

**Town of Mineral Comprehensive Plan**

Readopt 2008 Plan- September 8, 2014

**Planning Commission:**

Ed Jarvis  
Tony Williams  
Lewis Keller  
Tom Runnett  
Michelle Covert  
Steve Pekary

**Town Council:**

Pam Harlowe, Mayor  
Michael Warlick, Vice-Mayor  
Bernice Wilson-Kube  
Doswell Pierce  
Tom Runnet  
Roy F. McGehee  
William Thomas  
Sal Luciano, Town Manager

Town of Mineral Council Meeting  
September 8, 2014  
7:00pm

***Doswell Pierce made a motion to readopt the existing comprehensive plan until the Planning Commission presented and Council approved a new comprehensive plan; Tom Runnett seconded the motion. Roll call was taken.***

***Doswell Pierce/YES***

***Tom Runnett/YES***

***Roy McGehee/YES***

***William Thomas/YES***

***Michael Warlick/YES***

***Bernice Wilson-Kube/YES***

***Motion passed 6/0 with none voting in the negative.***

## **Introduction**

The development of a useful and meaningful comprehensive plan for any community must be preceded by a clear understanding of what a plan is. Planning in general is an attempt to make conscious choices about future actions. Those choices are based on present and historical conditions and goals to be achieved. In part, a plan is based on a premise that human and physical resources are limited, and that benefits from one action can be compared to benefits from an alternative action. In the particular case of comprehensive planning for a community, the existing cultures and social values are also a basis for making plans.

A second important aspect of planning is an understanding by community residents of how a plan can be used once it is adopted. In Virginia, a comprehensive plan is intended to be a guide for future development, both public and private. It may include social programs as well as physical development. It may focus on policies by which the locality intends to carry out. It is not, however, and absolutely fixed plan once it is adopted. It can be changed or amended whenever necessary, and by state law it must be reviewed at least once every five years. Thus, a comprehensive plan is intended to reflect the attitudes of the people for whom it is prepared; attitudes that change as well as those that remain the same.

## **Government Organization**

The government of the Town of Mineral is in a mayor-council form. The mayor as well as six council members are elected directly by the residents, and serve for terms of four years.

The elected council both employs and appoints people to fill other positions needed to carry out the Town's responsibilities. Council employs a Town manager and staff. Council appoints a seven member planning commission, and makes recommendations to the Circuit Court Judge for appointment to a five-member board of zoning appeals. Council also may employ an attorney and auditor, as needed.

According to Virginia state law, it is the responsibility of the local planning commission to "prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction." The planning commission recommends this plan to the local governing body (Mineral Town Council), which eventually adopts the plan. Before the plan is adopted, public hearings are held, and all interested citizens as well as Town officials are given the opportunity to comment on the proposed plan and/or make recommendations. Once the plan is adopted, it can always be changed after consideration by the planning commission, public hearings, and vote by the Town Council.

## **The Plan**

The most important part of this document is the plan. For that reason, it is presented first. The factual data on which the plan is based is included at the end, to support the plan and to serve as a source of information for people interested in how Mineral has developed through the years.

The plan begins with a general statement of philosophy and overall goal. It then proceeds to policies, which are ranked according to importance. Time, the availability of money, and other circumstances may change this ranking. Under several of the policies, objectives have been listed, which serve as more specific guidelines for the future.

Following the policies and objectives are plans for some areas of physical development, which fall within the Town's responsibility. However, careful financial planning will be required to carry out these projects. They are placed in the same order as the policies, but they may be carried out in a different order, due to the limitations of available funding.

Finally, current and historical data are presented in the section entitled "Mineral's Resources." The results of the door-to-door survey done for the original plan as well as notes from 2 visioning sessions held by the Town Council have been included. Maps showing existing land use, zoning, and other data are included as well.

## **Philosophy and Overall Goal**

### **Overall Goal**

**Maintain the Town of Mineral as a pleasant, rural, residential community with a capacity for some commercial and residential growth and diversification.**

Mineral today is a growing residential community. While it boasted a population of more than 500 and an active mining industry in the late 1800's, mining operations ceased and the population declined during the decades of the 1900's. One of the reasons for the decline is Mineral's proximity to the county seat in the Town of Louisa. Most of the county government functions and many of the retail businesses operating in the county have located in Louisa rather than Mineral. However, the Louisa County Middle/High School complex is located just one-half mile west of town. The Louisa County Public Library is located within this same complex. In addition, it provides a number of retail services and jobs for its residents and the surrounding area. Thus Mineral is resurging as a rural residential community.

It is recognition of this fact of location, which to some degree guides the current goals of the Town of Mineral. Fostering community spirit and encouraging recreational activities for its residents is also important. By enhancing the community aspects of the Town, its attractiveness as a residential area will increase, and residents and retail services will continue to locate here. Mineral has established a Historical Zone to help promote preservation of the various architectural styles of the structures in town. With the traffic counts and a Virginia Division of Motor Vehicles Select Office located in town, Mineral continues to function as a hub for the area.

#### **RECOMMENDATION:**

Pursue stronger enforcement of town codes pertaining to the upkeep of lots and buildings.

1. Enforcement of junk car ordinance.
2. Enforcement of dilapidated unsafe structures in Town.

The Town of Mineral operates a cemetery established in 2001, with a large tract of undeveloped land available.

1. Maintain appearance of grounds and entrance to Spring Grove Memorial Park Cemetery.
2. Keep abreast of comparable municipal counties to be in line with costs, fees and practices.

#### **RECOMMENDATION:**

Provide infrastructure necessary to enable new commercial and residential development to locate within the Town corporate limits.

1. Develop a master policy detailing water and sewer upgrades/replacement over a period of time not to exceed five years.
2. This should address the correct sizing of all water and sewer pipes within Town limits and those bringing supply to and from Town.

3. Town supply of water should be of consistent quality of that of the County, and if unobtainable or too costly to maintain, the Town should explore the possibility of negotiation with the County to supply the water, while maintaining the Town supply as a backup.
4. Pursue entering into a binding agreement with Louisa County Sheriff's Office (and/or Town of Louisa Police Department) to patrol the Town on a consistent daily basis.
5. Pursue a neighborhood watch program.
6. Apply and enforce a policy that provides for the orderly development of streets and sidewalks to VDOT specifications within the Town limits.

RECOMMENDATION:

Improve vehicular and pedestrian circulation within the Town.

1. New sidewalk construction; the goal should be to have sidewalks from Town limits to Town limits. (It was suggested to pursue sidewalk installation along Mineral, Louisa, or First St. when new development occurs on lots that don't have sidewalks. No condemnations.)
2. Pursue installing crosswalks to enable pedestrians to cross Mineral Avenue.
3. Pursue alternative streets and/or bypass streets to divert non-Town and truck through traffic.
4. Grade and pave parking lot behind Town Office to direct DMV and other Town traffic to park behind the Town Office.
5. Consider streetlights along Mineral Avenue. These should be the old-time antique lights, rather than telephone pole lights.

RECOMMENDATION:

Preserve the best characteristics of a small town rural atmosphere.

1. Maximize citizen participation in the community.
2. Consistently promote, support and maintain the increased usage of Walton Park. Promotion should include signage on streets in Town that direct users to the location of Walton Park.
3. Support Mineral Volunteer Fire Department and Rescue Squad in fundraising efforts.
4. Encourage growth and diversification of the Town's population and commercial establishments.
5. Establish local community clean-up days.

RECOMMENDATION:

1. Pursue an ordinance prohibiting mobile (manufactured) homes, including trailers, singlewides, and doublewides. These are defined as follows:  
“All trailers that would not meet the requirements of Town Code, §18-1 Manufactured Home.” In addition, all requirements of Town Code, §18-4 “Location of Manufactured Homes” must also be met. In addition, Town Code §18-4 should be analyzed to determine whether it should be amended to state that the adjoining landowners who must agree to such homes must be unrelated legal taxpayers.

RECOMMENDATION:

Apply and enforce ordinance, which prevents large multi-family dwellings from developing within the Town limits.

Guidelines are as follows:

1. Prevent 4+ multi-family dwelling buildings.
2. Prevent building units less than 750 square feet per family unit.

**Population Projections**

It is not projected for a substantial or sudden increase in the Mineral population during the 2000’s. The growth of commercial business in the Town will not likely be a cause for significant residential growth in the Town. As in the past, people who are employed in nearby industries and older people who prefer a small town atmosphere with the amenities offered by a small town will be attracted to Mineral.

The population of Mineral has not changed significantly over the last seventy five years. Since 1920, Mineral has remained a residential community with a small commercial center which has served the residents of the Town and the nearby area. The historic trend of the population of Mineral is listed as follows:

<u>YEAR</u>	<u>POPULATION</u>
1930	416
1940	427
1950	414
1960	366
1970	397
1980	399
1990	471
2000	424
2006	467**

\*\*Taken from Weldon Cooper Center, UVA, population estimates.

The population has increased slightly from 397 in 1970 to 467 in 2006. There is room for growth within the existing Town limits as long as water and sewer connections are available. A continued small amount of growth is anticipated in the upcoming decades. There was approximately 78 acres rezoned in 2006 to a planned unit development. Should the project proceed, it could add as many as 375 housing units to the town. This growth could in turn promote retail and commercial activity as well.

### **Utility Plans**

In order to encourage new commercial and residential development, the Town of Mineral recognizes the need to provide water and sewer lines and roads to undeveloped areas. There are two ways to accommodate growth, either by advance planning or on demand. Some of the benefits and costs associated with each method are presented here.

#### **ADVANCED PLANNING:**

Gives Town control over the location of new development.

Allows time for planning to finance new construction.

Lets general public and developers know in advance where (and when) utilities will be available.

Provides for the orderly development of streets and sidewalks to VDOT specifications within the Town limits.

Encourages developers to fill in open spaces already served by utilities and discourages leapfrog development.

#### **ON DEMAND:**

Funds are spent only as needed.

Return on investment will begin soon after expenditures are made.

Provides greater choice to developers in the location of new development.

The limited amount of revenue received by the Town of Mineral indicates that any major new construction will have to be furnished by the state and/or federal grants, loans, or bond issues rather than annual revenue. Thus, careful and advance planning may enable the Town to build at a lower cost than if it waits until utilities are required by prospective developers. For that reason, one of the main recommendations of this plan is to study the water and sewer lines coming into and going outside of Mineral in order to plan for the development and replacement of the infrastructure.

The Town of Mineral recognizes developers often want to proceed on their schedule, and to facilitate this, the Town allows a developer to put in the water and sewer infrastructure at their expense and turn them over to the Town for operation and maintenance when built within the Town streets or alleys. Developers are required to build streets to Virginia Department of Transportation Subdivision Standards when building in areas where the streets are not already built.

### **Community Needs**

In any assessment of a community's needs, there will always be issues that are not readily categorized. Often there are needs that a government cannot easily fill, if at all, and in some cases could not be expected to fulfill. However, a government's actions may help to create an atmosphere that encourages the private sector to be more active. By stating its goals and policies, a community lets people know what it wants, and what it needs. It also indicates how much interest there is in attracting new businesses, factories, and families.

The first step is to identify needs and problems; after that it is possible to consider solutions. The goals and recommendations stated earlier summarize the general interests of people in Mineral. More specific information in the following paragraphs came from residents as submitted in the survey results section as well as discussion of the Mineral planning commission.

While it certainly is not the responsibility of the Town to provide for the following suggestions, it is reasonable to assume that the infrastructure necessary for their development is a responsibility. The best way to ensure the residents that these enterprises are possible would be to maintain a Capital Improvement Program. This program should cover several years.

As funds are limited, a well-planned Capital Improvement Program can assist Council to work together with the residents.

The main concern of the residents responding to the 2002 survey was the cleanliness and appearance of the town. The strong responses from the survey as well as discussions of the planning commission, created the first recommendation. The second most noted issue was traffic and pedestrian flow. The residents feel that there is a significant problem at the intersection of 522 and 618 on Main Street. Also, sidewalk construction along Main Street and several side streets needs to be addressed. The Town Council continues to address the issue of pedestrian walkways. Subsequent Visioning Meetings held by the Mineral Town Council confirm these concerns continue today.

## RESOURCES

### History

Compiled from articles by William H. Kiblinger and Janice L. Abercrombie in the *Louisa County Historical Society Magazine*, Vol. 21, No. 1, Spring 1990 for the Town of Mineral Centennial.

It is not known who built the first tavern near Contrary Creek, which a hundred years or so later became known as the "Old Tolersville Tavern." The land on which this tavern stands passed through five owners from 1742 to 1793 before there was any mention of a tavern existing on the property.

In 1795 Abraham H. Davis, a veteran of the Revolutionary War, bought 50 acres with a tavern building for Thomas Merewether. This tavern still stands on the west side of the Old Tolersville Road in Mineral. In 1801 trustees for Abraham Davis sold the tavern property to Nathan Harris. Nathan ran the tavern until his death in 1829. William F. Toler became the owner of the tavern tract at a public auction of the Nathan Harris estate. By this time, the "tavern tract" contained about 331 acres. Toler, the son of William Toler, Sr. of King William County, had a tavern license renewed each year from 1829 to 1843. He was also a constable and auctioneer.

Mr. Toler built another tavern near the County Road and the new Virginia Central Railroad. (This is the present site of the Mineral Volunteer Fire Company). There were several iron furnaces near the area that shipped their ore on the railroad from the Tolersville Post Office. Toler's son-in-law, Robert T. Gooch, operated this tavern and was the first postmaster. Later he moved to Louisa Courthouse and operated a tannery.

Before Toler died, Reuben B. Davis had received a tavern license from the county. It is believed that he had rented the store-tavern-post-office at the "new" Tolersville Tavern. Davis was appointed postmaster at Tolersville in 1845. He bought Toler's tavern after Toler's death in 1848. Mr. Davis bankrolled many of the early mining companies and extended them credit at his store. All of these businesses seem to have prospered. He added a four-room wing to the Tavern to accommodate his family of nine children.

A depot was built on the property sold by David to the Virginia Central Railroad about 1851, which was burned during the Civil War. During this time, Tolersville was called Davis' Turnout.

Reuben B. Davis died at age 59 in 1870 and was buried with a Masonic service on his farm. His gravesite is on the south side of 2<sup>nd</sup> Street, between the railroad and Louisa Avenue. Reuben Davis's wife, Ann Moss Davis, and his son, John W. Davis, were the executors of his will, which took several years to settle. John W. Davis was at one time postmaster and railroad stationmaster.

Two of Reuben Davis' daughters, Annie B. Moody, wife of William C. Moody, and Mary C. Smith, wife of J.E. Smith, bought at public auction some of their father's land at a sale to settle the Davis estate in 1881. This was the home place of Reuben containing the tavern, the family graveyard and the land with the depot. In March of 1890, the Smiths and Moodys were living in Allegheny County, Virginia, when they sold the "Old Tolersville Tract" of 477 acres to Weir R. Goodwin of Louisa.

On August 6, 1890, Weir R. Goodwin sold these 477 acres on the C&O Railroad formerly known as Tolersville but now known as Mineral City to Mineral City Mining, Manufacturing, and Land Company. This company was composed mostly of men from Louisa Courthouse. This company had high hopes for marketing Mineral City. They hired Walter L. Bishop to survey and divide the town into "city" lots and began to sell the land. They hired a company from Staunton to build 1,500 houses a year for 5 years. The Staunton Building Co. went bankrupt and the Mineral City Mining, Manufacturing, and Land Company also had financial difficulties. They sold their property to Equitable Investment Company, which had the same directors as the previous company. Equitable Investment Company defaulted on their loans and the property passed through various owners, Mineral City Land Company of Newport News being the last one. In 1939 a suit was brought against this company by the Town of Mineral for nonpayment of taxes and the remaining 1,600 lots, not already purchased, in Mineral were bid in by H.H. Walton for the taxes owed, averaging about \$1 per lot.

There were a number of mines operating around Mineral at this time; three of the most active were the Arminius Mines, the Boyd Smith Mines, and the Sulphur Mines. William H. Adams of Chicago started the mining operations at the Arminius Mines around 1883 and lived in the old Reuben B. Davis home, which later became the Mineral Hotel and the present site of the Mineral Volunteer Fire Company. The veins at the Arminius mines had been discovered by a German by the name of Armine. General Henry Perry Adams, father of William H. Adams, had discovered many of the uses for pyrite. Sawmills, blacksmith shops, and a tramway were constructed as were a large warehouse for storage of the ore and machinery from all parts of the Country put into place. William H. Adams also was manager of Sulphur Miners for a number of years. WWI brought the opening of Julia Mine. Mr. Adams and his daughter, Grace Adams Van Deursen Davis were active in the affairs of early Mineral and gave the land for the Mineral School and playground to the town.

The Mineral High School was built in 1910 with a considerable amount the cost collected from private sources. This school burned in 1925 and was rebuilt in 1925-26. None of the mine buildings survive. The Arminius was burned during the 1930's. Also in the 1930's, Mr. V.W. Turner, a merchant at Mineral, bought all the scrap iron from the mines, cleaning up everything including the railroad tracks.

The 1900 Federal Census of Louisa County shows the following families living in or near Mineral: Henry Oliver, a blacksmith from Eng land; Andrew J. Schmitz, a mining engineer; William H. Adams, mining engineer; Edward Harlow, painter; Harry W. Grubbs, railroad worker; Edward Mihado, teacher; Thomas Ennis, a teacher born in Ireland; Lewis Keller, depot agent; George B. Smith, salesman and Josephine Estis, a widow whose children worked at the mines.

From an article in the Mineral Weekly Progress in 1916 are the recollections of several early residents of Mineral. Mr. L.A. Keller, Sr. said he arrived in Mineral in 1889 to take the place of John Davis as railroad station manager. No one was living in Tolersville when he arrived but Mr. Harry Quarles and his family had moved into the Reuben Davis home. The C&O station was a former cowshed on the Davis farm. The store formerly owned by Davis was then being run by a Mr. Bowles. Dr. William J. Coleman was the second man to come to the town and he moved into the John Davis home.

He told how the Mineral City Mining, Manufacturing and Land Company had sold lots and crowds visited the boom-town during the exciting period of 1892-93 from every part of the country listening to the fairy tales and mapping out industries for building hotels, woolen mills, cotton mills, ore reduction plants and the starting up of gold, iron and zinc mines.

The scheme was to purchase lots at a uniform price and to draw numbers from a wheel corresponding to the numbers of the lots sold. A special train was run from Richmond the day of the drawing. The panic of 1893 halted all development and the boom spirit died out; the people departed until during the next winter there were but five males living in town. The earlier businesses were about in the order: Bowles in the years 1883-84; Davis in the years 1884-90; Boyd Smith 1890; Coleman and Chaplin 1890 till the present (1916). D.E. Bumpass and V.W. Turner also became business in Mineral.

Dr. Coleman came to Tolersville in 1890 and practiced surgery and medicine from his residence. He was active in the development of Mineral and lived in what later became known as the Coleman Hotel.

Mineral City was incorporated as a town in 1902 and is now known as Mineral. The original Town Council was Thomas Ennis, H. W. Quarles, L.A. Keller, Sr., Curtis Hart, E.W. Mihado, Boyd M. Smith and W.J. Coleman. Due to a fire in 1915, the earliest minutes of the town meetings are lost but it is believed that George B. Smith was the first mayor.

The Louisa County Light and Power Company located in Mineral began operation March 1, 1926, setting out to provide electric light and power service to the whole of Louisa County. Walter Washbaugh of Charlottesville was president of the concern, R.C. Fisher was vice-president and manager and W.G. Fisher was secretary and treasurer. Lewis Keller, Jr., assistant cashier of the Bank of Louisa, and B.V. Boxley, a prominent contractor, were also members of the firm. The Fisher brothers were also associated with the Mineral Crystal Ice Plant in Mineral.

J.S. Harlow was a dealer and manufacturer of lumber and building materials of all kinds with an enterprise in Mineral and was at one time the mayor of Mineral. The first flour mill was constructed by Mac Quisenberry, which burned, and the Mineral Milling Company owned by the Fishers and operated by R.O. Whitlock, miller, was constructed on that site. This mill turned out "Lily of the Valley" flour as well as large quantities of meal, chop, and feeds of all kinds. Fifty barrels a day was the capacity of the mill in 1926 and it frequently was run to its full capacity.

Mr. D.E. Bumpass, Sr. established his commercial enterprise in Mineral in 1901. The store dealt in everything for the home and farm carrying a large stock of groceries, clothing for every member of the family, hay, and grain and had a radio department in 1926. It was the largest five-and-ten cent store in the county.

After meeting at the Arminius Mines, the Episcopal Church members moved to Mineral and worshiped for a while in the Odd Fellows Hall on Mineral Avenue (now the Masonic Hall). Construction for the present Church of the Incarnation was begun in 1902 by the Leigh Brothers Co., who also built the present courthouse for Louisa County. The Rev. J.R. Ellis and Lewis A. Keller were very instrumental in the building of this church, one reason being the concern at the number of saloons in town at the time.

The Rev. John R. Wilkinson is credited with the founding of the Mineral Baptist Church in 1903. The Mineral Methodist Church was dedicated in 1907. Mr. W.P. Chaplin served as the first superintendent. The Holiness Church was founded in 1920 by several families; the Charles J. Knapps, Stones, Blann, and James Samule Harlow.

This is a very brief accounting of the history of Mineral. At some point in time, it would be interesting to further document the history from the 1920's to the present. Several businesses have come and gone along with events in the county and surrounding areas that have undoubtedly influenced Mineral's evolution.

## LAND USE

The uses of land in Mineral cover a wide range. There are woodlands and open spaces, churches, houses and many kinds of commercial establishments, a firehouse, parkland and public buildings. The largest percentage of developed land is used for residences; public and semipublic uses occupy the next largest amount. Most of the undeveloped land within the corporate limits is wooded, although a small amount is in pasture. The relative amounts of land used in the various ways can be represented as shown below.

The development of Mineral has expanded gradually outward from the railroad, which bisects the Town. The major commercial street is Mineral Avenue. Mineral Avenue is a mixed use area of town containing ninety (90) percent of the businesses that operate within the corporate limits. Many of the oldest residences can be found along Mineral Avenue or within one block of it, all quite near the railroad.

Most of the new residential development of the past twenty years has occurred to the west of Mineral Avenue, although some construction has taken place to the east as well. The newer houses are generally not as large as the older structures, which in part reflects the present smaller size of families.

A large park area is located in the south central section of Mineral. There is a stage that is used for concerts, a picnic area, and an undeveloped section. The park is used by the Mineral Volunteer Fire Department for fund raising events and is open to the public upon application to the Town Office. (It has been suggested that the public should not have to apply to the Town for use of the Park; only if they want to reserve a portion of the Park.)

Water and Sewer lines serve almost all of the central built up areas. The Town no longer treats its waste, but contracts with the Louisa County Water Authority to process it.

The Town water supply is provided by two wells. The Town typically consumes 50,000 gallons of water per day and is stored in the 60,000 gallon elevated storage tank in the center of Town. The Town water is supplemented with metered water from the Louisa County Water Authority.

## ECONOMY

There are no manufacturing employers in the Town. All employment in Mineral is either in the retail or service sectors. These sectors include establishments such as: a grocery store, banks, restaurants, dentist and eye doctor, barber shop, beauty salon, law offices, real estate office, body shop, implement dealer, antique dealer, and a flower shop. There is one gas station, which sells food and there is a coin laundry.

Also included in Town is a modern post office, a plumbing supply business and most recently a DMV Select office which is located in the Town Hall. There is also a fuel distributor located in town.

Records indicate that approximately 130 people are employed by the above businesses in Town. This is an increase of almost 40% over 1978 statistics. Immediately outside of Town there is a major insurance company, gas station and truck rental business. Within one mile of Town there is a school complex.

Increased traffic due to the growth around Lake Anna and the fact that Louisa County is one of the fastest growing counties in the state will increase employment opportunities within the town and immediate area.

## HOUSING

The condition of a community's housing is one indicator of the economic well being of its residents. Housing conditions may also reflect social values such as type of housing preferred, interest in the community's appearance, and the relative importance of housing compared to other family needs and preferences. The 2000 census counted 196 housing units in Mineral.

It is very difficult to determine the condition of a building just from looking at it. What may appear from the outside to be a well-maintained, sound structure could have a bad foundation or cracked walls. On the other hand, a building badly in need of exterior painting could otherwise be in excellent condition.

Because of this difficulty in judging the condition of a structure solely by its appearance, the Census Bureau decided to use the following two criteria to identify substandard housing: dwelling units with an average of more than one person per room and/or dwelling units without complete plumbing facilities. Complete plumbing is defined as "hot and cold piped water inside the structure as well as flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit" (U.S. Bureau of the Census, 1970). No units in the Town lack complete plumbing and only 3 homes with more than one (1) person per room.

Another indication of housing condition is value.

<u>ESTIMATED VALUES 2007</u>	
Less than 50,000	11%
50,000 – 90,000	33%
100,000 & up	56%

There are several reasons for the dramatic increases in the values of housing in Mineral. The biggest factor has been inflation, which has raised values even where no improvements were made in the structures. Increased values have also resulted from new housing construction, abandonment or demolition of deteriorated structures, and renovation, as well as the continuing rise in land value in Louisa County.

## FINANCES

There are four major sources of income, which fund the operations of the Town of Mineral. They are real estate levies, various taxes, water service fees, and sewage receipts. There are also several miscellaneous revenue sources, as well as the DMV Select agency fees. Mineral's fiscal year runs from July 1 to June 30; the current fiscal year (FY 09) ends June 30, 2009. Expected revenues for FY 09 are \$559,000.

Expenditures may be budgeted by items (such as total salaries, all supplies, utilities, etc.) or by categories. The Mineral budget is prepared by categories: general fund, water fund and sewage fund. The FY 09 estimated expenditure budget is \$549,000.

Copies of detailed budget for current and past years can be obtained on request from the Town Clerk.

Mineral does presently have a Capital Improvements Program and a Contingency Fund. The kinds of projects which might be included in a Capital Improvements Plan include sidewalk and road construction, purchase of Town vehicles, additional water and sewer lines, and improvements to the Town Park. Advance planning for such major projects usually will result in lower final costs. The Town seeks grants and recently received two grants to help with improvements at Walton Park.

