



MINERAL COUNCIL MEETING MINUTES

December 15, 2025 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | townclerk@townofmineral.net

A. CALL TO ORDER

B. ROLL CALL

PRESENT

Michelle Covert
Bernice Kube
Rebecca McGehee
David Hempstead
Pamela Harlowe
Afton Von Tye
Bob Spedden

C. PLEDGE OF ALLEGIANCE

D. ADOPTION OF AGENDA

The mayor stated the agenda would be adopted as presented. A vote was not taken.

E. PUBLIC COMMENT

James Snider, 501 W Seventh St, reports on the success of the first night time Mineral Farmer's Market and announces dates for the upcoming Winter Markets that will start on January 3, 2026.

Teresa Newton, 73 Louisa Ave, expressed her disgust with the disrespectful behavior and disruptions among council members. She raises concerns related to lead pipes, rust colored water, the handling of the property next to the Dollar General Store, raises for the Town Manager/Zoning Administrator, the Town Manager's authority regarding street clearing, instructing council members to call the police, personal calls during meetings and the relationship between the fire department and the town. She also has issues with

incorrectly zoned school and town properties, the need for an attorney on retainer and the desire for more businesses and recreational opportunities.

Debbie Moon, 232 Mineral Ave, congratulates the Mayor and new council members. She raises concerns about emails sent between council staff and the mayor, citing Virginia Code regarding retaliation for expressing views on public concern, and questions the legality of an elected official's spouse responding to government emails. Ms. Moon also states the importance of the town's comprehensive plan and hopes that new committees will focus on its implementation, noting only a small fraction of the plan's items have been started or completed. She also is advocating for new homes, town residents and shopping to boost the economy.

Rebecca McGehee, Councilmember, addressed comments made by Teresa Newton, stating that the fire department and the town are getting along better due to her son being a liaison and praising the Christmas tree lighting event. She then discusses a controversial email she received from Tracy Hempstead which she finds disgusting and inappropriate.

F. APPROVAL OF MINUTES

1. Approval of November 18, 2025 Minutes

Minutes approved as presented.

Motion made by Hempstead, Seconded by Spedden.

Voting Yea: Covert, Kube, McGehee, Hempstead, Von Tye, Spedden

G. ACCOUNTS PAID

1. Accounts Paid

There is an aggressive debate over following the agenda which resulted in a motion to make the Town Clerk the clerk of council

Motion made by Kube, Seconded by Hempstead.

Voting Yea: Kube, Hempstead

Voting Nay: Covert, McGehee, Von Tye, Spedden

H. REPORTS

1. Treasurer Report

The Treasurer report was reviewed.

2. DMV Report

The DMV Report was reviewed.

3. Town Manager Report

The Town Manager presented her report.

I. OLD BUSINESS

1. 623 Mineral Avenue Property

Paul S. Cameron, Jr presented information on the property at 623 Mineral Avenue.

2. Confirm proposed committee appointments

Mayor confirmed the following committee appointments

Streets - Michelle & Bob
Police/Legal/Fire & Rescue - Becky & Michelle
Water & Sewage - David & Afton
Beautification & Litter - Michelle & Becky
Budget & Finance - David & Afton
Economic Development - Bernice & David
Cemetery - David & Bernice
Personnel - Bernice & Afton
Parks - Bernice & Bob
Communications - Bernice & Michelle
Business Association - Pam

J. NEW BUSINESS

1. Review candidate applications for Planning Commission vacancies

Maggie Larson

Ryan Stowe

Motion made by Hempstead, Seconded by Kube.

Voting Yea: Covert, Kube, Hempstead, Von Tye, Spedden

Voting Abstaining: McGehee

K. PUBLIC HEARING

1. Chapter 425. Zoning Article V. General Commercial District (GC)

The mayor opened the public hearing.

Debbie Moon, 232 Mineral Ave., asked the council to consider the following items before approvals are made.

a. Permitted Uses A8 previously read laundries and it was changed to laundromats. A laundromat includes services such as delivery, washing, folding and ironing. Under retail business it states dry cleaning shops (but not dyeing plants), what this states is that dry cleaning cannot be done onsite.

b Permitted Uses A10 states restaurants shall not exceed 10,000 square feet of floor space and A11 was added to state restaurants. This may be a contradiction.

c. Permitted Use by Conditional Use Permit - billiard parlors, pool rooms, bowling alleys and dance halls have been moved to be needing a conditional use permit. Specialty shop, adult entertainment and retail stores, etc., needs to be more specific.

Mayor closed public hearing

The mayor requested to see the original ordinances for comparison.

2. Chapter 425. Zoning ARTICLE VI. Planned Unit Development District (PUD)

Mayor opened public hearing

No public comment

Mayor closed public hearing

3. Zoning Code 425 Article XI - Administration and Enforcement

Mayor opened public hearing

No public comment

The Town Manager stated the existing Ordinance was criminal and did not allow for a misdemeanor charge. The amount for the fines was determined by the attorney who gathered data from surrounding localities.

Mayor closed public hearing

L. EXECUTIVE SESSION (AS NEEDED)

M. CALENDAR

1. Town Hall Events

Motion to provide staff a Holiday Appreciation Lunch.

Motion made by McGehee, Seconded by Covert.

Voting Yea: Covert, Kube, McGehee, Von Tye, Spedden

Voting Abstaining: Hempstead

N. BACK IN SESSION

O. ADJOURN

Motion made by Hempstead, Seconded by Kube.

Voting Yea: Covert, Kube, McGehee, Hempstead, Von Tye, Spedden

Mayor Pamela Harlowe - Vice Mayor Bernice Kube

Council Members: Michelle Covert, Bernice Kube, Bob Spedden, Rebecca McGehee, Afton Von Tye, Dave Hempstead

Nicole Washington, Town Manager, Teri Burns, Town Clerk, Kelly Singletary, Town Treasurer, Vacant, 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.

