



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

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, the Board of Architectural Review (BAR) and the Board of Zoning Appeals (BZA).

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

ROLL CALL

Videotape was not active when Council certified the Closed Meeting.

Councilman Ingram 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, Sealock, Rappaport, Ingram, DeDomenico-Payne
No – N/A
Absent – N/A
Abstain – N/A

ROLL CALL

ACTION ITEMS

Award Contract to Provide Project Management and Implementation Assistance for Enterprise Resource Management Software

Vice Mayor Veitenthal moved seconded by Councilman Sealock that Council authorize the award of a contract to Berry, Dunn, McNeil & Parker (Berry-Dunn) to provide project management and implementation assistance for



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enterprise resource management software in the amount of \$212,376.00, with the contract to be approved by the Town Manager and Town Attorney.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Award Contract for Enterprise Resource Planning Software

Councilman Rappaport moved seconded by Councilman Sealock that Council authorize the award of a contract to Univerus Inc, a subsidiary of Blue Ocean Systems LLC, for enterprise resource planning software in the amount of \$686,266.63 for year one with annual subscription fees for years 2-5 in the amount of \$218,996.00 annually, with the contract to be approved by the Town Manager and Town Attorney.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Award Contract to Provide Merchant Services for Payment Processing

Councilman Wood moved seconded by Councilman Sealock that Council authorize the award of a contract to Paymentus to provide merchant services for payment processing at no cost to the Town, with the contract to be approved by the Town Manager and Town Attorney.

Council mentioned that this was a common payment platform and would accept ACH payments. Director of Finance BJ Wilson explained that each customer would set up its own portal.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Resolution - Authorization for Town Attorney and Town Manager to Execute Settlement Participation Form for the Town to Participate in Settlement with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus (the "Manufacturers") of Opioid Related Claims

Vice Mayor Veitenthal moved seconded by Councilman Wood that Council approve the resolution authorizing the Town Attorney and Town Manager to execute the Settlement Participation Form.

Mayor Cockrell explained that any funds received would be given to the County but noted that the funds impacted the Town citizens since they are County citizens.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL



NEW BUSINESS

Purchase of School Zone Flashing Beacon Systems – Purchasing Manager Michelle Campbell gave a brief overview of the purchase. Chief Whited confirmed that it was to replace what was currently installed. It was clarified that the purchase was speed warning signs not speed cameras. Council agreed to add to October 27th Consent Agenda.

FY26 Budget Amendment – Traffic Signal Equipment Reimbursement – Finance Director BJ Wilson explained that the funds were from a citizen's insurance carrier associated with a traffic accident. Council agreed to add to October 27th Consent Agenda.

FY26 Budget Amendment to Receive DMV Alcohol and Police Traffic Services Grant Funds – Mr. Wilson explained that the funds would be used to specifically cover overtime costs, the purchase of two radar units and the purchase of two Preliminary Breath Test (PBT) Alco-sensors. Council agreed to add to October 27th Consent Agenda.

Purchase of Flex by Motorola Solutions Software Subscription Package Upgrade – Mr. Wilson explained that this was to upgrade the Flex Software by Motorola Solutions Subscription Package for the Police Department to streamline communications. Councilwoman DeDomenico-Payne questioned who and how the data was entered, the transition to the new system, and audit of the new system. Chief Whited advised that specific personnel would be adding the data and explained the custody of evidence explain that the protocol of evidence was part of the process. He advised that members of his own team would have access and he had the ability to lock anyone out. The Chief stressed the many enhancements the officers would have with dispatch, radio and emergency traffic explaining that the current software was outdated (2016). Council agreed to add to October 27th Consent Agenda.

Ordinance Amendment to Town Code §4-43 Appointments; Duties (Town Engineer) – Town Manager Joe Petty explained that currently this section of the Town Code conflicted with what the Town wanted during budget discussion. He suggested having a public hearing in October to amend the Town Code and open the application process in November. He confirmed that the position would hold a professional license and would stay within the hiring scale. There was discussion about waivers the Town Engineer would have the ability to perform as mentioned in Town Code §148-850.C.2. Mr. Petty advised that this was in the Subdivision Ordinance, currently under a rewrite and agreed to make a note of Council's concerns. Council agreed to advertise for a public hearing on October 27th.

Zoning Text Amendments to Town Code §175-3-Definitions, to define Data Centers and Town Code §175-64 – Statement of Intent Industrial Employment District (I-1) to add Data Centers with Performance Standards by Special Use Permit – Deputy Zoning Administrator / Town Planner I John Ware and Planning Director Lauren Kopishke gave an overview of the Ordinance. They began by showing a colored map of the I-2 properties located in Town, noting the former Avtex property and Shenandoah Shores Drive area. Council questioned whether some of the questions and concerns brought up at the Planning Commission meeting needed to be addressed before adopting the ordinance. Council was pleased on the amount of research into drafting the ordinance especially gathering "lessons learned" from other localities. Mr. Petty explained the various areas of the former Avtex property that were not part of the superfund site. There was concern about a rezoning in 2020 that mentioned a data center. Ms. Kopishke advised that she did not have an executed copy of the rezoning and there were no standards in place.

There was discussion about fees having to be reasonable with a rational basis for differentiating between uses. Town Attorney George Sonnet advised that reasonable rational rate is one that can be justified based on the facts. Councilman Ingram suggested a percentage of the cost of construction be used to set a fee. It was agreed that there were many standards placed in the ordinance giving it "teeth". Councilman Rappaport suggested having a land use attorney vet the ordinance one last time to make sure the Town is protected from liability issues down the



road. Mr. Ware explained that staff must abide by what was currently in Town Code to come up with numbers that are fair for everyone. Mr. Ware reviewed various areas of the ordinance to include: Performance Standards, noting staff must look at reasonable not arbitrary; Impact Analysis, Physical Impact Analysis, Environmental Impact, Statement of Intent; and Use Regulations in I-2. The review included comparison of size to Rural King, Jackson Furniture Company, Riverton Commons, and Family Dollar.

Vice Mayor Veitenthal questioned whether a joint meeting with the Planning Commission would be beneficial since both entities had additional questions while on the other hand there was concern about addressing the ordinance now instead of later. Councilman Rappaport reiterated that he could support the ordinance if it were vetted by a professional. Mr. Petty advised that he would speak with Mr. Wilson in the morning about whether a bid would be needed to have an attorney review the ordinance; and to continue discussion at the November 3rd Work Session. Council agreed.

UNFINISHED BUSINESS

Zoning Text Amendments to Town Code §175-3 – Definitions, to define Designated Special Circumstance Housing; to Town Code §§175-12.1 – Uses Permitted by Special Permit (R-1), 175-18.2.B – Use Regulations (R-1A), 175-20.1 – Uses Permitted by Special Permit (R-2), 175-37.3 – Permitted Uses (PND) to add Designated Special Circumstance Housing Performance Standards by Special Use Permit and to Create §175-153 to add Designated Special Purpose Housing Performance Standards – Ms. Kopishke advised that the ordinance has been amended to match state code since it did not previously. Councilwoman DeDomenico-Payne voiced concern about specific populations being singled out (substance abusers, mental health, etc.). After much discussion, it was confirmed that there was nothing in the ordinance amendment that would exclude a group in the community from applying for a special use permit (SUP). Councilman Rappaport confirmed that it was opened to all residential areas in the community including R-1. Councilwoman DeDomenico-Payne suggested removing “... *The Virginia Department of Social Services (VDSS)* ...” from Town Code §175-117.B. and replace with something more general. Council agreed to advertise for a public hearing on October 27th.

LIAISON COMMITTEE MEETING AGENDA ITEMS FOR OCTOBER 16TH

Mr. Petty advised that the item related to the former Avtex property would be removed. Mayor Cockrell advised that all the other items were from the July meeting that was cancelled. Vice Mayor Veitenthal suggested adding the County give a recap on industrial wells. Councilman Ingram agreed to attend the meeting with the Mayor.

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 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 provision of water and sewer services to industrial users outside of Town limits and 2) pursuant to §2.2-3711(A)(3) of the Code of Virginia, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, more specifically, the sale of vacated 13,324 square feet of N. Royal Avenue and the unimproved alley between N. Royal Avenue and Virginia Avenue.

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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Vice Mayor Veitenthal left the meeting at 9:20 to not participate in 2) pursuant to §2.2-3711(A)(3) of the Code of Virginia, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, more specifically, the sale of vacated 13,324 square feet of N. Royal Avenue and the unimproved alley between N. Royal Avenue and Virginia Avenue.

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, Sealock, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – Vice Mayor Veitenthal

Abstain – N/A

ROLL CALL

Adjourned approximately 9:50 pm.

Approved by Town Council

Date: 10/27/25