



Town of Mineral  
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Pam Harlowe, Mayor  
Michael Warlick, Vice-Mayor  
Tom Runnett  
Bernice Wilson-Kube  
Doswell Pierce  
Roy McGehee  
William Thomas  
Salvatore Luciano, Town Manager  
Ti-Lea Downing, Treasurer/Clerk  
Jack Maus, Town Attorney

Town Council meets for its regular session on the second Monday of each month at 7:00 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 of Mineral Council Meeting  
January 12, 2016  
7:00pm

**COUNCIL MEMBERS:**

Pam Harlowe, Mayor; Michael Warlick, Vice-Mayor; Tom Runnett, Doswell Pierce, Bernice Wilson Kube and William Thomas

**PLANNING COMMISSION:**

Lewis Keller, Tom Runnett, Tony Williams, Ed Jarvis, Michelle Covert, and Stephen Pekary

**ABSENT:**

Roy McGhee

**STAFF MEMBERS:**

Sal Luciano, Town Manager; Ti-Lea Downing, Town Clerk; Jack Maus, Town Attorney

**PUBLIC:**

ED Kube, Debby & Ed Read and  
The Central Virginian;

**Public Hearing:** Mr. Morgan explained his position on his request to change the zoning of the old Mineral Town School from residential to light commercial. He explained how this wouldn't affect anything in regards to the baseball stadium and that it doesn't necessarily mean the property would be used for light commercial purposes. However, this zoning change expands potential use for the property. He proceeded to explain how in residential general there are already approved uses that could be considered of the

commercial nature. Sal Luciano explained that Mr. Morgan is specifically only requesting zoning change for the Mineral Town School property itself.

**Public Comments:** Ed Kube objected that the meeting has been classified as a joint public meeting, when it appears to be two separate meetings. Mr. Kube read section 425-13 of the Town of Mineral zoning and explained this is the current zoning on the property. He proceeded to express he doesn't believe Mr. Morgan should be able to request a zoning change without explaining specifics of the intent of the change. Mr. Kube then questioned if you can you even request a zoning change on property that currently has liens on it and has been involved in a ten year law suit. He questioned whether the applicant had paid for the hearing and whether adequate notice of the request had been provided to the adjoining property owners. Mr. Kube stated he urged persons to not take action on this at this time because of inadequate information. Ed Jarvis closed Public Comments. Sal Luciano stated that Mr. Morgan did not want the zoning request to develop the property but rather to sell the property. Mr. Luciano concluded that Mr. Morgan did pay for the cost to run the ad for the hearing and taxes on the property are currently up to date. The only exception of debt would be for the current lien on the property. Mr. Luciano confirmed there are no adjoining property owners touching the Mineral School Property. Mr. Morgan concluded that basically he thinks the whole block should be rezoned. ***Tony Williams made a motion for a continuation; this was seconded by Michelle Covert with a 5/1 vote with Tom Runnett opposed.***

**Adopt/Amend Agenda:** Amendments and corrections to the agenda: Remove potential business, make date correction, and add new business & discussion on website. ***Tom Runnett made a motion to approve agenda as amended; this was seconded by Doswell Pierce with 0 opposed.***

**Approval of the December 7, 2015 Minutes:** Additions and corrections: Make correction on the last page under Comcast franchise agreement to say cable service not internet and mark Bernice Kube as absent. ***Tom Runnett made a motion to approve minutes as amended; this was seconded by Michael Warlick with 0 opposed.***

**Approval of the December Bills to be Paid:** ***Tom Runnett made a motion to approve the December bills to be paid; this was seconded by Michael Warlick with all in favor.***

**Town Manager's Report:** Sal Luciano reported we have received three more checks from Trae Fuels which collectively total \$38,451.00. One more check is on the way in the amount of \$1,300.00 for sale of timber. We will try to patch the pot holes on 10<sup>th</sup> street this week prior to the arrival of bad weather. Derek's Bargain Barn has been notified they have till next week to clean up the items that are outside the building. Sal Luciano

was advised this would be completed and that the building just had a change of ownership. Region 10 has volunteered to pick up trash on the side on the street starting this month and reoccurring on a monthly basis as a community service project. Sal Luciano spoke with the management at the Dollar General and asked them to try to maintain the accumulation of trash from their parking lot to avoid it blowing across the street onto county property.

**Town Attorney's Report:** Mr. Maus submitted a written report and had no additions or corrections to that.

**Standing Committee Reports:**

**Beautification/Anti-Litter Committee:** No Report

**Budget & Finance Committee:** Sal Luciano stated we are over budget in the water purchase from the Louisa County Water Authority. Sal Luciano is requesting to move \$20,000.00 from the sewage treatment to water purchased in the line items. ***Tom Runnett motioned to approve the funds transfer; this was seconded by Doswell Pierce with all in favor.***

**Building Committee:** It was recommended that monthly meetings be coordinated to make sure everything is going well with the old town office (Mineral Shakes). Sal Luciano stated he's unsure if the renter is out of the area, but at this time he declined to have the water turned off for the winter season.

**Cemetery Committee:** Spring Grove Cemetery has been cleaned up. It was proposed for Sal Luciano to start piling up all debris at Woodlawn and Walton Park.

**Economic Development Committee:** No Report

**Personnel Committee:** Jessica Lawson is currently working 3 ½ days on the town side, and started cross training on the DMV side last week. Alfonso Combs is working 3 days a week on maintenance.

**Police & Legal Matters Committee:** Doswell Pierce stated that there appears to be an increase in trespassing and suspicious activity. Sal Luciano stated the sheriff's department was contacted two months ago as requested and they have had officers increase patrols in the area as requested. Please also continue to call if you see anything because that has been a help in tracking the activity.

**Streets Committee:** Michael Warlick has turned in a list with areas of concern. Pam Harlowe stated there's a street light out on Park Ave. The Town Manager was asked to revisit the quote for having the light pole put in near 5<sup>th</sup> and VA Ave.

**Walton Park:** As of today, the work has started on the conversion of the old stable into a pavilion. It was in Tom Runnett's opinion to use the money from the sale of timber for the conversion. ***Michael Warlick made a motion to approve the pavilion with the money from timber sales not to exceed \$3,000.00; this was seconded by Tom Runnett with all in favor.***

**Water & Sewer Committee:** Sal Luciano stated we had one water leak on the corner of 8<sup>th</sup> & Mineral Ave. There was a four inch water main that was completely cracked around the bell. The maintenance men were able to dig it up cut it out. It cost the town \$27.00 to repair the leak. A generator was purchased to complete the repair, but will be an asset to the town. Overall, we still saved a lot of money by not contracting out. The water leak on St Frances has been a repetitive problem leak. There were about eight patches on the pipe so we replaced 25 feet of pipe.

#### **OLD BUSINESS:**

**Electronic Mapping:** Fifteen hundred dollars was allotted for electronic mapping. The maps from the county did not fit the format as we expected. Our engineer had to manually go in and map everything by hand. Sal Luciano is requesting more funding if we want to continue with the project. Our engineer stated he could have his assistant do it for half the hourly rate if we decide to continue. It would be roughly another \$1500.00 if we would like to continue with this project. ***William Thomas motioned to pay \$1500.00 from road funds to continue the electronic mapping project; this was seconded by Michael Warlick with 0 opposed.***

#### **NEW BUSINESS:**

**Webpage:** There was a discussion that our webpage Bernice Wilson Kube advised that Becky Vigon is very economical and recommended that the town manager contact her if the issue persists on the minutes not being posted. It was concluded that the town code needs to be updated by general code.

**Debby & Ed Read:** A presentation was given about a potential nonprofit Safe Haven home being put in the town. The benefits and services were explained.

***Tom Runnett made a motion to go into close session for the purpose of potential litigation under Virginia 2.2-3711A7; Michael Warlick seconded the motion with all in favor.***

***Tom Runnett made a motion to go into close session under Virginia code 2.2-3711A7; Michael Warlick seconded the motion with all in favor.***

***Certification that only what was announced was discussed.***

***Tom Runnett/YES***

***William Thomas/YES***

***Doswell Pierce/YES***

***Bernice Kube Wilson/YES***

***Pam Harlowe/YES***

***Michael Warlick/YES***

***Tom Runnett made a motion to adjourn the meeting; Doswell Pierce seconded the motion.***