



## MINERAL COUNCIL MEETING MINUTES

July 14, 2025 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | [townclerk@townofmineral.net](mailto:townclerk@townofmineral.net)

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### A. ROLL CALL

#### PRESENT

Ronald Chapman

Michelle Covert

Olivia Barrow

Rebecca McGehee

David Hempstead

Blair Nipper

#### ABSENT

Bernice Kube

### B. CALL TO ORDER

### C. PLEDGE OF ALLEGIANCE

### D. ADOPTION OF AGENDA

Motion made by Barrow, Seconded by Nipper.

Voting Yea: Chapman, Covert, Barrow, McGehee, Hempstead, Nipper

### E. PUBLIC COMMENT

Members of the public will have three minutes to comment on any matter and must maintain professional and courteous behavior. Council will not respond during public comment, but the appropriate member of Council or Staff will address questions and concerns in a timely manner.

JoAnna Von Arb asked for a show of hands of those who attended the VFW/Firemen's Parade.

Paul Cameron asked to be heard during the derelict properties discussion.

Vicky Harte, Louisa Interim Mayor and Vice-Mayor, thanked the Town of Mineral for allowing her to come to meetings periodically. The Town of Louisa is also seeking alternate water sources, looking at current wells and whether they can be brought back on-line. She offered the Town of Mineral use of the industrial sized street sweeper, either by trade in services or for a fee.

## **F. APPROVAL OF MINUTES**

### **1. Approval or Amendments of 5.12.2025 Minutes**

Motion made by Covert, Seconded by McGehee.

Voting Yea: Covert, Barrow, McGehee

Voting Abstaining: Hempstead, Nipper

### **2. Approval or Amendments of 6.9.2025 Minutes**

Motion made by Covert, Seconded by Barrow.

Voting Yea: Covert, Barrow, McGehee, Hempstead

Voting Abstaining: Nipper

### **3. Approval or Amendments of 6.16.2025 Minutes**

Motion made by Covert, Seconded by McGehee.

Voting Yea: Covert, Barrow, McGehee

Voting Abstaining: Hempstead, Nipper

### **4. Approval or Amendments of 6.24.2025 Minutes**

Motion made by Covert, Seconded by Nipper.

Voting Yea: Covert, McGehee, Nipper

Voting Abstaining: Barrow, Hempstead

## **G. OLD BUSINESS**

### **1. Discussion and Action on Derelict Houses**

Town Manager Nicole Washington asked Stewart Cameron to be present at this meeting for a follow-up to the derelict property at 623 Mineral Avenue. She also reached out to the other two properties, but has had no response from either owner.

Mr. Cameron stated that the vultures are still there. He posed several questions to Council and staff:

1) With regard to the structure, is the property on Town sewer or a drainfield? Is the water connected? Mrs. Washington stated that the sewer is hooked up, there is a water meter, and Virginia Rural Water Association (VRWA) has found a leak close to 623 Mineral Avenue.

2) Mr. Cameron understands that the trees in front of the property are in the VDOT 8' right-of-way. Are the trees the responsibility of VDOT or the homeowner? They will need to be removed to access the property for demolition or renovation. Mrs. Washington confirmed that they are in the right-of-way and that this will need to be addressed with VDOT to determine who can remove the trees. It was also noted by Mrs. Washington that the driveway at 629 Mineral Avenue may be partially on Mr. Cameron's property. Mr. Cameron asked if the Town has a plat to confirm property lines. Mrs. Washington confirmed that the Town does have a plat.

3) Where does the water run? Will the Town re-issue water rights? Mrs. Washington answered yes, there is a meter that will need to be replaced due to age and deterioration, but that once that is completed, water can be restored.

4) Mr. Cameron has made contact with two demolition companies and one renovation company; both options are very expensive. Before proceeding with either option, he asked the procedure for obtaining a demolition permit. Mrs. Washington stated that the Town handles the zoning portion of any permitting process, and the County would issue the demolition permit and complete the required inspections. Mr. Cameron asked if the home is demolished, who disconnects the water and sewer from the Town. Mrs. Washington stated that Hank could be consulted to possibly complete the job or a plumber can do the disconnect. Mr. Cameron asked if the toilet is pulled up, should it be capped so no debris enters the line. Mrs. Washington confirmed that this would be the proper procedure.

5) Council Member McGehee asked the vultures had hatched. Mr. Cameron stated that there is a lot of poison oak growing and he has not been dressed in long pants to enter the property lately to check on them.

## **H. NEW BUSINESS**

### **1. Discussion on Amazon Data Center**

Louisa County Board of Supervisors Chairman Duane Adams was in attendance to discuss the proposed Amazon data center. Mr. Adams thanked the Council for partnering with the County for cooperative contracts and other administrative functions the County can assist the Town with. Mr. Adams referred to a question asked previously by the Town Manager, "Will the data center affect the Town's well?" Mr. Adams responded that all water for the data center will come from the NE Creek Reservoir, which will not affect the Town's well. The current daily yield from NE Creek Reservoir is 3.2 million gallons. The data centers projected daily use of the data centers is 300,000 gallons a day to 500,000 gallons a day at peak use. Each of the buildings housing the generators on the data center site are projected to use 23,000 gallons of water daily. There has been a \$1,000,000 investment in the water system by Amazon, which will be turned over to the LCWA once completed. Amazon will be subject to the same conditions and compliances as any other water customer.

Mr. Adams' concerns with the proposed third data center are the water, soil erosion and contamination, the entrances proposed for construction traffic, which will have an impact on the Town of Mineral, potentially negatively impacting the schools and the economy. The proposed site borders 90 acres of land owned by the Louisa County Public School, of which 30 acres has been proposed to house a new elementary school.

Mr. Adams stated that there is a seat on the Louisa County Planning Commission for a Mineral representative and he encouraged the Town to fill that seat. He opened up the discussion for any questions from citizens or Council.

Council Member Becky McGehee asked how the other supervisors felt about the data center. Mr. Adams stated he could not speak for each supervisor personally, but that this is not a done deal; he encouraged everyone to get involved and let your representative know how you feel about.

Vice-Mayor and Council Member Michelle Covert asked what is the closest AWS facility that can be toured. Mr. Adams stated the closest one is in northern Virginia in Stafford and to contact him directly if interested in touring the facility. Council Member Covert questioned the noise and buffers. Mr. Adams stated that the Technology Overlay Districts have the strictest zoning regulations regarding buffers and noise.

Council Member Blair Nipper asked what time of day Mr. Adams had visited the site. He responded between 9AM and 3PM. Council Member Nipper stated that the night-time noise was the loudest and would disrupt the rural feel of Louisa County.

Mr. Adams stated that in speaking with constituents the four biggest concerns expressed to him were to keep Louisa County rural, maintain our excellent school system, ensure there are sufficient deputies and other law enforcement officers, and to keep our taxes low.

Other questions raised were how the other data centers were approved so quickly, and are any environmental or traffic or noise studies being conducted. Mr. Adams encouraged the Council to reach out to him directly for any other information.

Council Member McGehee made a motion, which was seconded by Council Member Dave Hempstead that a statement be issued from the Town of Mineral that as a Town we disagree with the approval of the third data center. All present were in favor of the statement. A resolution will be drawn up and sent to Mr. Adams to be read into the minutes of the next Board of Supervisors meeting on August 4, 2025.

## 2. Tobacco Ordinance

Town Manager Nicole Washington reported on an ordinance being passed by the General Assembly allowing municipalities to prohibit shops selling hemp and vape products within 1000 linear feet of a daycare center. Mrs. Washington suggests creating a new Town ordinance to fall in line with this ordinance, which reads as follows:

Council requested the discussion be tabled until the August meeting in order for more information to be gathered and researched.

## 3. EnterTextHere

All present accepted the Clerk's resignation.

Motion made by Covert, Seconded by Barrow.

Voting Yea: Covert, Barrow, McGehee, Hempstead, Nipper

4. EnterTextHere

No Interim Clerk was appointed.

## **I. REPORTS**

1. Town Manager's Report

The Town Manager reported on Well #4 and the report received from Royall Pump & Well that stated Well #4 is able to produce sufficient water to meet the Town's needs. The LCWA would remain as a back-up water supply.

The Town Manager reported on the water main break on West Third Street. A boil water advisory was issued, by direction of the Virginia Department of Health and the Office of Drinking Water, to the residents directly impacted by the water main break. Notices were hand-delivered to the impacted residents by Town staff, along with a case of bottled water. A town-wide BWA was not needed nor issued. Tests came back clean and the BWA was lifted two days following the break.

The Town Manager reported that a Sanitary Survey Report was completed and was recommended that the water tank insulation be replaced or repaired.

2. Treasurer's Report & Accounts Paid

All reports were contained in the Treasurer's reports. The Treasurer made note of the Cemetery report which is not a regular part of the packet.

3. DMV Report

All DMV reports contained in packet.

4. Committees' Report

No Committee reports

The Town Manager gave information about a meeting concerning the data center on Thursday, July 17, at 6PM at Mineral Baptist Church.

The Town Manager requested that the Town office and DMV be closed on August 21, 2025, for a clean-out day of back office and storage room records. Records will be destroyed in accordance with the records retention schedule. Council agreed to this closing. It will be posted on the sign, website, and social media.

The Town Manager stated that November 4, Election Day, the DMV would need to be closed because state offices would not be open to provide support for local DMV offices and requested that the Town Office and DMV be closed that day. Council approved this closing.

The Town Manager requested that the closing times for our holiday schedule on November 26 (the day before Thanksgiving), December 24, and December 31 be at 12:00PM instead of 1:00PM. Council approved of this time change.

5. Mayor's Report

Mayor Ron Chapman commended the Town on supporting the parade on Friday and the progress on the water system. He also said the Fire Department would like to work with the Town to make a spectacular holiday celebration.

6. Council Comments

No Council comments

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

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

In accordance with §2.2-3711(A)(8) of the Code of Virginia, Town Council will convene in Closed Session to consult with legal counsel regarding utility contract.

Executive Session was cancelled for this meeting.

**K. BACK IN SESSION**

**L. ADJOURN**

Council adjourned at 8:04PM

Motion made by Hempstead, Seconded by Barrow.

Voting Yea: Covert, Barrow, McGehee, Hempstead, Nipper

Mayor- Ronald Chapman

Vice Mayor - Michelle Covert

Council Members: David Hempstead, Bernice Kube, Olivia Barrow, Rebecca McGehee, Blair Nipper

Staff: Nicole Washington, Town Manager, Stephanie Dorman, Town Clerk, Kelly Singletary, Town Treasurer, Robert Sproul, 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.