



## MINERAL COUNCIL MEETING AGENDA

April 09, 2024 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

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### A. CALL TO ORDER

The Mayor called the meeting to order at 6:30pm.

### B. ROLL CALL

The Mayor established that all Council members were present at the meeting.

### C. PLEDGE OF ALLEGIANCE

### D. ADOPT/AMEND AGENDA

The agenda was approved as stated and then the agenda was amended to address the voting of the Vice Mayor before the voting of the vacant Council replacement took place.

### E. PUBLIC COMMENT

There were five (5) people up for public comment:

1- Debbie Moon – Commenting on water rates, the inventory grants expired in March. The inventory and replacement application due May 3, 2024. Ms. Moon had several questions related to the water project:

A: Do you have an estimate of how much it might cost since it could be capped at \$250,000 inventory / \$500,000 replacement.

B- Is there a plan for homeowner education on the dangers of lead in drinking water?

C: A funding strategy for conducting lead service line replacements, which considers ways to accommodate customers that are unable to pay to replace the portion they own?

2- Paul Snyder – owns the laundromat – on water rates

A: has owned the laundromat since February 22, 2024

B: Cost of the water and sewer

C: Consider to not increase the fees for the water

D: Is there financial assistance for towns less than 10,000 people

3- Blair Nipper

Commented on the Town given the Fire Department free water as they file a 501-C and would like for the Town to give the VFW free water as they file a 501-C as well, or at least discount the real estate taxes for them by not charging them tax.

4- Eric Washington

He is concerned about the property beside his property – 611 Mineral Ave, Mineral VA 23117. The property beside his is abandoned and has squatters and large vulchers going in and out of the house. He would like for the Town to do something about this as it is a danger to his family. He would like it cleaned up, boarded up and possibly knocked down.

5- JoAnne Van – commented on the water rates

## **F. APPROVAL OF MINUTES**

No minutes to approve

## **G. ACCOUNTS PAID**

Motion by Councilman Chapman to approve, 2<sup>nd</sup> by Councilwoman McGhee

Approved 5 -1 Vacant

## **H. COMMITTEE REPORTS**

### **A. Water and Sewer**

- a. LEAPs application was submitted on March 29, 2024. Water inventory is due on 10/16/2024 and repairs will start in 2025. The funding will cover the cost of the homeowner's side.
- b. Introduction of VA Rural Water Association – They are doing discovery to see if there are any leaks issues with the infrastructure as it is now or can be seen/heard. Once this is done, they will have a report to the Town and provide us with information to move forward.
  - i. Alex, Rodney and Ken

c. Councilwoman Covert discussed repairs if needed, fixing the sewer linings and extending those where needed. Gathering quotes for all of these possible expenditures that come up with the water and sewer. Possible programs to participate in for citizens are the rain barrel programs, monitoring water intake and use of water closely. The membership to the VARWA is \$400.00 annually and they will help the Town address concerns of the water pressure, use and leaks if any.

The Mayor spoke about the raising of water rates and explained that the Census Bureau, when looking at Mineral, looked at all of the Mineral District and not just the Town of Mineral for the average income rate. Now that this has been addressed and it has been noted that the Town of Mineral's average income is extremely less than the district, we will not need to raise the water rates.

## **B. Beautification & Anti-Litter/Parks**

a. Beautification festival is scheduled and should have good vendors and turnout

## **C. Police, Legal/Fire & Rescue**

a. Fire department is getting renovated and will be out of the Town until last summer. There is a presence of black mold in the station,

b. and it is not safe for them to stay there. The volunteers will stay at the Kentucky Springs location.

c. Police made 29 stops on Mineral ave the month of February

d. Tom Runnett spoke regarding the fire department and the black mold that was found. They will remove the mold, hire the experts to do the remediation. They will possibly bring in a mobile unit in town, but right now they are staying at the Kentucky Springs station

**D. Planning Commission:** Ed Kube – Chairman of the PC reported that he spoke to Ms. Wade about being on the PC now that there was a vacancy and he asked to appoint her to the vacancy. Chairman Kube completed the PC training class 4/9/2024. The Thomas Jefferson Planning District will present a draft of the Comprehensive Plan in May and both the PC and the Council will hold public hearings. After the Comprehensive Plan is approved then the zoning ordinance should be rewritten.

## **E. Personnel**

a. New Town Manager

## **I. STAFF REPORTS**

### **A. Attorney**

- a. **Attached in the packet**

### **B. DMV**

- a. **Attached in the packet**

### **C. Treasurers**

- a. **No report**

### **D. Town Manager**

Nicole Washington – Town Manager spoke regarding her new position, thanking everyone and looking forward to working in the Town.

### **E. Mayor's Comments**

- a. Negotiated the contract for the water and sewer expansion that goes along Mineral Ave beside 904 Mineral Ave, 14 dwellings that are schedule to be developed.
- b. The quotes for installation of the piping came in and the town is going with the vendor they use.
- c. Tory Williams spoke up and acknowledged that he and the mayor spoke about the utilities for the 14 houses, he wants to work together and get an outcome for the development. The \$25,000 is a credit according to Mr. Williams of Goodfaith.
- d. The attorney spoke not sure when the work will start there are hook-up fees, plus \$25,000 credit towards the utility construction for extending the lines.

### **Extension of the water and sewer lines to the 14 houses**

Motion by Councilwoman Covert, 2<sup>nd</sup> by Councilman Chapman

1- vacant

5 - Ayes

## **J. OLD BUSINESS**

### **A. Council Vacancy**

- a. There were two nominations for council: David Hempstead and Tom Runnett.

- b. Mr. Hempstead has lived here since 2011, he has 40 years in commercial construction and has a background in civil engineering.
- c. Questions for Mr. Hempstead:
  - i. Councilwoman McGhee's questions:
  - ii. What made you decide to run? He spoke with Mr. Kube and talked through the nature of the position
  - iii. Have you been involved in anything? He said No, just construction
  - iv. Councilwoman McCarthy's questions
  - v. What primary items to focus on: He said the AirBNBs that lake is attracting, the town needs to attract them. He said we need to do something to grab the attention of those travelers to spend money in the town.
  - vi. Councilwoman Kube – no questions to ask
  - vii. Councilwoman Covert – no questions to ask
  - viii. Councilman Chapman' questions
  - ix. How to handle adversity during meetings? He said projects need to get done, close mouths and get to the issue. Getting everyone involved is the big step.
  - x. What does the position on the Town Council mean? He said he has no idea.
  - xi. If you were selected, would you run again? He said yes.
- d. Mr. Runnett has lived here his whole life, it is hometown. He was a write-in for Council but was not able to take it due to health issues and now he is ready to be on Council. He helped get meters in at no cost to the Town through grants. Big challenges are the 2 Amazon warehouses. Another is providing places for stay and live making it affordable. We need to provide safety for the citizens, more sidewalks, clean streets, etc. We need to be ready for the influx of travelers. The passenger train service will most likely use this rail.
- e. Questions for Mr. Runnett
  - i. Councilwoman McGhee – Tommy has served people in the Town of Mineral and been with the Fire Department for 47 years. He is very involved in the Town and active in the community.

- ii. Councilwoman McCarthy – how do you see working with Council? He said Have to do it, come to agreements and understand we are working for the citizens.
- iii. Councilman Chapman - What is the next most important thing? He said Cemetery roads need to be fixed. Sidewalks and markets bring people to towns.
- iv. Councilwoman Covert – What would you do different this time? He said He sees in a change in council, and he wants to do more for the Town.
- v. Councilwoman Kube- What about datacenters? They do not bring a lot of people, maybe 15.

**B. Vice Mayor**

- a. Voting for Vice Mayor

Motion presented by Councilwoman Kube, for Councilman Chapman, 2<sup>nd</sup> by Councilwoman McCarthy.

1-vacant, 1 – abstain, 4- aye for Councilman Chapman as Vice Mayor

**C. Status of Old Town Hall and Mineral Historical Foundation**

- a. They are closing
- b. They are working to return items back to them and the owners
- c. They will be out of the building by end of April

**K. NEW BUSINESS**

**A. LEAPS – Federal Requirement**

We went into a short recess from 8:02 pm to 8:11 pm

**L. EXECUTIVE SESSION (AS NEEDED)**

In accordance with §2.2-3711(A)(1) of the Code of Virginia, Town Council will convene in Closed Session.

**M. BACK IN SESSION**

Motion to elect the new Council member

Motion by Councilman Chapman for all applicants to be considered, 2<sup>nd</sup> by Councilwoman Kube.

There were 2 ayes and 3 nays for Mr. Runnett and for Mr. Hempstead there were 3 ayes and 2 nays. At 8:17 pm Mr. Hempstead was voted in as the new Councilman.

#### **N. ADJOURN**

The meeting was adjourned at 8:19pm by a motion made from Councilman Chapman, 2<sup>nd</sup> by Councilwoman McCarthy.

5- Ayes,

1-vacant

Mayor Edwin Jarvis - Vice Mayor Blair Nipper

Council Members: Olivia McCarthy, Rebecca McGehee, Bernice Kube, Ronald Chapman, Michelle Covert

Vacant, Town Manager, Amanda Nguyen, Town Clerk, Patricia Finch, Town Treasurer, Catherine Lea, Town Attorney

Town Council meets for its regular session on the second Monday of each month at 6:30 p.m. Persons wishing to be heard or having an item to be placed on the agenda should make their request to the Clerk of Council by the final Monday of the month preceding the meeting.

## **Town Civility Pledge**

**The Town of Mineral pledges to practice and promote civility within the Mineral Town Council.**

**The elected officials of the Mineral Town Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others, and their viewpoints, and finding solutions for the betterment of the community.**

**This pledge ensures all communication – both spoken and written – to be open, honest, and transparent as this is vital for cultivating trust and relationships.**

**This pledge ensures mutual respect to achieve municipal goals, recognizing that patience, tolerance, and civility is imperative to success.**

**This pledge creates opportunities for finding common ground and engaging in civil discussion to seek solutions through active listening and thoughtful participation.**

**Adopted February 13, 2023.**