



Moment of Silence

Pledge of Allegiance was led by Gunnar Larsen and Mason Larsen

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 Attorney George M. Sonnett, Jr.
Clerk of Council Tina L. Presley
Assistant Town Manager B.J. Wilson

ABSENT: Town Manager Joseph W. Petty

APPROVAL OF MINUTES –Councilman Ingram *moved seconded by Vice Mayor Veitenthal that Council approve the Council Meeting minutes of September 22, 2025 Regular Meeting, and October 6, 2025 Work Session, as presented.*

There was no roll call vote. The minutes were approved as presented with no objections.

ADDITION/DELETION OF ITEMS FROM THE AGENDA OR REVISION TO ORDER OF BUSINESS –

Vice Mayor Veitenthal moved seconded by Councilwoman DeDomenico-Payne *that Council remove Public Hearing #7B – Zoning Text Amendments to Town Code Chapter 175 Pertaining to Designated Special Circumstance Housing and direct staff to re-notice the Public Hearing for November 24, 2025.*

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

RECOGNITIONS/AWARDS/REPORTS -

Mayor Cockrell recognized and thanked Katherine Snyder for her four years of service on the Board of Architectural Review (BAR). She advised that Gary D. “Dewey” Vaughan will be recognized on November 24, 2025 for his service.

PUBLIC HEARINGS

Rezoning Application Submitted by Michael Williams and Stephen Williams, Co-Trustees of the James E. Williams Family Trust, Requesting an Amendment to the Zoning Map to Reclassify Vacant Lots on Elsia Drive from C-1 Community Business District to R-3 Residential District.

Mayor Cockrell asked Council if there were any questions for staff or the applicants.

Council confirmed with staff that there was no access to S. Royal Avenue, no proffers offered, and the Planning Commission had recommended approval.

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



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.

In furtherance of the purposes and objectives contained in Town Code §175-1 (B), Councilwoman DeDomenico-Payne moved seconded by Vice Mayor Veitenthal that Council approve a rezoning application submitted by Michael Williams and Stephen Williams, Co-Trustees of the James E. Williams Family Trust requesting an amendment to the zoning map to reclassify vacant lots on Elsia Drive identified by Tax Map 20A6, Section 1, Parcels 5C and 6, from C-1 Community Business District to R-3 Residential District.

Vice Mayor Veitenthal noted that the said lots were not inclined to be commercial. Councilman Ingram agreed noting it was better suited as residential.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

~~REMOVED - Zoning Text Amendments to Town Code §175-3 – Definitions to define Designated Special Circumstance Housing, §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.~~

Ordinance Amendment to Rescind Town Code Town Engineer §4-43 – Appointment: Duties from the Town Code.
Mayor Cockrell opened the public hearing.

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 adopt an ordinance amendment to the Town that rescinds Town Engineer 4-43 – Appointment; Duties from the Town Code, 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

Donald Stallings, 142 Rugby Street, reminded Council that asked them to grant him access to his property through Town property on numerous occasions, voicing concern there was no decision made publicly. He suggested that Council legally formalize access by proper documentation, specifying his willingness to work with the Town.

REPORTS

Town Manager Report – Finance Director/Assistant Town Manager BJ Wilson gave the following reminders: The Town was in Voluntary Water Conservation; line painting would occur this week at night; night work continues on the water service upgrades on N. Royal Avenue from Commerce Avenue to 6th Street with paving to occur shortly thereafter and weather permitting; 8th Street Bridge Project continues; Citizens Academy kicked off; The Hometown Hero Military Tribute Banners will be hung on Royal Avenue this week between 14th Street and Criser Road.



Town Council Reports

Councilman Rappaport attended the NAACP Freedom Fund Dinner and the VML Conference.

Councilman Ingram attended the VML Conference and the Town's Spooky Saturday Event.

Vice Mayor Veitenthal reminded water users to be mindful of their water usage since the Town was in Voluntary Water Conservation. She attended the Main Street America Event; Unveiling/Dedication of John Marlow Plaza; and Festival of Leaves.

Councilman Sealock attended the Festival of Leaves. He noted that the last three weekends law enforcement had been directing traffic for "leaf peeper" traffic.

Councilman Wood attended the Chamber of Commerce's Coffee and Conversation; a speech from Dr. Martin, Interim Superintendent of Warren County Public Schools; Ribbon Cutting for Humane Society's Pick of the Litter Thrift Store; Main Street America Event; Dancing Downtown/Festival of Leaves; Unveiling/Dedication of John Marlow Plaza; NSVRC Event at Belle Grove; Rotary Club's Fundraiser for International Polio Day; Northern Virginia 4-H Enchanted Forest Fundraising Gala and three separate Celebrations of Life (Brenda Wells, Debbie Llewellyn, James Vaughan). He reminded citizens of the Salvation Army's Angel Tree Program Sign up; Salvation Army's Community Thanksgiving Meal, Dinner Together's Thanksgiving Meal, Cars Changing Lives Event and to vote.

Councilwoman DeDomenico-Payne attended the Ribbon Cutting for Humane Society's Pick of the Litter Thrift Store; Grand Opening for Reitano Vineyards New Tasting Room; Liaison Committee Meeting; Unveiling/Dedication of John Marlow Plaza; a gathering of community service nonprofits coordinated by the Hike Kidz Foundation; Town's Spooky Saturday Event handing out candy. She specifically noted and thanked the many "behind the scenes" planners and organizers for many community events. She asked drivers to be careful on Halloween night.

Report of the Mayor – Mayor Cockrell met with the women who started Boxes of Basics jointly with the Hike Kidz Foundation. She attended the NAACP Freedom Fund Dinner; St Lukes Community Clinic's 25 Years of Giving and Growing Foundation Dinner/Auction; Warren Coalition's Kids Day Event; Brenda Wells Celebration of Life; Interview with the Warren County Educational Endowment Grant Committee; Grand Opening for Reitano Vineyards New Tasting Room; Citizen Academy's Kick Off; Warren County Adult Recovery Court Commencement; Hike Kidz Foundation Hearts Unveiling at Stone Branch's Art Center; Unveiling/Dedication of John Marlow Plaza; Dancing Downtown/Festival of Leaves; Main Street America Event; Adult Recovery Court Meeting; Liaison Committee Meeting; Brickhouse Bar/Grill One Year Celebration; 40th Warren County High School Class Reunion; Warren County Education Endowment Dinner; Hilda J. Barbour Elementary School's Haunted House as the "scary creature"; and the Town's Spooky Saturday Event handing out candy.

The Mayor and Council thanked the many businesses, nonprofits and Town staff for their hard work and dedication to the many events organized for the community's enjoyment.

CONSENT AGENDA ITEMS

Purchase of School Zone Flashing Beacon Systems

Council approved the purchase of thirteen (13) TAPCO School Zone Flashing Beacon Systems, along with six (6) replacement solar modems for existing units, from Control Technologies, Inc., in the amount of \$103,858.00.



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Purchase of Flex by Motorola Solutions Software Subscription Package Upgrade for Police Department

Council approved the purchase of upgrading the Flex software by Motorola Solutions, to the Subscription Package for the Police Department, in the amount of \$78,485.37.

FY26 Budget Amendment to Receive Traffic Signal Equipment Reimbursement

Council approved a FY26 Budget Amendment in the amount of \$51,889.20 to receive funds from a citizen's insurance carrier to offset expenditures associated with a traffic accident at the intersection of Westminster Drive and John Marshall Highway on September 7, 2025.

FY26 Budget Amendment to Receive DMV Alcohol and Police Traffic Services Grant Funds

Council approved a FY26 Budget Amendment in the amount of \$45,058.00 to receive DMV (Division of Motor Vehicles) grant funds for enhancing alcohol and speed enforcement efforts. The grant funding will be used to cover officer overtime costs, purchase two radar units and two preliminary breath test (PBT) alco-sensors.

Reappointment to Local Board of Building Code Appeals (LBBCA)

Council reappointed Charles Gornowich to the Local Board of Building Code Appeals (LBBCA) to a 4-year term beginning November 1, 2025 and ending November 1, 2029.

Appointments to Board of Architectural Review (BAR)

Council appointed Teresa Henry and Kevin Cuddeback to the Board of Architectural Review (BAR) each to a 4-year term beginning November 13, 2025 and ending November 13, 2029.

Recommendation of Appointment to Board of Zoning Appeals (BZA)

Council recommended to the Judge of the Circuit Court the appointment of Tim Brogan to the Board of Zoning Appeals (BZA) to an unexpired term ending May 1, 2026.

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

Mayor Cockrell read aloud the appointments and thanked them for their willingness to serve.

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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

BUSINESS ITEMS – N/A

CLOSED MEETING

Councilman Ingram 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)(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.



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

No – N/A

Absent – N/A

Abstain – N/A

ROLL CALL

Vice Mayor Veitenthal did not go into the closed meeting due to its subject.

Councilman Rappaport moved seconded by Councilman Sealock 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, Rappaport, Ingram, DeDomenico-Payne

No – N/A

Absent – Vice Mayor Veitenthal

Abstain – N/A

ROLL CALL

The meeting adjourned at approximately 9:05pm.

Approved by Town Council

Date: 11/24/25