



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  
Various members of the staff and public

Water Supply Plan/Excess Volume Determination – CHA Presentation – Stephen Steel from CHA Consulting, Inc. began his presentation [Front Royal – Excess Volume Determination] with a chart showing ten proposed developments. The chart was broken down into categories that included: planned residences, projected flow, water pressure and wastewater sewer shed. Councilman Wood voiced concern that the Rappahannock HC LLC development [Happy Creek Road], two hotels in the corridor and a Chic-fil-a were not on the list. Town Manager Joe Petty advised that he would speak with the Town and County Planning Departments to ensure that everything by right and special use was included in the chart so the numbers could be reworked.

Discussion ensued about the water system's available capacity and the pump stations specifically the Jamestown and 4-H pump stations since they currently would not meet future development. Discussion moved toward the sewer system's available capacity with Mr. Steele explaining the difference between average flow and peak flow. He advised that the money currently being invested in repairing the sewer infrastructure was making a difference in the numbers. Council voiced how difficult it was to approve [industrial] out-of-town water and sewer connection requests based on incorrect numbers. Mr. Steele suggested an application fee to recoup planning and/or engineering consultation fees. Director of Public Works Robbie Boyer noted that some applicants take the square footage of their building to achieve the number. It was noted the cost of infrastructure was important in assessing the maximum amount of water that can be used on existing assets. Vice Mayor Veitenthal suggested discussing recouping costs for out-of-town application requests at a future work session.

Discussion then focused on out-of-town water and sewer customers/users not following mandatory water restrictions when in a declared drought. Mr. Steel opined that this was a service area, and requirements should be followed, holding them to the same standards as in-town customers. Discussion ensued about whether restrictions could be added to the agreements for industrial users.

Councilman Wood suggested that Council let Mr. Petty know what developments should be included on the list so the numbers could be reworked. He reiterated that in-town development should include Rappahannock HC LLC development and the Avtex property; and out-of-town development should include two hotels, Chic-fil-a, and a Sheetz. Vice Mayor Veitenthal did not want the cost of development on the back of the taxpayers. Mr. Petty advised that there was nothing on the table right now for the Avtex property. He reiterated that he would contact the Town and County Planning Departments as well as research the Comprehensive Plans to ensure the list was updated.

Resolution and Energy Schedule for Tallgrass Power Purchase Agreement with AMP – AMP Presentation – Director of Energy Services Carey Saffell virtually introduced Paul Beckhusen, Senior Vice President of Power Supply and Energy



Marketing at American Municipal Power (AMP). Mr. Beckhusen gave a project description explaining that Tallgrass and Kanin Energy had partnered to jointly develop waste heat to power projects along the Rockies Express (REX) pipeline in Indiana and Ohio with specific locations in Pickaway and Muskingum Counties, Ohio. He showed various charts naming the details of the project to include location, interconnection, permitting, capacity, annual price, term, and forecasted value focusing on the market prices through 2032. Mr. Beckhusen concluded with a recommendation of 2MW of project participation along with other resources locking in approximately 65% of long-term needs, showing an Energy Portfolio with Tallgrass and Future Blocks and Project Analysis/Timeline. He noted the subscription deadline as September 20, 2025. Councilman Rappaport questioned the possibility of the renewable energy credits being "slashed" and how that would affect the model. Mr. Beckhusen confirmed it would increase but still be below the market price. Council confirmed that any planned maintenance outages would be switched over to other carriers in the group. Council agreed to add to the July 28<sup>th</sup> Consent Agenda.

### NEW BUSINESS

Purchase of In-Car and Body-Worn Camera System for the Police Department – Purchasing Manager Michelle Campbell advised Council they previously approved an award for in-car camera systems and equipment from Motorola at a cost of \$162,280.01. After negotiations to bundle in-car and body-worn cameras the final quote was \$249,396.08 [saving 34%]. There was concern it would be obsolete in five years; however, it was noted that this was always a concern when dealing with technology. Chief Brian Whited confirmed that the Police Department staff followed statute of limitations on the recordings. Council agreed to add to the July 28<sup>th</sup> Consent Agenda.

John Marlow Plaza Sign – Community Development and Tourism Director Lizi Lewis passed out a draft of what the sign would look like and where it would be located noting it was slated to go before the Board of Architectural Review (BAR) for final approval. She explained that the sign and installation were like the civil war trail signs already in place noting she found the same vendor so the colors, fonts and ADA compliance would all match. She advised the wording may have to be tweaked to accommodate the pictures. It was suggested to maybe reduce the pictures to keep the wording and maybe add text to the effect of "*he spent most of his life living and working here.*" The hope was to dedicate the sign during the Festival of Leaves Friday event.

Repayment of Economic Development Access Grant – Director of Finance BJ Wilson explained how the grant was received from the Virginia Department of Transportation (VDOT) in 2016 and why the Town was having to repay it back. Mr. Wilson recommended that Council authorize repaying the entire amount now to stop the recurring annual payments for a letter of credit. Mr. Sonnet read the June 9, 2025, letter from VDOT Commissioner Stephen C. Brich, P.E. noting that the requested documentation was not available due to actions of the former EDA Director further explaining that there was a road built and a building sitting on the property. He advised that he was working with Terry Short, VDOTS Local Assistant Division Director, and suggested that Council allow the efforts already started to play out between now and the regular meeting on July 28<sup>th</sup>. Council agreed to add to the July 28<sup>th</sup> Business Items.

### ACTION ITEM

Alley Vacation Request: Aaron Hike – Town Manager Joe Petty advised that Council was aware of the actions taken in the past on this same request. After reviewing unimproved alleys, he voiced concern over drainage issues throughout Town which prompted further review of utilities and drainage for the future; therefore, seeing unimproved alleys from an important utility perspective. It was noted that Council was either to take action to deny the request or direct staff to move forward with the public hearing. Councilwoman DeDomenico-Payne questioned the alleys that had utilities and whether traffic was deterred in some way. Mr. Petty advised that there were (47) unimproved alleys with (23) having utility connections. Depending on the utility, some throughfares could be deterred. While vacating unimproved alleys was on a case-by-case basis, he reiterated that keeping them could be valuable for the future. Mr. Petty confirmed that there were no utilities currently in this alley; however, at 16<sup>th</sup> Street and Virginia Avenue there



were some drainage issues where the alley could be a candidate for discharging the water out. Councilman Rappaport opined that with the torrential rains and the topography of the area, he could understand why the alley could have value for a stormwater system and potentially improve the drainage on N. Royal Avenue. Councilman Sealock agreed.

Vice Mayor Veitenthal advised that she could speak on this matter as she had no investment in its outcome. She reminded Council that they previously voted to approve this vacation but there was a legal issue as to why it was not finalized. Mr. Petty referred to the drawing in the packet explaining the underground drainage and how water spilled out in the alley. Vice Mayor Veitenthal questioned why this was not brought up before, noting a different perspective from the former Town Manager and staff.

Councilman Rappaport noted that he was not a fan of giving up the alley as there was some value in keeping it.

Councilman Ingram advised that it had been approved twice before and was owed a public hearing.

Mr. Sonnett explained the rationale for deeming this an Action Item. Since Council was already aware of the facts, it seemed appropriate to ensure they were on board to either deny or move forward. Councilman Wood confirmed that he previously voted to approve but now there was a different idea for the usefulness of alleys. Councilwoman DeDomenico-Payne valued Mr. Petty's opinion on the value of the alley, but preferred the Town have a specific plan already in place for the use of town-owned land preferably within a five-year timeline. Vice Mayor Veitenthal stated that applicants have the right to bring their applications before Council.

*Councilman Sealock moved seconded by Councilman Rappaport that Council, being fully advised in the premises, deny the application of Aaron Hike for the vacation of Town alleyway abutting 1516 N. Royal Avenue.*

Vice Mayor Veitenthal reminded Council that they can decide what portion of the alley was to be vacated noting that if the area at 16<sup>th</sup> Street/Virginia Avenue should be left open then Council could deny that portion and leave it open.

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

ROLL CALL

Mayor voted NO to break the tie

Mayor Cockrell stated that a public hearing would be advertised at least thirty days from now and letters mailed to the adjacent property owners. Mr. Sonnett advised that Mr. Hike was not the sole owner, explaining the necessity to have the documents "cleaned up" to move forward.

### Other Business

Mayor Cockrell advised that the Liaison Committee Meeting scheduled for Thursday the 17<sup>th</sup> had been cancelled by the Board of Supervisors. She hoped to try and reschedule once she talked with the Chairman.

Adjourned approximately 9: 22pm.

Approved by Town Council

Date: 7/28/25