

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
November 12, 2015 ~ 7:30 PM

Minutes

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, November 12, 2015.

Present: Mayor Frederick Becker III, Mayor Pro Tem Janet Critz, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Peggy Neill, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk/Tax Collector Janet Ridings.

Absent: None.

Visitors: Fred Witherspoon.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of November 12, 2015 to order at 7:32 p.m.

1. **Opening**

- Councilwoman Neill delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- Fred Witherspoon – Waxhaw Mineral Springs Optimist Club

3. **Consent Agenda**

- **Councilwoman Coffey** made a **motion** to approve the consent agenda containing the following:

- A. *October 8, 2015 Regular Meeting Minutes*
- B. *September 2015 Tax Collector's Report*
- C. *September 2015 Finance Report*

and **Councilwoman Critz** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton and Neill
Nays: None

4. **Downtown Park Update**

- Mayor Becker explained that the preconstruction meeting was held a couple of weeks ago; they met with Clark Rummage and it turns out he will be subcontracting

some of the grading out to a familiar face – Ronald McCollum, so Mr. McCollum had one of his foremen there. Mr. Blackman went over everything. The plan review was still in process with the county. Mayor Becker noted that the county takes a long time and he didn't know if it was new stuff, because he didn't remember it being so intensive when the town built this building. Plans were to have the plan review completed and the building permit ready to be issued as of November 6th (that was Mr. Blackman's timeline) and Clark Rummage (an experienced contractor) laughed and said "you are not going to be able to pull a permit on November 6th". According to the email Mayor Becker and Ms. Brooks received from Mr. Blackman earlier today there was a little bit left to do – there is a materials list that public works needs to approve; the capacity and meter installation fee has to be finalized; and Mr. Rummage needs to have his own preconstruction meeting with public works. Mayor Becker referred to Ms. Brooks and asked if she had received the NCDOT temporary access agreement. Ms. Brooks responded that she actually had it for the utilities. Mayor Becker commented that there is a little delay being caused by Union County and NCDOT; however, Ms. Brooks has provided a zoning waiver to H.C. Rummage, so that as soon as the plans are approved and public works has everyone signed off at their end then he [Mr. Rummage] can immediately get his permit. Mayor Becker noted that the contract was good (the attorney reviewed it again) and Mr. Rummage has already signed that, so we are ready to go. Hopefully they will be able to start construction in the next week or two.

5. Greenway Violations Update

- Ms. Brooks referred the council to the schematic design included in the agenda packet and explained that it was showing the changes to the greenway site to help us meet building code requirements and have compliance out there. A brief description of those changes is: creating an accessible (handicap) parking space; constructing a 260-linear-foot accessible trail that is five feet wide with stabilized granite fines that will lead to a picnic area containing two accessible picnic tables and two standard tables; the platform will be removed; signs will be placed marking the accessible trail and the non-accessible trail and the handicap [parking] spot; the picnic tables that are currently located out on the non-accessible trail will be removed; and the steps that were installed over in Copper Run will be removed and the disturbed area will be stabilized back to what's adjoining it and it will be seeded with straw put down.
- Mr. Blackman had presented Ms. Brooks with a timeline for what he has been doing; on October 14th the schematic plans were presented to Union County Code Enforcement; on October 20th Mr. Blackman met with Mark Griffin and Terry Griffin in Union County to review those preliminary plans and to discuss in detail the approaches that we needed to do to have ADA compliance; on October 29th Mr. Blackman gathered information from that meeting and met with Mayor Becker and Ms. Brooks to review the plans and some changes were made (as presented to council this evening); and these plans were submitted to the county for permit approval today. If the permit is approved, the town will need to solicit bids to do this work. Mr. Blackman wants the council to know that the county is willing to accept the permit plans without requiring a field survey and high level construction documents, which is saving the town thousands of dollars and time.

- Mayor Becker added that there is actually three separate entrances; the entrance for the accessible trail is marked, which is that compacted granite fines trail; there is a revised entrance, which is really the main entrance now that is the non-accessible trail; and there is a loop around sort of across from where the platform is now, which will be the horse entrance. The horse entrance has to be there, because the horses are not going down the accessible trail and they wouldn't be able to go down the modified non-accessible entrance, because there will be a couple of steps; the modification to the grade to make the accessible parking space no more than 2% will make the height approximately 1.2 feet at the back end, which is enough for two steps and a handrail (as shown on the plans). Councilwoman Critz asked if we had any idea from the county when we'll get an answer. Ms. Brooks responded no. Mayor Becker responded that it's basically the first step, although Mr. Blackman had met a couple of times with Mark Griffin (talking engineer to engineer). Councilwoman Critz commented "so we are just waiting". Ms. Brooks responded we are waiting and when we hear back it may come to a point where the council needs to have a special meeting to figure out where we go from the decision that the county makes. If Ms. Brooks was not mistaken, the county was going to also submit this plan to the State Department of Insurance, so we are waiting to find out what we need to do. Mayor Becker thanked Ms. Brooks for her patience and her diligence in working with Mr. Griffin and Brian Matthews who Ms. Brooks started the process with back on June 30th. Mayor Becker noted that the town had been very, very diligent (giving Ms. Brooks a lot of credit) in moving this project forward; it doesn't look like a lot has been taking place between June 30th and October 29th, but we went from absolutely nothing to getting a schematic, getting a scope of services and getting a contract with Stewart; getting those preliminary drawings by Stewart, getting a field review by Stewart; and getting a revised preliminary submission by Stewart. Mayor Becker stated that he thought they have done a really good job and he wanted to give Ms. Brooks a lot of credit for just being diligent and patient; there are a lot of unknowns and working in the dark on this on the part of the town and Union County Inspections.

6. Consideration of the 2016 Town Hall Holiday Schedule

- Ms. Brooks explained that she normally does this in December, but for some reason she thought she would do it in November. The schedule is what Ms. Brooks normally presents to the council, except she has added Easter Monday on this one. Councilwoman Critz commented that the one thing that jumps into her mind (for example) with her husband working at Duke Energy, if his natural day off is a holiday then he gets another day. Looking at this schedule for Christmas Eve that is shown as a holiday. Ms. Brooks commented that was on Friday and that Christmas was on Sunday, so we will be closed on Monday. Councilwoman Critz continued that Ms. Brooks has listed the Christmas Eve holiday as a Friday, but that is a normal day to have town hall closed and she was wondering why Ms. Brooks was not giving herself an actual holiday; that was done several times [on the schedule]. Other places of business that Councilwoman Critz knows, if their natural day off is the holiday (be it Friday, Saturday or Sunday) they are given an actual work day holiday; Ms. Brooks hasn't done that for herself or Ms. Ridings on several occasions. Councilwoman Coffey suggested that this be put off until next month so that it can be straightened out. Councilwoman Critz suggested that Ms.

Brooks look at it and maybe do a Thursday and Friday together if she wanted an actual work day (if it's not a council meeting obviously). Ms. Brooks responded "okay".

- Mayor Becker noted that some clarity might emerge when the council gets to item #7; it seems that for two years running now something related to this has come up involving Christmas week; it happens every year. Councilwoman Critz mentioned that it happens several times throughout this calendar where Friday is being counted as the holiday when it is already a natural day off for the building to be closed. Councilwoman Critz would like to see an actual day off and not just have the day off be titled Veteran's Day. After a brief discussion it was determined that Ms. Brooks would research the schedule and resubmit it in December with the possibility of having some additional days that are going to be town holidays.

7. **Consideration of Closing Town Hall the Week of Christmas 2015**

- Ms. Brooks explained that this is the same scenario as last year – Mayor Becker leaves for that week and she would like the Christmas week for her family. Ms. Ridings has volunteered to go ahead and work that Monday and Tuesday. It is up to the council – do they want to close that week and pay Ms. Ridings for Monday and Tuesday. Councilwoman Coffey responded that was her suggestion last year and it was going to be her suggestion this year, because the powers-to-be are going to be taking off and we are actually closing; Ms. Ridings should be paid and not have to come in here alone to work.
- **Councilwoman Coffey** made a **motion** that the town hall is closed for the entire week of Christmas and that Ms. Ridings is paid for the two days, Monday and Tuesday (two 4 hour days paid off) and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:

*Ayes: Coffey, Countryman, Critz, Cureton and Neill
Nays: None*

8. **Staff Reports**

- Ms. Brooks pointed out the folder that she had placed in front of the council containing the two applications for council for consideration of the council [vacant seat]. Mayor Becker added that the council can contact those applicants and hopefully have meetings (one-on-one conversations), phone calls or whatever they discuss that they would want to do; that's the plan.
- Ms. Ridings mentioned that there are 11 bricks left for the park. Mayor Becker added that those are the family or any memorial bricks; there is a \$25 charge for these.
- Ms. Brooks noted that she was very happy to announce that she has a planning board member application that she will be presenting next month.

9. **Other Business**

- Councilwoman Critz stated that she had a request and Ms. Brooks might already be doing this, but she hoped that both of their applicants would physically be at our next meeting. Mayor Becker commented that they would have to be, because the council may reserve the right to appoint one at the next meeting based on what the minutes said. Although the council reserves the right not to also, but they plan on appointing one; Mayor Becker thought that was kind of how it was left.

Councilwoman Critz noted that it will give the council time to talk with them individually and then ask any additional questions.

- Councilwoman Coffey asked what the schedule was for the downtown lighting to go up and be turned on. Ms. Brooks responded that she wanted to see if she could get Mr. Rorie to do that the week of Thanksgiving, if not it will probably follow the Thanksgiving weekend. Mayor Becker mentioned that we may not have the Bradford Pear on the corner lighted this year (it may not even be there), because of the construction going on there. We may need more lights out here [at town hall], since our trees are getting big; we will come up with something.
- Councilwoman Critz asked if there was any more detail on exactly what will be going in there [strip shopping center] other than just what's being designed. Ms. Brooks asked if she meant businesses and then responded no. Councilwoman Critz commented "so we don't have a clue if there is going to be a restaurant or a restaurant and businesses or just business". Ms. Brooks responded "no we don't". Councilwoman Cureton stated that he [Mr. Kaltsounis] told her at the Senior Citizen Dinner that he was looking forward to doing a restaurant and a grocery store. Mayor Becker clarified on another piece of property. Mayor Becker continued that this is all just "hear say", well he wouldn't say "hear say", because Mr. Kaltsounis told Councilwoman Cureton to her face and he has told him over the years that he wants restaurant, because he knows that's a good tenant for that location, but he is leery of opening and operating it himself, because he feels he needs to be "hands on" at the present Hilltop. Mayor Becker knows he wants to get a tenant who will be up to his standards and work with him; whether that happens is unknown, but that is the desire. Councilwoman Critz commented that she thought he [Mr. Kaltsounis] was relatively confident that if it was his that it would prosper, because he has quite a following it appears in the county. Mayor Becker responded that his reputation would be good, but it's all in his hands. Mayor Becker has personally told people that he talks to go to the Hilltop, have dinner and to tell Mr. Kaltsounis that they will be eating in Mineral Springs if he opens his restaurant. Mayor Becker commented that he is pretty confident that the place will look nice, which is a plus right there. Mom and Pop's also, Mayor Becker would recommend that (to anybody that hasn't been there); it's a great little coffee shop and ice cream shop. Mayor Becker mentioned that Mr. Witherspoon didn't mention it, but he would say that they [Optimist Club] hope to do some co-promotion of the tree lighting with Mom and Pop's either sharing refreshments, because it is right across the street from where they generally put their tree, so Mayor Becker is hoping they can get some co-promotion there and bring them into the limelight a little bit.
- Councilwoman Cureton mentioned that Mr. Rorie did her signs and he says he is looking forward to whenever Ms. Brooks asks him to start with the Christmas trees and things. Ms. Brooks responded that it's too early now. Councilwoman Cureton clarified he said he is ready whenever we are ready.

10. Adjournment

- **Councilwoman Coffey** made a motion to adjourn the meeting and **Councilwoman Neill** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton and Neill
Nays: None

- The meeting was adjourned at 7:59 p.m.
- The next regular meeting will be on Thursday, December 10, 2015 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III, Mayor