

# WATER INFRASTRUCTURE

## New Town Well System

### Description

This project involves the development of a new municipal water supply well to supplement and/or replace existing groundwater production capacity within the Town's water system. The project is being evaluated through an ongoing engineering study to determine the most suitable location, design capacity, and integration requirements with existing infrastructure. The selected well site and associated improvements will be determined based on hydrogeological analysis, system demand modeling, and regulatory requirements.

The project is expected to include site evaluation, well installation, pump and control systems, necessary electrical and telemetry components, and any required tie-ins to the existing distribution system. Final scope and location will be confirmed upon completion of the engineering study and permitting review.

### Justification

The Town's existing water supply wells are currently operating at or near their reliable production limits and are insufficient to consistently meet peak demand conditions. Current well capacity is approximately \_\_\_ gallons per day (or \_\_\_ GPM), while system demand regularly approaches or exceeds \_\_\_ during peak usage periods. This has resulted in reduced operational flexibility and increased reliance on existing infrastructure that is aging and limited in redundancy.

In addition, portions of the Town's service area rely on a single primary well source, creating vulnerability during maintenance, drought conditions, or unexpected mechanical failure. The addition of a new well will improve system resiliency, ensure adequate supply during peak demand, and provide necessary redundancy to support long-term population growth and infrastructure reliability. This project is also intended to support compliance with state drinking water standards and maintain adequate fire flow capacity throughout the system.

<b>Expenditures</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Planning/Design						
Construction						
<b>Total</b>						
<b>Funding Sources</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund						
State/Federal						
<b>Total</b>						

# PARKS & RECREATION

## Whitlock Family Park Improvements

### Description

This project includes improvements to Whitlock Family Park to enhance accessibility, usability, and overall site conditions for regular community use and events.

Planned improvements include:

- Installation of picnic tables to provide additional seating
- Construction of an accessible ramp and adjacent steps connecting the Louisa Avenue sidewalk to the farmers market area
- Touch-up painting of the existing mural on the Town-owned structure
- Landscaping and site improvements, including overgrowth removal, tree maintenance, planting, and lighting

### Justification

Whitlock Family Park serves as one of the Town's most active civic spaces and the primary location for the farmers market, which has become a successful and well-attended community and economic event. However, current site conditions limit accessibility and ease of movement, particularly between the adjacent sidewalk network and the market area due to a significant grade change and lack of a direct accessible connection. These improvements will enhance safety and inclusivity for all users, support continued growth of the farmers market, and improve the overall functionality and appearance of the park. In addition, the project aligns with broader goals outlined in the Town's Comprehensive Plan by strengthening downtown connectivity, improving pedestrian infrastructure, and supporting future public space and streetscape enhancement projects.

<b>Expenditures</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Planning/Design						
Construction						
<b>Total</b>						
<b>Funding Sources</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund						
State/Federal						
<b>Total</b>						

# PARKS & RECREATION

## Whitlock Family Park Building Rehabilitation

### Description

This project involves rehabilitation of the Town-owned building at Whitlock Family Park to restore the structure to a safe and functional condition for future public use. The building is an older structure that lacks modern building systems and is not currently suited for occupancy.

Improvements include replacement of the existing roof and main-level flooring, installation of a complete electrical system, and addition of a new HVAC system to support year-round use. Additional interior and building system improvements may be identified through further evaluation. The final scope of work will be refined based on condition assessment and design recommendations.

### Justification

The Whitlock Family Park building is a centrally located Town-owned structure situated within the community's primary civic gathering space and adjacent to the farmers market area. While the building has strong potential for public use due to its location, it currently lacks essential building systems, including electrical and HVAC, and requires structural and interior improvements before it can be safely and effectively occupied. Rehabilitation of the building will allow the Town to activate an existing public asset in a highly visible and accessible location, supporting future community use and enhancing the overall function of Whitlock Family Park as a civic hub. This project also aligns with Comprehensive Plan goals related to strengthening public spaces, improving civic infrastructure, and supporting long-term downtown vitality.

<b>Expenditures</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Planning/Design						
Construction						
<b>Total</b>						
<b>Funding Sources</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund						
State/Federal						
<b>Total</b>						

# TRANSPORTATION

## Pedestrian Crosswalks

### Description

This project includes the installation of pedestrian crosswalks, providing designated walkways and pedestrian crossing signage, located at the following intersections:

- Mineral Ave and 5<sup>th</sup> Street
- Mineral Ave and 4<sup>th</sup> Street
- Mineral Ave and 3<sup>rd</sup> Street
- Mineral Ave and 2<sup>nd</sup> Street
- E 1<sup>st</sup> Street and Louisa Ave directly across from the MFD building

Install pedestrian crosswalks, including designated walkways and accessible pedestrian signals (APS), located at all approaches of the following intersection:

- Mineral Ave and 1<sup>st</sup> Street (4-way traffic light intersection)

### Justification

There are shops, restaurants, churches, and parks located on both sides of Mineral Ave. A majority of the homeowners in Mineral live on the south side of E 1<sup>st</sup> St. The Mineral Farmers Market, Luck Field, and the Mineral Baptist Church are located north of E 1<sup>st</sup> St. Additionally, Mineral is home to elderly residents and many young families with small children. Pedestrian safety features in the Town of Mineral are currently limited, posing a threat to parents with strollers, citizens without vehicles, and other pedestrians. This presents an opportunity for us to improve pedestrian safety at key crossings, provides ADA-compliant signals, and aligns with the town's goal to enhance walkability and accessibility.

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Planning/Design						
Construction						
<b>Total</b>						
<b>Funding Sources</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund						
State/Federal						
<b>Total</b>						

# TRANSPORTATION

## Sidewalk Connectivity Improvements

### Description

This project includes the phased expansion and completion of sidewalk infrastructure throughout the Town of Mineral to improve pedestrian safety, connectivity, and access to key destinations. Existing sidewalk coverage is currently limited and discontinuous. Proposed improvements focus on closing gaps and extending sidewalk coverage to create continuous, safe pedestrian routes. Improvements may include full or partial sidewalk installation as appropriate.

Planned project areas include:

- Mineral Avenue north of 1<sup>st</sup> Street to the Town boundary - in coordination with Louisa County
- 5<sup>th</sup> Street corridor to improve pedestrian connectivity between Mineral Avenue to Walton Park
- Mineral Avenue from approximately 6<sup>th</sup> Street to 8<sup>th</sup> Street
- 8<sup>th</sup> Street to Spring Grove Memorial Park Cemetery

### Justification

The Town's existing sidewalk network contains significant gaps that limit safe and continuous pedestrian access between residential areas, the historic commercial corridor, and key civic and recreational destinations. While portions of Mineral Avenue, Louisa Avenue, and nearby streets include sidewalks, pedestrians are often traveling along roadway edges without dedicated separation in several high-use areas, including connections to the Town park and multiple sections of Mineral Avenue. Completing these gaps will improve pedestrian safety, enhance access to local businesses and community events, and support walkability within the Town. Extending sidewalks to the Town boundary also supports long-term planning efforts to connect with future County pedestrian infrastructure serving regional schools, improving overall mobility and connectivity for residents and students.

Expenditures	2027	2028	2029	2030	2031	Total
Planning/Design						
Construction						
<b>Total</b>						
Funding Sources	2027	2028	2029	2030	2031	Total
General Fund						
State/Federal						
<b>Total</b>						

# TRANSPORTATION

## Parking Improvements

### Description

This project includes targeted improvements to public parking areas within the Town to improve organization and overall capacity. The primary focus is the parking area adjacent to the Town building, including grading, leveling, and full paving of an existing unpaved section, along with reconfiguration of parking layout and installation of public parking signage.

Planned project areas include:

- Town Hall parking area (grading, paving, and reconfiguration of existing lot)
- Railroad Avenue (evaluation of potential on-street parking on one side, in coordination with the appropriate roadway authority)

Additional enhancements may include:

- Electric vehicle charging stations
- Designated motorcycle parking
- Bicycle rack installation

### Justification

Improvements to the parking areas adjacent to the Town building present an opportunity to better support future growth and increased activity within the Town center. As investment continues in nearby assets such as Whitlock Family Park, Luck Field, and the surrounding commercial corridor, a well-designed and fully improved parking area will enhance accessibility, accommodate higher visitor volumes, and improve overall usability for residents and visitors. Additional elements such as defined parking layout, multimodal accommodations, and potential EV infrastructure further position the Town to meet evolving transportation needs while supporting long-term economic vitality and downtown activity.

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Construction						
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<b>Funding Sources</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund						
State/Federal						
<b>Total</b>						

# HISTORIC RESOURCES

## Mineral Train Depot Rehabilitation

### Description

This project includes the rehabilitation and adaptive reuse of the Town-owned historic Train Depot located adjacent to Whitlock Family Park. The building is currently used for storage and will be restored for active public use while preserving its historic character.

Improvements may include structural and interior rehabilitation, creation of a small public-facing space for historical interpretation or visitor information, and construction of a platform adjacent to the rail line to support safe access. Associated site improvements, including parking, may also be included. Improvements may be implemented as appropriate.

### Justification

The historic Train Depot is a centrally located Town-owned asset with strong potential to contribute to both heritage preservation and economic activity but is currently underutilized. Revitalizing the structure will allow the Town to preserve an important piece of its history while creating a unique destination within the Whitlock Family Park area that complements the farmers market and surrounding downtown activity. The addition of a small museum or visitor-oriented space will enhance community identity and provide a focal point for local history, while exploration of future rail-based tourism opportunities could further increase visitation and support local businesses. This project aligns with Comprehensive Plan goals related to historic preservation, downtown revitalization, and development of community-oriented destinations.

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Planning/Design						
Construction						
<b>Total</b>						
<b>Funding Sources</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund						
State/Federal						
<b>Total</b>						