



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.

Roll Call by Deputy 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.
Deputy Clerk of Council Hillary Wilfong
Various members of the staff and public

PUBLIC HEARING

Receive Public Comment on the Proposed Annual Appropriation Ordinance (Budget) for Fiscal Year 2026-2027- Council was requested to receive public comment on the Town's proposed Annual Appropriation Ordinance (Budget) for Fiscal Year 2026-2027. Work sessions regarding the proposed budget were held on April 6 and April 13, 2026.

Mayor Cockrell opened the public hearing. No one spoke, and the public hearing was closed.

Council will vote to adopt the Proposed Annual Appropriation Ordinance (Budget) for Fiscal Year 2026-2027 at the May 26, 2026 Regular Meeting.

PRESENTATION

Presentation on Alternative Water Sources- In February 2025, the Town's environmental engineering firm, C.H.A. Consulting, provided Council with an update regarding alternative water source options the Town may want to consider.

Ms. Sandy Warner of C.H.A. Consulting presented information regarding the Quarry Water Source Evaluation and the potential use of the quarry as an alternative water source for the Town. Ms. Warner reviewed site access, proximity to the existing water system, initial water sampling results, and projected yield estimates. Two potential options for incorporating quarry water into the Town's distribution system were also presented, including pumping water to the existing Water Treatment Plant or utilizing onsite treatment facilities. Council discussed the feasibility, infrastructure needs, costs, and long-term viability of the project.

Vice Mayor Veitenthal asked whether the quarry was a viable option at this time since the Town does not own the property. Mr. Petty stated that the quarry owners are aware of the Town's interest in utilizing the quarry as a potential alternative water source.

Council discussed that while the quarry could potentially provide the greatest amount of water, it would also likely involve the greatest expense. Council also discussed adding the item to a future work session for additional discussion and studies.

NEW BUSINESS

Water Tank Maintenance Service Program- Michelle Campbell, Purchasing Manager, presented a request for Council to award a contract to Southern Corrosion, Inc., of Roanoke Rapids, North Carolina, to provide annual inspections, washouts, renovations, and repairs for the Town's four water tanks in the amount of \$127,722.00. The Town will utilize cooperative contracting through the Town of Wytheville, Virginia, 2025-04 RFP Professional Tank Maintenance Services Contract as the procurement method.



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Councilman Wood inquired how often the maintenance occurs. Matthew Dunn, Water Treatment Plant Supervisor, stated that the Water Treatment Plant follows a maintenance schedule in which tanks are drained every five years for painting updates, disinfection, and maintenance before being returned to service. Exterior maintenance is also staggered every five years.

Council agreed to place the item on Tuesday, May 26, 2026 Consent Agenda.

Purchase of Replacement Bucket Truck for Department of Energy Services- Ms. Campbell, Purchasing Manager, presented a request for Council to approve the purchase of a 2026 Altec AT41M (41' Articulating Telescopic Aerial Device with Material Handling) bucket truck for the Department of Energy Services. The vehicle will replace Unit #364, a 2017 Ford F-550 VST40 bucket truck. Procurement will be made through cooperative contracting utilizing Sourcewell Contract #0421-ALT with Altec Industries, Inc. of Richmond, Virginia, in the amount of \$204,912.00.

Funding is available within the Electric – Motor Vehicles FY26 Operating Budget, which includes \$138,044.86 for the vehicle replacement and \$66,867.14 encumbered on Purchase Order #30441.

Council inquired about the mileage and hours of the truck being replaced. Energy Services Director Carey Saffelle stated that the vehicle is used daily for regular operations and on-call response duties and is now requiring increased maintenance and repairs.

Council agreed to place the item on Tuesday, May 26, 2026 Consent Agenda.

UNFINISHED BUSINESS

Zoning Text Amendments to Town Code §175-3 – Definitions and Town Code §175-64 Industrial Employment District (I-2) Regarding Data Centers- Mr. Petty stated that the Planning Commission recommended approval of the proposed zoning text amendment in September 2025 and that the item was presented to Council in October 2025, at which time Council requested an outside legal opinion regarding best practices. He advised that following the General Assembly's approval of House Bill 153, which will require impact statements for high-energy-use rezonings and site plan developments effective July 1, 2026, staff and legal counsel recommend returning the matter to the Planning Commission for further review to ensure compliance with upcoming state regulations.

Mr. Petty stated that the item could be placed on the May 26, 2026 agenda as an action item to refer the matter back to the Planning Commission. He further stated that Council still has the authority to move the item forward to public hearing and take action if desired, and that any approved language could later be amended following the July 1 effective date if necessary.

Several Council members expressed concern that repeatedly referring the matter back to the Planning Commission was delaying action on an issue that has been under review since 2025, while others emphasized the need to ensure the ordinance complies with upcoming state requirements and allows for additional revisions if necessary.

Vice Mayor Veitenthal expressed concerns regarding procedural delays and stated her belief that Council should act decisively on the matter rather than continue referring it back to the Planning Commission. Discussion occurred regarding Council's authority to deny the proposed text amendment, pursue a ban on data centers, or amend language at a later date.

Town Attorney George Sonnett advised that any new text amendment, including a potential ban, would need to originate through the Planning Commission process. Vice Mayor Veitenthal requested that the legal advisement previously discussed in closed session be provided to Council in writing through outside legal counsel.



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Council also discussed Virginia's status as a Dillon Rule state and the potential legal implications associated with banning data centers. Additional discussion included the possibility of temporary moratoriums, future amendments to the ordinance, timelines for additional hearings, and the effectiveness of restrictive performance standards versus an outright ban.

Several Council members expressed varying opinions regarding the future of data centers in Front Royal. Councilman Sealock expressed concerns regarding the Town's limited water resources. Councilman Rappaport noted that the proposed standards could potentially be strengthened further, and Councilman Ingram expressed support for banning data centers altogether.

Council agreed to place the item on the Public Hearing Agenda for Monday, June 22, 2026.

CLOSED MEETING

Vice Mayor Veitenthal, seconded by Councilman Ingram moved 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: 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 522 Corridor PILOT Agreement.

MOTION TO CERTIFY CLOSED MEETING AT ITS CONCLUSION

Councilman Ingram, seconded by Vice Mayor Veitenthal moved 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.

Meeting adjourned at approximately 9:12PM

Approved by Council: May 26, 2026