



Moment of Silence

Pledge of Allegiance led by Emma Veitenthal

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 May 27, 2025, Regular Meeting, June 2, 2025, Work Session and June 9, 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

Proclamation Recognizing Town Employee Appreciation Week – Mayor Cockrell read the proclamation and along with Council gave appreciation to all Town Employees.

Proclamation Recognizing G&M Motors, Inc. for their 70th Anniversary – Mayor Cockrell read and presented the proclamation to the family of G&M Motors, Inc. She along with Council congratulated them on their achievement and thanked them for investing in the community for 70 years.

PUBLIC HEARINGS

Special Use Permit (SUP) for a Private School at 16 N. Royal Avenue for Divinum Auxilium Academy

Director of Planning Lauren Kopishke recommended a cap of (25) students as a condition for approval of the SUP.

Applicant Diane Schmiedicke, 311 Luray Avenue and founder of Divinum Auxilium Academy, advised of their two other schools in historical buildings and their significance to the community. The two schools are Divinum Auxilium Divine Assistance Academy at 2694 Browntown Road [former Dr. Office] for K-6th grades and St. Edith Stein School for Girls at 124 Luray Avenue [Bon-Aire] for 7th – 12th grades. She expressed gratitude for being part of the story of these buildings and was committed to keeping the history. She asked that a cap not be placed as a condition since it would be years to achieve (25) students. She understood the concerns of Council regarding the drop-off and pick-up of students and stressed that the Academy voiced the same concerns and was working on a plan to ensure safety.

Mayor Cockrell opened the public hearing.



Amy Wood, 1269 Kesler Road, disclosed she was Councilman Wood's wife. She encouraged Council to consider the safety of the children by installing designated walk paths and speed bumps on and around Union Street due to the speeding traffic on that road.

Andrew Hill, 1245 Kendrick Ford Road, business owner at 25 S. Royal Avenue and parent of a rising 12th grader, voiced interest in the historic preservation of vacant buildings. He opined that the Academy would work out the logistics of dropping-off and picking-up students. He stated that his son and others were mature enough to make decisions while walking on their own to school.

Scott Farrar, 250 Cattle Crossing Road, father of two sons and a daughter who currently attend the academies, expressed his confidence in the school's leadership, mission and vision for his children.

Robert Cairns, representative of the Front Royal United Methodist Church, 1 W. Main Street, stated that the speeding of traffic on Union Street was concerning and suggested the installation of a stop sign and/or speed bumps.

Jessica Harvey, 981 Fire Trail Road, Linden, parent of a son who attends one of the schools, advised that the parents have been made aware of the safety concerns and expressed hope that Council would allow the school flexibility.

Joseph Harvey, 981 Fire Trail Road, Linden, student of St. Joseph the Just School for Boys at 120 W Main Street, liked the idea of learning in a historical building and that it was located close to church.

Mary Anne Biggs, 164 Greystone Drive, representative of the First Baptist Church, opined that the boys' school would give the former Town Hall new life and voiced support of the idea. She shared the concerns about the safety of the children but felt confident the Academy would be part of the solution to ensure safety.

Craig Spiering, 340 Autumn Hills Lane, father of sons attending St. Joseph the Just School for Boys, voiced confidence in the administration and his sons to ensure safety. He also noted the number of businesses in the area who could benefit from the school such as bakeries and coffee shops. He encouraged Council to support the SUP.

Anna Hatke, 203 Richardson Road, Strasburg, encouraged approval of the SUP.

Michelle Hillaert, 6752 Browntown Road, voiced support of Ms. Schmiedicke's leadership.

Ryan Gormen, Strasburg, father of a son who attends St. Joseph the Just School for Boys of which he serves on the Advisory Board voiced confidence in Ms. Schmiedicke and the Board to enact a safety plan. He echoed the sentiments of the previous speakers.

Joe Brogan, 143 Brogan Lane, voiced support of the project stating it was a good revitalization of a historic building, and the use fit well with the neighboring properties.

Susan Schwartz, 28992 Old Valley Pike, Strasburg, stated the Academy would be responsible for the children's safety.

Mayor Cockrell closed the Public Hearing

The council was asked if there were any questions for the applicant or staff. Vice Mayor Veitenthal confirmed that (25) students were expected, but no more than (80) and that the capacity of the building was unknown. Ms. Kopishke identified various C-2 uses that would be allowed by right. Councilman Rappaport questioned whether there was



any designated parking behind St. John's Parrish. Ms. Schmiedicke advised that she had not asked for that availability but would be willing to do so. She confirmed that there were six parking spaces directly behind the building and additional (59) leased spaces. Councilman Wood mentioned possible parking in front of the building.

In furtherance of the purposes and objectives contained in Town Code §175-1(B), Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council approve a Special Use Permit (SUP) for the Divinum Auxilium Academy to permit a private school at 16 N. Royal Avenue identified by tax map 20A5, Section 11, Lot 15

Vice Mayor Veitenthal stated that as a parent it was her job to ensure the safety of her children, not the Police or Council. She noted that parking in this area was limited, and walking was the best way to get to your destination.

Councilman Ingram expressed appreciation to the speakers for their confidence in the school's plan for safety. He felt assured that the age of the children attending the school could walk down the street safely.

Councilman Rappaport voiced concern over the cap explaining the Planning Commission put a lot of time into their recommendation and offered a substitute motion:

Substitute Motion

In furtherance of the purposes and objectives contained in Town Code §175-1(B), Councilman Rappaport moved that Council approve a Special Use Permit (SUP) for the Divinum Auxilium Academy to permit a private school for no more than 45 students at 16 N. Royal Avenue identified by tax map 20A5, Section 11, Lot 15 conditioned upon 1) the provision of required off-street parking areas, which shall be oriented to the buildings they are serving and within 300 feet walking distance, with a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by the Town Attorney prior to the commencement of the use, which shall remain in effect for the duration of the Special Use Permit and be reviewed every two years.

Substitute Motion Died for Lack of a Second.

The Original Motion was on the floor

Original Motion

In furtherance of the purposes and objectives contained in Town Code §175-1(B), Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne that Council approve a Special Use Permit (SUP) for the Divinum Auxilium Academy to permit a private school at 16 N. Royal Avenue identified by tax map 20A5, Section 11, Lot 15

Vice Mayor Veitenthal respected all the work staff, and the Planning Commission had put into the recommendation, but reminded Council that it was only a recommendation.

Councilman Rappaport explained that he included the number (45) in his substitute motion because that was the number in the building when it was operating as Town Hall. He also suggested a speed table at the existing crosswalk.

Mayor Cockrell reminded Council that the SUP was something that could be revisited. Ms. Kopishke agreed, noting it could be amended and/or revoked.

Councilman Wood advised that there were many areas throughout the community where pedestrian safety was a concern and suggested Council put these concerns on a future work session.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL on Original Motion



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.

Special Use Permit for a Farmer's Market at 515-B Commerce Avenue for Julie Vaught (Happy Creek Antiques)

Town Attorney George Sonnett advised Council to postpone the public hearing to a specified date due to the applicant having an emergency during tonight's meeting.

Vice Mayor Veitenthal moved seconded by Councilman Ingram to postpone the public hearing until July 28, 2025.

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

No – Councilman Wood

Absent – N/A

Abstain – Councilman Sealock

ROLL CALL to Postpone

Special Use Permit to Allow a Short-Term Rental at 66 W. Strasburg Road for Home Base Holdings, Inc.

Planning Director Lauren Kopishke recommended denial due to no required parking.

Applicants Stephen and Vanessa Talbott advised that they lived in Alexandria and purchased the house in August 2024, with the hope to share the beauty of Front Royal with others as a short-term rental. Vice Mayor Veitenthal confirmed the house was in the C-1 Community Business District.

Mayor Cockrell opened the public hearing and since there were no speakers closed the public hearing.

In furtherance of the purposes and objectives contained in Town Code §175-1(B), Vice Mayor Veitenthal moved seconded by Councilman Ingram that Council approve a Special Use Permit (SUP) for a short-term rental at 66 W. Strasburg Road identified by tax map 2012, Section 3, Lot 31B for Home Base Holdings Inc.

Councilwoman DeDomenico-Payne questioned how the property would be managed if the applicants lived in Alexandria. Mrs. Talbott advised that they had a property manager about half a mile away.

Councilman Rappaport questioned the off-street parking. Mrs. Talbott explained the challenges of the parking situation in the area specifically the impact of a proposal to build townhomes on the street. She asked Council to reconsider the parking requirement until the townhomes were completed.

Councilman Ingram understood the applicants' request to see what happened with the other lots in the neighborhood before restricting the parking for their short-term rental.

Vice Mayor Veitenthal voiced her concern about parking being a continual issue throughout Front Royal and appreciated the applicant's vision to rehab a vacant building to make it more appealing.

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

No – Councilmen Wood and Rappaport

Absent – N/A

Abstain – N/A

ROLL CALL

An Ordinance Amending and Re-Ordaining a Franchise Granted to Brightspeed of Virginia LLC Formerly Known as The Central Telephone Company of Virginia

Town Attorney George Sonnett briefed Council on the specifics of the agreement noting that the current 20-year agreement was ending and this was an extension for another fifteen years.



Mayor Cockrell opened the public hearing and since there were no speakers closed the public hearing.

Councilman Rappaport moved seconded by Councilman Wood that Council adopt an ordinance, effective June 23, 2025, amending and re-ordaining, extending for a period of fifteen (15) years, a franchise agreement for the purpose of providing local exchange telephone service and telecommunication services with Brightspeed of Virginia, LLC for its system in the present and future streets, alleys and public ways of the Town, as presented, with the Mayor 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

An Ordinance to Amend and Re-enact Town Code Sections 158-6 and 158-6.1 for the Re-Adoption by Reference of the State Motor Vehicular Laws and for Revision of Penalties for Violation of Laws

Mayor Cockrell opened the public hearing and since there were no speakers closed the public hearing.

Councilman Ingram moved seconded by Councilwoman DeDomenico-Payne that Council adopt an ordinance to amend and re-enact Town Code Sections 158-6 and 158-6.1 for the re-adoption by reference of the state vehicular laws and for the revision of penalties for violations of laws, as presented.

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

Roger Wisniewski, 1743 W. Commonwealth Drive, voiced concern that the former BB&T building located at 14th Street and Shenandoah Avenue was an eyesore and questioned when it would be cleaned up.

REPORTS

Town Manager Report – Town Manager Joe Petty advised of the following: 1) ongoing detours related to the 8th Street Bridge reconstruction; 2) work on the replacement of the water line on N. Royal Avenue from Commerce Avenue to 6th Street; 3) July 3rd Royal Independence Fireworks; and 4) water and energy saving tips shared on Facebook and in the Town's newsletter. He concluded by voicing appreciation to all Town Staff.

Town Council Reports

Councilman Ingram attended the Annual Salvation Army Dinner and the Front Royal Cardinals Game.

Councilman Wood attended the Transportation/Infrastructure Committee Meeting, various Memorial Day Services, Ribbon Cutting/Dedication for the Revolutionary Soldiers War Memorial Bench, Clear Horizons Forensic and Counseling Group Grand Opening, Annual Salvation Army Dinner, G&M 70th Anniversary Celebration, and the DFRi Garden of Dreams Gala Fundraiser. He invited everyone to the July 3rd FREE Cardinals Game and Fireworks.

Councilwoman DeDomenico-Payne attended Clear Horizons Forensic and Counseling Group Grand Opening. She voiced appreciation to Town Staff specifically their "incredible responsiveness" stating a "good transparent



government." She voiced support for the Town's Main Street as she compared it to other main streets throughout the country that she had personally visited.

Vice Mayor Veitenthal encouraged the public to investigate the facts being discussed on social media regarding Town Council's actions on various topics. She wished everyone a Happy 4th of July being mindful of our [service] troops.

Councilman Rappaport reported a complaint about a dead tree at 17th Street and Belmont Avenue. He gave a report from the Transportation/Infrastructure Committee Meeting that included Town and County projects.

Report of the Mayor – Mayor Cockrell expressed appreciation to the Energy Services Department for working on the many power outages experienced during the most recent storm. She reminded the public about the suggestions listed on the Town's website to combat the current heat wave. She attended the Ribbon Cutting/Dedication for the Revolutionary Soldiers War Memorial Bench; Global Methodist Church of Virginia Annual Conference, Clear Horizons Forensic and Counseling Group Grand Opening, Shenandoah Rail Trail Meeting, Reaching Out Now Leadership Gala and Samsons Properties Ribbon Cutting. She expressed disappointment at not being able to attend the Juneteenth Celebration and the DFRi Gala; and missing the upcoming Dueling Disco: A Benefit for the Local Children because of her scheduled vacation.

CONSENT AGENDA ITEMS

Benefits Consulting Services

Council approved an award to One Digital of Richmond Virginia in the amount of \$30,000.00 per year for Benefits Consulting Services

On-Call General Civil Engineering Services

Council awarded contracts to CHA Consulting, Inc.; Mattern & Craig, Inc.; Potesta & Associates, Inc.; and Timmons Group, Inc., as presented for On-Call General Civil Engineering Services.

FY25 Budget Amendment for Royal Lane Markings and Signage

Council approved a FY25 Budget Amendment in the amount of \$34,000.00 to receive funds for Beeren & Barry Investments for reimbursement of expenses incurred by the Town for markings and signage for Royal Lane as described in their special use permit approved by Town Council on April 28, 2025.

FY25 Budget Amendment for Solid Waste Revenue

Council approved a FY25 Budget Amendment in the amount of \$259,130.00 to account for additional revenue received from the Solid Waste Rate increase approved by Town Council September 23, 2024.

FY2024-FY2025 Write Off for Bad Debt

Council approved the removal of 5 years or older of outstanding accounts receivable (bad debts) totaling \$52,445.15 (146 utility accounts) on the Town's ledger for the remainder of fiscal year 2024-2025 as presented.

Electric Cost of Service Analysis, Rate Study and 5-Year Cash Requirements Projections

Council awarded a contract to RGrid Power PLLC, Wake Forest, North Carolina, in the amount of \$68,750.00 for the FY26 study work, with an additional \$8,750.00 annually thereafter for financial review services.

Councilman Ingram moved seconded by Councilman Rappaport that Council approved the Consent Agenda as presented.



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Councilman Wood clarified that 10C – FY25 Budget Amendment for Royal Lane Markings and Signage was to include John Marshall Highway improvements.

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

Councilman Rappaport 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 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. the insolvency and disposition of assets of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia and b. the VDOT Economic Development Authority Grant for IT Federal.

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 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 meeting adjourned at approximately 10:00 pm.

Approved by Town Council

Date: 7/28/25