Vice Mayor Veitenthal voiced appreciation that the dilapidated property was improved.

Councilman Ingram voiced his approval of the ordinance but cautioned that it was not to be viewed as condoning what happened.

Town Attorney George Sonnett clarified that if the ordinance were adopted tonight, negotiations would begin with the applicant while a second public hearing for the sale would be advertised. Councilman Wood suggested that the negotiations include costs the Town had incurred including staff time

Councilman Rappaport noted that an innocent error occurred, and adopting the ordinance was the right thing to do.

Vice Mayor Veitenthal stated that the error was not entirely the applicant's fault as county governmental procedures were not followed. Mayor Cockrell expressed hope that this was a lesson learned and that specific practices would be corrected early.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

CLOSED MEETING

Councilman Ingram moved seconded by Vice Mayor Veitenthal 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; 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, more specifically, the insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia; and, 3) 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 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, HEPTAD, LLC v. Town.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



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Councilman Ingram moved seconded by Vice Mayor Veitenthal 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

The Mayor read the following announcement after the closed meeting, Pursuant to §2-2.3712 (B) of the Code of Virginia, during the next fifteen (15) days from today February 24, 2025, Council may be interviewing candidates for the Town Manager position at an undisclosed location within the Town.

The meeting adjourned at approximately 10:20pm.

Approved by Town Council

Date: 3/24/25