



MINERAL COUNCIL MEETING MINUTES

January 16, 2024 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

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

A. CALL TO ORDER

Meeting was called to order at 6:30pm

B. ROLL CALL

All are present and Town Attorney, Catherine Lea, attended virtually due to weather and road conditions.

PRESENT

Ronald Chapman

Michelle Covert

Bernice Kube

Olivia McCarthy

Rebecca McGehee

Blair Nipper

C. PLEDGE OF ALLEGIANCE

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D. ADOPT/AMEND AGENDA

Agenda was amended to move item G to D and Item D to G.

Agenda was also amended to add an item 3 to old business; update on Mineral Historic Foundation.

Motion made by Nipper, Seconded by Chapman.

Voting Yea: Chapman, Covert, Kube, McCarthy, McGehee, Nipper

E. PUBLIC COMMENT ON CUP REQUEST BY AJ SINGH AND MILLERS MARKET

Mayor Jarvis opened the public comment at 6:34pm

Mr. Singh, Millers Market- Thanked everyone for being here. He mentioned the charity work that they do and all of the improvements they have made on the property. Mr. Singh discussed his project for gas pumps at Miller's Market and presented testimonials and 563 signatures in support of his plan. He also said that he has agreed to all of the conditions put in front of him. He wants to gas pumps to help to town grow.

Thomas Runnett, 216 Albemarle Ave.- Mr. Runnett emphasized the importance of being pro business and looking out for citizens in the town of Mineral. He also mentioned the possibility of an influx of people when Amazon builds and the need for better preparedness by having new gas stations. He also said that the tax revenue would benefit the town. He mention the lack of well-lit places for gas stations and the need for better lit one and that there would be more room for trucks and trailers to get gas at Millers.

Councilwoman McGehee, 714 St. Frances Ave.- Spoke as a citizen on behalf of her son and husband who couldn't be there. They support Millers Market installing gas pumps for business growth, as long as they follow regulations. She mentioned that Miller's market is a valuable resource, and the family is an asset to the town. She thanked AJ for his contributions to the town.

Shannon Hawkins, 2868 Owens Creek Rd- spoke as a prior small convenience store owner, she believes having an extra gas station nearby would be beneficial for Millers Market business and the town. She believes gas pumps are essential for long-term operation.

Mr. James Snyder, 501 West Seventh Street - Mr. Snyder said that the town utilizes Millers Market parking lot to line up parades and that Millers Market pays taxes on land that the town likes to use. He mentioned that the conditional use permit allows the town to

negotiate things like lighting things, like anything that somebody might find objectionable. He said but there's nothing objectionable about a business growing and paying more taxes.

Chris Guerre, 80 St Cecilia Ave.- supports Mr. Singh's business growth and tax revenue for the town, but criticized the town for not following state laws. He believes the town should have placed notices of the public hearing in the newspaper two weeks before the meeting, which has not been done except for the one advertising to January 8th meeting. In addition, Mr. Guerre said that the town's organizational planning meeting was convened contrary to state law, as it is required to be held in July unless otherwise stated. He said the town has signs indicating that its meetings should take place on the second Monday of the month, but the state law only allows for cancellations for weather or lack of quorum. Mr. Guerre said the town should have met on the 8th, but instead, they met today the 16th. He said AJ Singh would have 30 days to appeal the decision to the circuit court, and he thinks there are half a dozen state laws violated. He feels as though the town is stuck between a rock and a hard place, as he believes the town is not following the laws and giving citizens the rights of notice. A year ago, Mr. Guerre said he won a case against the town for not providing proper notices for a zoning matter, and the judge wrote a court order mandating meeting notice requirements. He believes this could be considered contempt of court, due to lack of providing the public and citizens with proper notice. He also mentioned that the conditions Mr. Singh agreed to are too vague.

6:57pm Mayor Jarvis closed the Public Hearing

Discussion was had on whether or not to continue the meeting.

Councilwoman McGehee made a motion to continue the meeting tonight. Motion Failed for lack of a second.

Councilwoman Kube made a motion to continue the meeting at the regularly scheduled February 12th meeting. Seconded by Councilman Chapman.

Motion made by Kube, Seconded by Chapman.

Voting Yea: Chapman, Covert, Kube, McCarthy, Nipper

Voting Nay: McGehee

F. ADJOURN

Motion made by Councilman Chapman to adjourn the meeting Seconded by Vice mayor Nipper.

Motion made by Chapman, Seconded by Nipper.

Voting Yea: Chapman, Covert, Kube, McCarthy, Nipper

Voting Abstaining: McGehee

G. PUBLIC HEARING FOR AJ SINGH AND MILLERS MARKET CUP REQUEST

1. CUP CONDITIONS

H. ELECTION OF VICE MAYOR AND COMMITTEE APPOINTMENTS

1. RESOLUTION 2024-001 TC Meeting Schedule

I. PUBLIC COMMENT

J. APPROVAL OF MINUTES

1. Town Council Meeting Minutes 09.11.2023

2. Town Council Meeting Minutes 12.11.2023

K. ACCOUNTS PAID

1. December 2023 Bills

L. REPORTS

1. DMV REPORT

M. OLD BUSINESS

1. Employee Bonuses and Bi-Monthly Pay

2. Permission to use the bench purchased by the Beautification Committee to put at the cemetery. If approved, refund purchase price of \$716.02 to beautification committee fund so they may purchase another when needed.

N. NEW BUSINESS

1. Permission to purchase new chairs for staff. Current chairs are breaking and someone may get hurt. Chairs will be \$200 each.

O. EXECUTIVE SESSION (AS NEEDED)

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

1. In accordance with Section 2.2-3711(A)(1) of the Code of Virginia, Town Council will convene in Closed Meeting to consider a personnel matter involving the Town Manager and Town Treasurer.

P. BACK IN SESSION

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.