



# MINERAL PLANNING COMMISSION MEETING AGENDA

May 28, 2026 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | [townclerk@townofmineral.net](mailto:townclerk@townofmineral.net)

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. ADOPT/AMEND AGENDA**

**E. PUBLIC COMMENT**

**F. APPROVAL OF MINUTES**

- [1.](#) Approve or amend minutes 4.23.2026

**G. NEW BUSINESS**

- [1.](#) PUD Presentation

**H. OLD BUSINESS**

- [1.](#) Update on Capital Improvement Plan (CIP)

**I. REPORTS**

- 1. Zoning Administrator**
- 2. Commissioners' Comments**
3. Mineral Town Council Liaison Comments

**J. ADJOURN**

Commission Members: Edward Kube - Chairman, Teresa Newton - Vice-Chairman,  
Jim Snider, Maggie Larson, Ryan Stowe





## MINERAL PLANNING COMMISSION MEETING MINUTES

April 23, 2026 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | [townclerk@townofmineral.net](mailto:townclerk@townofmineral.net)

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### A. CALL TO ORDER

Chairman Kube called the meeting to order at 6:30pm.

### B. ROLL CALL

Present:

Chairman Ed Kube  
Commissioner Maggie Larson  
Commissioner Jim Snider  
Commissioner Ryan Stowe

Absent:

Vice Chairman Teresa Newton

Others Present:

Mayor/Interim Town Manager Pamela Harlowe  
Mineral Town Council Liaison Dave Hempstead  
Mineral Planning Commission Secretary Teri Burns

### C. PLEDGE OF ALLEGIANCE

All in attendance stood for the pledge of allegiance.

### D. ADOPT/AMEND MEETING AGENDA

Commissioner Snider made a motion to adopt the agenda as presented. Seconded by Commissioner Stowe.

Yea: Chairman Kube, Commissioner Larson, Commissioner Snider, Commissioner Stowe.  
Nay: None.

**Motion Passed: 4-0-0**

## E. PUBLIC COMMENT (3 MINUTES MAX PER PERSON)

None.

## F. APPROVAL OF MINUTES

1. Approval of March 26, 2026 minutes.

Commissioner Snider made a motion to amend the minutes by changing the words “one citizen” under section H, Public Hearings, Light Commercial District, to Hank Staudinger, Mineral Resident. Seconded by Commissioner Stowe.

Yea: Chairman Kube, Commissioner Larson, Commissioner Snider, Commissioner Stowe.

Nay: None.

**Motion Passed: 4-0-0**

## G. OLD BUSINESS

1. Review and finalize Mineral Planning Commission Decisions.

Commissioner Larson started the discussion on adding items to the Capitol Improvement Plan. In addition to what was decided at the last meeting, adding sidewalks, crosswalks and the historic overlay district. Commissioner Larson will update the project page with the priorities to present at the next meeting.

## H. NEW BUSINESS

1. Train horn ordinance/quiet zone discussion.

Commissioner Larson opened the discussion for the town to implement a quiet zone. Other localities have done this. The requirements for doing this are on the Federal Railroad Administration’s website, which might include an engineer study to determine if the town meets the standards to apply for a quiet zone. There is no cost to apply but a cost could be required for the engineer study. The Town of Gordonsville has implemented a quiet zone between the hours of 10:00pm - 7:00am. Commissioner Larson will obtain more information to present at the next meeting.

2. Economic Development Discussion: Small Business Support and County Collaboration.

The Commissioners discussed strategies to increase revenue by attracting businesses, emphasizing the importance of utilizing the comprehensive plan. Topics included leveraging the Farmers Market activity, collaborating with the county, and engaging with the school system.

## I. REPORTS OR COMMENTS

### 1. Zoning Administrator

None.

### 2. Commissioner's Comments

Discussion was held regarding the recent ordinance changes for signs and holding joint public hearings to offset costs.

There was a discussion regarding the legal framework and transparency requirements for forming two-person committees to work on projects like the CIP between official meetings.

### 3. Mineral Town Council Liaison Comments

Council Member Hempstead provided an update on ongoing efforts to address water and sewer challenges, including the potential for a new well and grant-funded engineering studies.

## J. ADJOURN

Commissioner Stowe made a motion to adjourn the meeting. Seconded by Commissioner Snider.

Yea: Chairman Kube, Commissioner Larson, Commissioner Snider, Commissioner Stowe.

Nay: None.

**Motion Passed: 4-0-0**

The meeting was adjourned at 7:30pm.



# Town of Mineral

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April 9, 2007

## RESOLUTION FOR SARKIS SATIAN PROPOSAL OF PLANNED UNIT DEVELOPMENT.

ON MOTION OF ROY L. PAYNE, SECONDED BY WILLIAM THOMAS THE FOLLOWING RESOLUTION WAS APPROVED BY A VOTE OF FIVE FOR AND ONE AGAINST.

BROOKS BESLEY	YES
PAM HARLOWE	YES
ROY McGEHEE	YES
ROY PAYNE	YES
WILLIAM THOMAS	YES
BERNICE WILSON-KUBE	NO

WHEREAS SARKIS SATIAN PROPOSES TO DEVELOP A 78.4 ACRE AREA OF THE TOWN OF MINERAL AS A PLANNED UNIT DEVELOPMENT, AND

WHEREAS THE PLANNING COMMISSION FORWARDED A RECOMMENDATION OF APPROVAL OF THE DEVELOPMENT, AND

WHEREAS THE DEVELOPER AND TOWN HAVE NEGOTIATED WHAT BOTH PARTIES BELIEVE TO BE A DEVELOPMENT THAT WILL PROMOTE THE BEST INTEREST OF THE TOWN OF MINERAL, AND

WHEREAS THE PROVISIONS SET OUT IN THE NARRATIVE DATED MARCH 2007 ACCURATELY REFLECT THE POSITIONS OF BOTH PARTIES AS NEGOTIATED, AND

WHEREAS THE DEVELOPER ACKNOWLEDGES THE PROJECT MUST COMPLY WITH THE TOWN OF MINERAL PUD ORDINANCE WITH REGARD TO A HIGHWAY STUDY AND ENVIRONMENTAL IMPACT STUDY AND BONDING, AND

WHEREAS THE MINERAL TOWN COUNCIL WILL ABANDON THE INTERNAL STREETS AS LISTED BELOW TO ALLOW FOR REALIGNMENT OF THE STREETS AS SHOWN ON DEVELOPERS MAP DATED OCTOBER 26, 2006 (REVISED), AND



WHEREAS THE DEVELOPER AND HIS ENGINEERS ACKNOWLEDGE THEY MUST PHASE THE PROJECT SO AS TO FIT THE AVAILABILITY OF SANITARY SEWER CAPACITY OF THE LOUISA COUNTY WATER AUTHORITY (A SEPARATE POLITICAL BODY FROM THE MINERAL TOWN COUNCIL), AND

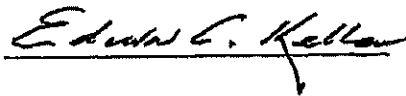
WHEREAS THE DEVELOPER ACKNOWLEDGES ALL INFRASTRUCTURE PERTAINING TO THE PROJECT WILL BE INSTALLED BY DEVELOPER WITH ACCESS EASEMENTS PROVIDED WHERE NECESSARY FOR TOWN OF MINERAL ACCESS, AND

WHEREAS THE DEVELOPER ACKNOWLEDGES NO ON SITE BURNING OF LOT DEBRIS IS TO TAKE PLACE, NOW

BE IT RESOLVED THAT THE MINERAL TOWN COUNCIL HEREBY APPROVES THE PROPOSED PROJECT WITH THE FOLLOWING STREETS AND INTERNAL ALLEYWAYS ABANDONED:

- BUCKINGHAM AVENUE FROM FIFTH STREET TO FIRST STREET
- ALLEGHANY AVENUE FROM FIFTH STREET TO FRIST STREET
- CAROLINE AVENUE FROM SOUTH TOWN LIMIT TO FIRST STREET
- HANOVER AVENUE FROM SOUTH TOWN LIMIT TO FIRST STREET
- HENRICO AVENUE FROM SOUTH TOWN LIMIT TO FIRST STREET
- FIFTH STREET ONLY TO THE EXTENT IT WILL BE REALIGNED TO THE EASTERN ACCESS TO THE ADJOINING PROPERTY
- FOURTH STREET FROM ALBEMARLE AVENUE TO HENRICO AVENUE
- THIRD STREET FROM ALBEMARLE AVENUE TO HENRICO AVENUE
- SECOND STREET FROM PUD PROPERTY LINE TO HENRICO AVENUE.

EDWIN KELLER, MAYOR



TI-LEA DOWNING, TOWN CLERK



Narrative Town of Mineral PUD

General Statement of Objectives:

The owner/developer, Mr. Sarkis Satian, proposes to develop approximately 78.4 acres. Mr. Satian's vision for the subject property is to create a state of the art community, taking into consideration the existing contour lines, streams, and the abandoned sewage treatment plant. The use of the property for the old lagoon was donated at no cost to the Town of Mineral until the Town no longer needed the property for this use. The community will include curb and gutters, sidewalks, street lights, underground utilities, a storm water management system and open space areas with amenities.

The property is bounded by 1st Street (Virginia Highway 618) on the north, Albemarle Avenue and Buckingham Avenue on the west, the town corporate limits on the south and Henrico Avenue on the east. A mixture of single family residential lots, patio home lots and town home lots is proposed. A neighborhood/homeowners association for the residential properties is planned. The lots fronting on 1<sup>st</sup> Street are proposed to include commercial properties for retail businesses and a building pad for a 4000 square foot future Town Hall located in the western end of the parcel. The extension of 5<sup>th</sup> Street into the subdivision is proposed from the west and east. One main access road off of 1<sup>st</sup> Street is proposed on the eastern end of the subdivision. Access may also be obtained from 3<sup>rd</sup> Street on the west side. Consideration will be given to relocating the proposed 3<sup>rd</sup> Street to line up with the existing 2<sup>nd</sup> Street. A combination of public (VDOT) and private streets is proposed. These are designated on the plan. All streets will be built to VDOT standards in regard to depth of subgrade and asphalt. Generally sidewalks are proposed on one side of the public streets, through the open area/park, continuing along 5<sup>th</sup> street to facilitate access to Walton Park and in several strategic locations throughout the site. A concrete sidewalk is proposed along the 5<sup>th</sup> Street north right of way from the property line at the western edge of the site to Walton Park. Sidewalks along 1st Street, adjacent to the site, are proposed to be constructed with the commercial businesses. Sidewalks, along 1st Street connecting the existing firehouse to the new Town Hall, will be built as the commercial area is developed which shall commence no later than 75% of the residential homes are completed. Necessary right of way acquisition for the off site sidewalks will be secured by the Town. All sidewalks will be constructed to Federal Accessibility Standards.

ROW abandonment will be proposed for all streets internal to the limits of the zoning area. Albemarle, Buckingham, Henrico and 1st streets border the property. We propose to abandon the right-of-way for Henrico. Half of this right-of-way will be incorporated into the developed area and half will remain as right-of-way or be made available to the adjacent property owner. The existing ROW for Albemarle and Buckingham will remain as is.

The development market is oriented toward an age restricted community. Build out of the site is expected to take a minimum of 10 and possibly up to 20 years depending on market conditions.



### Site Development standards:

The residential breakdown is comprised of 205 single family lots, 34 patio home lots and 58 town home lots. There is almost 12 acres of commercial property available for development along with open space areas totaling approximately 15 acres.

The single family lots have been designed as a minimum of 50' X 100', 5000 square foot lots. The front and rear yard setback for these residential lots will be 20'. Side yard setbacks to total 12', 8' on one side, 4' on the other.

The patio home lots will be a minimum of 60' X 70' with some back to back town homes proposed. The front yard setback would be minimum of 15 feet and up to 40 feet.

The town home lots are proposed to be 25' X 100', 2500 square foot lots with one story town homes.

All homes will be one story and will have 2 parking spaces proposed per lot.

A large open space is proposed in the old lagoon area as well as some buffer areas between the commercial and residential, commercial and town homes and town homes and single family areas. This area accounts for approximately 14.5 open space acres. We also have proposed 3 open space lots for an additional .75 acres. Open space area totaling over 15 acres is proposed. A 40' X 80' pavilion, picnic tables, barbeque grills and benches are proposed in the large open space area. Additional parking for the sidewalks or trails could be incorporated into the small pocket parks. A pervious concrete or grass crete panel could be used in this area to minimize the impact of drainage from these areas. The open space area will also include a shuffle board and bocce area.

The commercial development is envisioned as neighborhood retail and office. Opportunities for insurance, medical, real estate offices would be available. Retail businesses such as neighborhood grocery or drug store, bookstore, movie rental, antique shop, jewelry and hair or nail salon could be considered. A 25' buffer is proposed on the west side of the commercial lot which is adjacent to existing single family residential. A 25 foot buffer and setback area is proposed on the south side of the eastern commercial lot which is adjacent to proposed single family residential. A 20'-0 landscape and setback area is proposed adjacent to 1<sup>st</sup> Street. A 5'-0 buffer area is proposed along the south side of the commercial space adjacent to the town home site with a 20'-0 setback.

### Utility Requirement and Implementation Plan:

- Water: Information obtained from the Town Manager indicates there is an existing 8" waterline located in 1st Street on the south side and a 6" water main in 5<sup>th</sup> street on the west side of the proposed site ending just short of Richmond Avenue. This development proposes to connect an 8" waterline to the existing 8" line in 1st Street

in two locations. The 6" line in 5<sup>th</sup> Street is proposed to be extended east to the property line and connect to a new 8" line. The 8" waterline is proposed to loop through the property in the VDOT right-of-way. Private streets include proposed 6" waterlines connecting to the 8" line or ending with a fire hydrant (FH). There appears to be sufficient capacity in the Louisa County Water System to handle the increase in flow. Fire hydrants will be spaced per current codes.

- Sanitary sewer: Records obtained from the Louisa County Service Authority (LCSA) indicate there is an existing pump station and force main on the site. Gravity sewer mains are proposed to be constructed through the site. The western portion (Phase 1, see below) is proposed to connect to the existing gravity main. A lift station and force main will be constructed to connect to the existing pump station, as part of Phase 2, to sewer the eastern portion of the site. An upgrade to the pump station will be designed and constructed as necessary to handle the increased flow from this development. The sanitary sewer treatment plant for Louisa County currently does not have the capacity to handle flow at time of ultimate build out. Plans are in the works for upgrading the system. The developer will work closely with the LCSA and the Town of Mineral to phase the project such that the increase in capacity coincides with the plant improvements.

#### Phased implementation:

The site is proposed to be developed in three phases. The western portion, excluding the commercial sites, as shown on the map would be included in Phase 1. Access to the lots will be from the west at 5<sup>th</sup> Street. Public and private streets in this phase will be constructed to access the homes. The waterline would be extended from the existing waterline in 5<sup>th</sup> Street, loop through this phase and connect to the existing waterline in 1<sup>st</sup> Street. All sanitary sewer and waterlines internal to the site would be constructed. This phase would include approximately 51 single family residential lots and all of the town home lots. Phase 2 would be the remainder of the residential portion of the site. The commercial lots would develop as market demands in Phase 3.

#### Comprehensive Sign Plan:

One sign is proposed at the intersection of 1<sup>st</sup> Street and the main entrance to the subdivision indicating the name of the subdivision. A temporary sign location will be determined for Phase 1. Standard street signs will be located at the intersections in compliance with 911 requirements. Signage for the commercial portion of the property will be located along the 1<sup>st</sup> street frontage. The developer plans to comply with the Town of Mineral current sign ordinance

**Architectural and Community Design:**

Exceptional emphasis will be given on architectural design and landscape, in order to maintain the site's pastoral perspective. This community will also be the base of support for the Town's Main Street historic revitalization program.

Environmental Impact Study and a Traffic Impact Study – Approval of PUD is with the understanding these studies are required and will be provided in the future.

# WATER INFRASTRUCTURE

Section H, Item 1.

## 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

Section H, Item 1.

## 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

Section H, Item 1.

## 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

Section H, Item 1.

## 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.

<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

## 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

Section H, Item 1.

## 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.

<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>						

# HISTORIC RESOURCES

Section H, Item 1.

## 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.

<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>						