



Moment of Silence

Pledge of Allegiance led by Eli and Isaiah Tewalt

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

APPROVAL OF MINUTES – Vice Mayor Veitenthal moved seconded by Councilman Sealock *that Council approve the Council Meeting minutes of the March 24, 2025 Regular Meeting, April 7, 2025 Work Session and April 14, 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 – Councilman Ingram and Vice Mayor Veitenthal added a revision to Consent Agenda Item 10D – Purchase of Truck Chassis with Utility Bed and Crane for Fleet Maintenance Department

RECOGNITIONS/AWARDS/REPORTS –

Director of Public Works Robbie Boyer recognized Cullin Oldland for obtaining his Class 1 Water Works Operators License. The Mayor and Council applauded and congratulated him.

Chief of Police Brian Whited recognized various promotions within the Police Department to include David Fogle - Captain; Tyler Smith - Sergeant; Scott Baker - Sergeant; Jeremy Seal - Corporal; Zachary Wallace – Corporal; and new officers Brooke Duvall and Andrew Pavlish. The Mayor and Council applauded and congratulated everyone.

Mayor Cockrell recognized the Director of Energy Services Carey Saffelle and his staff with plaques received from the American Public Power Association (APPA) for Excellence in Safety and Reliability as well as a Public Power with RP3 Designation. The Mayor and Council applauded and congratulated him.

Mayor Cockrell read the following Proclamations: Professional Municipal Clerk's Week, National Police Week and National Public Works Week. The Mayor and Council applauded and congratulated each of the departments.

PUBLIC HEARING

Special Use Permit (SUP) Application Submitted by Pennoni Association, Inc. on behalf of Bereen and Berry Investments LLC, for Multi-Family Apartments and An Office Building on a Vacant Parcel off Royal Lane



Ms. Kopishke gave a recap of the SUP focusing on the agreement for funding the marking and signage as recently proposed by VDOT [Continuous Green-T], at the intersection of John Marshall Highway and Royal Lane for approximately \$34,000. She explained that the agreement would not include the median. She continued that the section of Royal Lane extending to the southern property line would not be included in the site plan or constructed except for necessary improvements for a turn-around at the access point for the project. The right-of-way dedication for the extension of Royal Lane to the property line will still be provided.

Mayor Cockrell opened the public hearing.

Teresa North, 124 Robinson Road, gave various statistics on the number of vehicle trips currently entering and existing Royal Lane stating the street was already overwhelmed. She asked that Council delay action to consider the existing issues and VDOT's options.

Rick Novak, 430 Remount Road, advised he supported the project as it was needed in the community.

Faye Campbell, managing member of Bereen and Berry Investments LLC, advised that she was not prepared to speak tonight explaining the engineer for the project was delayed. She confirmed responsibility for the proposed signage and Continuous Green-T at John Marshall Highway and Royal Lane at a cost of \$34,000. She also confirmed that there would be an extension constructed to the back of the property if the Town wished to develop a road that could extend to Remount Road. She stated that she was fully aware of the traffic on John Marshall Highway but reminded Council that the property was zoned commercial, and constructing apartments was the "lesser of the two evils" expressing the need for affordable housing.

Mayor Cockrell closed the public hearing asking Council if they had any further questions for Ms. Campbell or Staff.

Councilman Wood confirmed that the applicant was offering to pay for the signage and Continuous Green-T with Ms. Kopishke clarifying that this was a voluntary offer not a proffer. Town Attorney George Sonnett advised that bonding for the improvements was not necessary but could be a condition for the SUP.

Vice Mayor Veitenthal noted that there were three businesses currently existing on Royal Lane and questioned whether their parking complied with the zoning requirements. Ms. Kopishke confirmed that zoning was the same for either owner-occupied condos or apartments.

Councilman Rappaport questioned whether there were plans for an expansion in the future. Ms. Campbell advised that there was not enough space. Ms. Kopishke advised that (36) was the maximum which was capped by square footage of the lot.

At this time, Mr. Sonnett suggested a motion to include the proposed agreement of the marking and signage.

Councilman Sealock recused himself from the vote due to family connections.



In furtherance of the purposes and objectives contained in Town Code §175-1(B), Councilman Wood moved seconded by Vice Mayor Veitenthal that Council approve a Special Use Permit to Bereen and Berry Investments LLC, submitted by Pennoni Associates, Inc. for multi-family apartment houses containing thirty-six (36) units in three (3) separate apartment houses containing twelve (12) units each and an office building on a vacant parcel off of Royal Lane, identified as Tax Map 20A17-1-14B1 with the following conditions: 1) on the north side of the property privacy fencing or privacy screening as defined in 175-3 of the Town Zoning Ordinance, be installed to isolate the property from the existing residential property; 2) dedicate 60' right-of-way Royal Lane Extension to the southern end of the property as shown on the revised exhibit, to be dedicated upon the commencement of the SUP and acceptance by the Town; and, 3) fund the marking and signage for the Continuous Green-T as shown in the exhibit provided by VDOT, not to exceed \$34,000.

Councilman Ingram noted that there was nothing to address traffic on Royal Lane to alleviate current traffic issues; but realized it was a commercial use that could be built on by right creating even more traffic on Royal Lane.

Councilman Rappaport appreciated what the applicant was trying to accomplish but voiced concern that the Continuous Green-T would not alleviate the morning and evening traffic on John Marshall Highway, and there was no secondary access to Royal Lane.

Councilman Wood advised that he looked at the area for a possible secondary access off Remount Road and realized the significant amount of money to construct a road there. He noted that the Town was in the process of striping Royal Lane, which was a low-cost effort to minimize the traffic issues. He suggested a combination of striping and delineators on John Marshall Highway.

Vice Mayor Veitenthal voiced support of the project noting that she preferred owner-occupied condos but realized additional housing of any kind was needed in the community. She stated issues on John Marshall Highway currently existed, and "any improvements would be better improvements."

Mayor Cockrell stated that while staff was looking into parking for the existing businesses, suggested law enforcement heavily enforce no parking on Royal Lane as the signs indicated.

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

No – Councilman Rappaport

Absent – N/A

Abstain – Councilman Sealock

ROLL CALL

Special Use Permit Application Submitted by Heritage Hall XIII, LLC for the Expansion of the Existing Skilled Nursing Facility at 400 W. Strasburg Road.

Mayor Cockrell opened the public hearing.

Betty Hudson, 377 W. Duck Street, voiced concern of water runoff into her yard once construction begins.

Mayor Cockrell closed the public hearing.

Councilman Sealock confirmed that there was a retention pond currently located in front of Heritage Hall.

Councilwoman DeDomenico-Payne urged the owners to insure they had sufficient staffing as they moved forward with their expansion project.



Councilman Rapport questioned the contour of the land running behind Heritage Hall. Ms. Kopishke advised that there was a ravine that runs approximately northeast to Duck Street. She advised that the developers will be required to show how they deal with water. Vice Mayor Veitenthal advised that the developers will be engaged with Warren County and DEQ for Erosion/Sediment Control.

In furtherance of the purposes and objectives contained in Town Code §175-1(B), Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council approve a Special Use Permit for Heritage Hall XIII, LLC for the expansion of the existing nonconforming use for a skilled nursing facility building with a new building addition for twenty (20) beds and associated facilities located at 400 W. Strasburg Road, identified by Tax Map 20A11, Section 4, Lot 23 with no conditions.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Special Exception Submitted by Rappahannock HC LLC to Reduce the Required Minimum Street Pavement Width for Marshall's Glen – 1321 Happy Creek Road

Ms. Kopishke gave a recap of the request noting that narrower roads had proven to be a traffic calming feature especially since the public had expressed concerns of high-speed traffic on long straight roads. She explained that the developer was implementing additional features for traffic calming that included stops signs at each intersection and raised crosswalks. Vice Mayor Veitenthal questioned the amount of money saved by decreasing the street width. Ms. Kopishke advised that it was approximately \$31,000 in material cost.

Mayor Cockrell opened the public hearing.

William Dawson, 1212 Oden Street, voiced concern about the speeding in his neighborhood asking Council to become more proactive. He suggested beginning a "Safety for the Children Initiative" by adding speed bumps or speed tables and increasing the fines for speeding.

Kristine Dawson, 1212 Oden Street, echoed her husband's comments encouraging the installation of speed tables voicing concern of wide streets.

Martin Wynn, 1210 Oden Street, echoed concerns of the other two speakers asking Council for the speed tables.

Mayor Cockrell closed the public hearing.

Mayor Cockrell allowed Chris Hornug, owner/developer of the property, to speak. He gave a presentation showing a **Traffic Calming Plan** that included the twelve speed tables with crosswalks proposed for the development, parking being eliminated on one side of the street leaving the travel lane width the same and driveways enlarged to park several vehicles off the street. He explained the difference between reducing street width from (36) feet to (29) feet noting the cost savings; however, the speed table installation would be an additional cost if approved by Council. He showed **Marshall's Glen Roadway Analysis – VDOT Minimum Standards** showing a fire truck could navigate the decreased width of the street. He advised Council that advanced signage would be installed for the speed tables. Mayor Cockrell voiced concern that speed tables were not brought up to Council in previous meetings therefore have not been discussed amongst themselves or with staff.



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.

Vice Mayor Veitenthal moved seconded by Councilman Ingram to leave the public hearing open to allow Council to discuss the information that was presented here tonight with the appropriate staff to include; the signage, the location and to the maintenance to include snow removal of the raised crosswalks.

She voiced concern about children's safety and echoed the Mayor's concern about the Council not having previous discussions on the proposal of raised crosswalks/speed tables.

Councilman Rappaport noted that he did not want to bring this issue back to Council and offered a substitute motion.

SUBSTITUTE MOTION: In furtherance of the purposes and objectives contained in Town Code §148-110(B), Councilman Rappaport moved seconded by Councilman Wood that Council approve a special exception to reduce the required minimum street pavement width to 29 feet for Marshall's Glen from Rappahannock HC LLC.

Mayor Cockrell reminded the Council that the motion was only to approve the reduction in street width and not the speed tables. After discussion it was confirmed that the speed tables would require Council approval at a later time.

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

No – Veitenthal and Ingram

Absent – N/A

Abstain – N/A

ROLL CALL ON SUBSTITUTE MOTION

Lease Agreement Between the Town and On Cue Sports and Billiards LLC and Front Royal Brewing Co., LLC to Use a Specific Area of Town Property Located in Peyton Street Parking Area for Private Solid Waste Containers and Related Facilities.

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

Councilman Rappaport moved seconded by Councilman Ingram that Council approve a Lease Agreement between the Town and On Cue Sports and Billiards, LLC and Front Royal Brewing Co., LLC to Use a Specific Area of Town Property Located in the Peyton Street Parking Area for Private Solid Waste Containers and Related Facilities as presented and authorize the Town Manager to execute the agreement on behalf of the Town.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Adoption of the 2025 Real Estate and Personal Property Tax Rates

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

Councilwoman DeDomenico-Payne moved seconded by Vice Mayor Veitenthal that Council adopt the 2025 real estate and personal property tax rates as presented: the Real Property Tax rate at \$0.068 per \$100 assessed value, which represents no increase over the current year's rates; the Personal Property Tax rate at \$0.64 per \$100 assessed value, which represents no increase over current year's rates; the personal property tax relief rate (PPTR) for qualifying vehicles at a rate of 43% of value on the first \$20,000 of assessed value for qualifying vehicles with an assessed value greater than \$1,000; and, a personal property tax relief rate of 100% for qualifying vehicles with an assessed value of \$1,000 or less, pursuant to Virginia Code §58.1-352 and the Front Royal Town Code Chapter 75-44(C) be amended accordingly and as presented.



Councilman Wood explained how \$400,000 was received from the speed cameras and was rolled over to the general fund due to no specific allocation in the budget for the revenue.

Councilman Rappaport read the **Real Estate Tax Comparison Chart** given to Council at their recent work session that gave the estimated total real estate tax revenue and the revenue difference from equalization.

Councilwoman DeDomenico-Payne reiterated that tonight was about the tax rates and the budget would be discussed at the next work session.

Vice Mayor Veitenthal stated that there was an overall increase in Town service therefore she could not justify raising real estate and personal property taxes.

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

No – Councilman Wood

Absent – N/A

Abstain – N/A

ROLL CALL

PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

Paul Mahan, 122 Virginia Avenue, invited the Council to the National Day of Prayer event on Thursday, May 1, 2025.

REPORTS

Town Manager Report – Town Manager Joe Petty gave a shout out to Town Staff stating he was “thrilled” to be part of the team. He advised that he attended Lone Pine Day. He gave various updates to include: Hydrant Flushing throughout Town, the 8th Street Bridge Replacement along with the closure of the streets during construction, Town’s surplus auction, Family Fun Day Event, Wine/Craft Festival and the Farmers Market opening on Sundays.

Town Council Reports

Councilman Ingram attended the *Skyline FFA Classic Car, Truck and Tractor Show* and *Lone Pine Day*. He gave a shout out to staff for all they do.

Councilman Sealock praised the Police Department and Fire Department for their part in the most recent incident that occurred on Hill Street and asked for prayers for those who were hurt in the incident. He thanked BJ Wilson, Robbie Boyer and other members of staff for keeping the Town going.

Vice Mayor Veitenthal expressed her love for Front Royal and Warren County, and her passion for the community. She gave a shout out to Town staff.

Councilwoman DeDomenico-Payne attended the Northern Shenandoah Valley Regional Commission (NSVRC) Meeting, *Phoenix Project Survivor Art Exhibit* and *Barks and Bags Event*. She expressed hope that everyone had a good Easter and/or Passover.

Councilman Rappaport attended *Lone Pine Day*. He suggested Council read an article “11 Best Places to Live in Virginia in 2025” on www.worldatlas.com.

Councilman Wood attended the FREDa Meeting and thanked Director of Energy Services Carey Saffelle for giving a presentation on the Town’s electricity. He met with a geologist on the Town’s water source, hauled mulch to the community garden, participated in cleaning up the *Royal Shenandoah Greenway*, attended the ribbon cutting for



Hang Ten Carwash, attended the Ride with Rotary event, attended Samules Public Library Taste of Books event and congratulated the Auto Care Clinic for their ministry "Cars Changing Lives".

Report of the Mayor – Mayor Cockrell welcomed Mr. Petty. She attended the Hike Kidz Foundation "Safe & Sound: Clothe the Kidz" initiative, Barks & Bags Event, Liaison Committee Meeting, Adult Recovery Court Meeting, and Lone Pine Day. She spoke at Front Royal Little League Opening Day and local Boy Scout Pack 118 about local elected officials and the importance of voting.

CONSENT AGENDA ITEMS

A. Purchase of Outdoor Circuit Breakers for Happy Creek Substation Expansion Project

Council approved the purchase of two 38kV outdoor circuit breakers, for the Happy Creek Substation Expansion Project, from Ceeus, Inc. (Line Equipment Sales) of Glen Allen, Virginia in the amount of \$95,624.18.

B. Purchase of Truck Chassis and Dump Body/Hoist/Accessories for Horticulture Department

Council approved the purchase of a dump truck chassis from Hall Automotive-Fleet Team of Virginia Beach [\$61,604.80] and dump body, hoist and accessories from Godwin Manufacturing of Dunn, North Carolina [\$24,550.00] for the Department of Horticulture for a total amount of \$86,154.80.

C. Purchase of Truck Cab Chassis and Utility Bed for Energy Services Department

Council approved the purchase of a complete Ford F-350 4x4 regular cab chassis and utility bed, for the Department of Energy Services, to replace a 2001 Chevrolet 4x4 pickup (vehicle #342) to Hall Automotive – Fleet Team of Virginia Beach, Virginia in the amount of \$77,178.20.

D. Purchase of Truck Chassis with Utility Bed and Crane for Fleet Maintenance Department

Council approved the purchase of a 2025 F350 Chevrolet 4x4 truck chassis with a utility body and 4000lb crane, for the Fleet Maintenance Department, to replace a 2002 Chevrolet 4x4 Utility Truck with 5,000lb crane (vehicle #542) from Hall Automotive – Fleet Maintenance of Virginia Beach, Virginia in the amount of \$112,120.80.

E. FY25 Budget Amendment to Accept 2025 Local Law Enforcement Grant for Police Department

Council approved a FY25 Budget Amendment in the amount of \$3,200 to accept a \$3,200 Local Law Enforcement (LOLE) Grant from the Department of Criminal Justice Services (DCJS) to purchase a Night Vision Monocular to enhance officer safety and effectiveness during low-light and no-light operations.

F. Task Order for 4-H and Jamestown Pump Stations Engineering Design Services

Council approved a task order for CHA Consulting Inc in the amount of \$150,000 to move forward with a portion of final designs for the 4H and Jamestown Water Pump Stations.

G. 2025 Virginia Municipal League (VML) Policy Committee Nominations

Council approved the following VML Policy Committee Nominations for 2025, said terms expire December 31, 2025.

Community and Economic Development: Councilman Wood and Director of Community Dev/Tourism Lizi Lewis

Finance – Councilman Ingram and Director of Finance BJ Wilson

General Laws – Councilman Sealock and Town Attorney George Sonnett

Human Development and Education – Councilwoman DeDomenico-Payne and Town Manager Joe Petty

Infrastructure (Transportation and Environmental/Natural Resources) – Councilman Rappaport and Director of Public Works Robbie Boyer



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H. Recommendation of Re-Appointment to the Board of Zoning Appeals (BZA)

Council recommended Maria Dutton for reappointment to the Board of Zoning Appeals (BZA) to the Judge of the Circuit Court for a five-year term beginning May 1, 2025 and ending May 1, 2030,

Mayor Cockrell reminded Council that 10D D. Purchase of Truck Chassis with Utility Bed and Crane for Fleet Maintenance Department was revised to identify the purchase was for a Chevrolet not a Ford.

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

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

BUSINESS ITEMS - NONE

CLOSED MEETING

Vice Mayor Veitenthal 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, Town Attorney; 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, a) stormwater issue on W. Commonwealth Drive and b) the insolvency and disposition of assets including the Avtex Property of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Councilman Sealock left the meeting and did not go into Closed.

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, Veitenthal, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – Councilman Sealock

Abstain – N/A

ROLL CALL

The meeting adjourned at approximately 10:44pm.

Approved by Town Council

Date: 5/27/25