

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Public Hearing / Regular Meeting
November 10, 2016 ~ 7:30 PM

Minutes Draft

The Town Council of the Town of Mineral Springs, North Carolina, met in Public Hearing and Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, November 10, 2016.

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

Absent: Mayor Pro Tem Peggy Neill and Councilwoman Janet Critz.

Visitors: Gabriella Rink.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of November 10, 2016 to order at 7:33 p.m.

1. Opening

- Councilman Countryman delivered the invocation.
- Pledge of Allegiance.

2. Public Hearing – Proposed Text Amendments

- Mayor Becker opened the public hearing at 7:35 p.m.
- There were no comments from the public.
- Planning Director Vicky Brooks explained there were several text amendments they were trying to get passed tonight. The first part of the text amendments was to political signs; the General Statutes were changed sometime back, so we were trying to come into compliance with those statutes. Ms. Brooks referred to the last sentence in Section 8.3 (c) and pointed out that the word “inches” had been left off after “42”; we need to keep in mind “inches” needs to be in there. Mayor Becker commented if a motion was made to adopt this it would just be made clear the motion was being made with the change of “inches” being added there. Ms. Brooks agreed.
- The next set of text amendments had to do with General Sign Requirements and Signs. Ms. Brooks explained one of the things in our ordinance that didn’t seem really clear was we don’t allow internally lit signs, so language was being proposed to make sure people understand their signs can only be lit externally. Also, accommodations have made for a shopping center or office area, etc. to have a sign at each individual place. For example, the way our ordinance is currently

written, a shopping center with six units could only have one sign on the whole building, so changes are proposed for that [to allow individual signs].

- The next section has to do with dumpster enclosures. Currently in the downtown overlay there is specific language about what type of dumpster enclosure you can have. It is being recommended in this language for dumpsters you have to go to Section 15.5.2 to get the instructions on what type of enclosure you can have. This leads us to a change in Section 15.5.2., which speaks of dumpster enclosures and the suggestion is to add language specifying dumpster enclosures must match the building.
- Mayor Becker explained he would leave the public hearing open until after the council deliberates on the proposed text amendments.

3. Consideration of the Proposed Text Amendments

- Mayor Becker noted the council has a Statement of Reasonableness and Ms. Brooks will give the board guidance on discussion of these amendments. Ms. Brooks explained this Public Hearing was advertised as required and the notice had been out on the bulletin board and on the website. Ms. Brooks referred to the staff report in the agenda packet. These text amendments were presented to the planning board over the last few months and by a unanimous vote of three to zero, the planning board recommended in favor of the proposed text amendments.
- Ms. Brooks explained although staff presented the planning board with the proposed text amendment to Article 3 – Section 3.1.3(d)(4) in an effort to allow an existing condition to become compliant with the zoning ordinance, after some careful consideration and research on dumpster enclosures, staff has concerns that reducing the existing requirements does not fulfill the intent of the town standards for quality downtown development. Ms. Brooks stated she would leave that now up to the council.
- Mayor Becker explained that the council was ready for discussion of these and they can approve the amendments as one thing or they can approve some of them, but if they approve the one to 8.3 (c), they have to make a point of the additional word “inches” as part of the motion and they need to simply call attention to the Statement of Reasonableness and Consistency. Ms. Brooks responded the council needed to approve the statement.
- Councilwoman Coffey commented it was pretty clear for her, but she did have a concern that staff had decided that Article 15.5.2 is not what she believes to be what we need to be doing in the downtown. Ms. Brooks responded it was actually the reference to it under Article 3, which was a reference to Article 15.5.2. Councilwoman Krafft asked if the current dumpster could be modified if this is not approved. Ms. Brooks responded it would have to be modified, actually either way it was going to have to be modified. If the council doesn't approve the text amendment to Article 3 (which was to refer to Article 15.5.2) and they approve the one in 15.5.2 then the enclosure still has to be the same color as the building. Mayor Becker asked what would happen if they didn't approve any of the changes to the dumpster enclosure, to 3.1.3 and 15.5.2. Ms. Brooks responded that it would fall solely under Article 3 (the downtown overlay) and he will have to build his enclosure out of materials allowed in the downtown overlay – masonry, concrete, but not chain link fence. Mayor Becker asked if the council approves this if he could use chain link fence, but it would have to be changed from the green color to

a brown tone of some sort to match the building. Ms. Brooks responded correct. Councilwoman Coffey stated that brought clarity to what she had questions about, which she thought was the best option. Ms. Brooks commented for the current situation, but in the future if we have more development in the downtown overlay this is what you will be allowing everyone to have. Councilwoman Coffey stated she personally liked what was ordered the way it had been presented tonight versus having sole reference to Article 3 alone (for the dumpsters). If the town goes with the ordinance as it is being recommended tonight by the planning board it will get us where we need to be for now and for future business; they are going to have to refer back to Article 3 anyway for clarity? Councilwoman Krafft responded no and she agreed with the staff recommendation to change what was done through the planning board and to make it as it was originally intended, which was the stone and/or other than the chain link addition. Councilwoman Coffey commented we are trying to work with businesses to come here and we want to be reasonable; she knows what was done and said years ago, but really when we talk about a dumpster enclosure so we need brick and mortar? It might have been a great thought, but when you think about business..... Councilwoman Coffey stated she thought about all the businesses she has been involved in over the years and even currently, that is a major financial burden to house a dumpster. Ms. Brooks commented it could also be wood picket fencing. Councilwoman Coffey responded wood picket fencing is still going to be a major cost factor – who is going to pay for that – it's going to be the public consumers going in there and shop and pay for that if this is what we are demanding. “Let's think about just everywhere you have ever visited, have you been places that brick and mortar was required, even in Charleston I can't remember seeing that and I love Charleston, I think it is a wonderful historic area and you know I haven't come into that, I am just wondering is that something we need to require businesses to do. Seriously, we want the downtown to look nice, but I am thinking brick and mortar for enclosure for a dumpster”, Councilwoman Coffey said. Councilwoman Krafft mentioned wood was an option and there were other possibilities. Councilwoman Coffey responded it rots over time; you are at a constant state of refurbishing.

- Councilman Countryman asked (not having sat in on the planning board meeting) if Ms. Brooks could share with the council some of the conversation that took place, because what he sees here is the planning board finding this as an acceptable solution, but staff is finding it not as reasonable or as effective. Ms. Brooks referred to Councilwoman Krafft who also serves as the chair of the planning board and asked her if she would like to take this one. Councilwoman Krafft explained the planning board conversation was limited (there were three members there and two of them are relatively new) and she was not sure the vision is always ahead. What are the potentials of long term? Understanding what we are doing is a long term process. Councilman Countryman asked if he heard that potentially two planning board members don't necessarily fully understand the long term vision at this point. Ms. Brooks responded she would have to agree with Councilwoman Krafft and stated she came up with the text amendment in order to facilitate, she recommended them to the planning board and it was after that when she was looking at dumpster enclosures all over the place and wasn't seeing chain link fenced ones, but she did see wood picket fences as dumpster enclosures and she began thinking maybe it wasn't unreasonable for Mineral Springs to ask for that. This is our downtown and the town did have a vision of a nice downtown. Ms.

Brooks apologized for this being an afterthought, which was creating the confusion. Councilman Countryman asked if this topic was not raised at the time it was being constructed. Ms. Brooks responded that when the applicant submitted his plans to her, the dumpster enclosure was to be wooden picket. Councilwoman Krafft reiterated he was in compliance (according to plan) with the ordinance the way it was. Councilwoman Coffey commented "but not the actual construction". Ms. Brooks responded yes, the plan was. Councilwoman Krafft commented it was a totally different thing. The town wants to be business friendly and we want to be concerned about that; this has happened and Councilwoman Krafft thought this is why the recommendation was made. Councilwoman Coffey recommended that the council go ahead (since the Zoning Administrator is not in favor of this and the fact was brought out that the plan initially submitted was in compliance with the wood fence) send it back to the planning board giving them full guidance on it and then it comes back to the council, because in all fairness they have not had the background or the time to study and make an educated decision. Councilman Countryman stated he wanted to approach it a little differently; this is the only piece of the whole process that is being debated/challenged, it is essential for this council to go ahead this evening and pass everything in the ordinance process with the exception of this particular subject. Councilwoman Coffey asked if the council felt the planning board members were qualified, up to speed, have reviewed and have history on everything else except this. Councilwoman Krafft responded on the signage for the other parts for the individual shopping center they were pretty thorough and she felt comfortable in that conversation and how detailed that was going, to the point that some people went over and measured. Councilwoman Coffey responded okay and she was not concerned about the dumpster enclosure, the fact that it was clear at the time of application, there was full cognizance of everything that was required and it was also included in the plan that was submitted to the zoning administrator; they have to meet compliance. Councilwoman Krafft agreed. Mayor Becker added "which is why there is not a rush to change if you were going to change it, because the only reason they are looking to change it is because of that compliance problem, which should have happened properly to begin with".

- Councilman Countryman stated in terms of signage issues, based on what he heard Ms. Brooks say, those things are now part of the State Statute program and we are only putting our ordinances in compliance with those of the state. Ms. Brooks responded that's under the political signs. Councilman Countryman continued the other ones (signage on the buildings) is a local ordinance. Ms. Brooks responded correct. Councilman Countryman mentioned that he understood the planning board seemed to have that one pretty well in control and seemed to be pretty understanding. Ms. Brooks responded yes, we talked about that at several meetings. Councilman Countryman stated having heard all of that he thought the council should pass those things they are comfortable with and then send this one back for more review. Councilwoman Coffey responded "well we are not sending it back, we are just killing it". The reason Councilwoman Coffey said that was the zoning administrator had shared with the council that she had done some research since her recommendation and in her research her findings are that it would be better served in our community to keep the regulations that we have. Councilman Countryman responded he agreed with that too, because when travelling around you don't pay particular attention to dumpsters, but he could think

of three off the top of his head that are wooden framed (one at the store where he use to work). Councilman Countryman has seen a number of wooden ones on organizations like Burger King, Wendy's and McDonalds, so from that perspective and having planned that for a clean look in our downtown overlay; we still need to require that. Councilwoman Krafft agreed. Councilwoman Coffey explained she would never come before the council with a recommendation for a change had she known that this was in his application; he was totally cognizant of it and anybody coming to town to do business should be cognizant of the zoning ordinances. Councilwoman Coffey apologized for bringing this before the council and gave a recommendation for it to be changed when all of those elements were in place; that's unacceptable.

- Mayor Becker pointed out the changes being made are to Article 8 only; the changes to Articles 3 and 15 would be eliminated. The motion could simply be to make the changes to Article 8 as presented with that one typo correction with "inches" and the same would go for the Statement of Reasonableness and Consistency. Ms. Brooks suggested making changes to the Statement of Reasonableness and Consistency. Remove "They direct the reader to the appropriate section of the ordinance and they add an aesthetic appeal". Mayor Becker added the word "and" has to be added before "they clarify that signs must be", with a period at the end of "confusion". Eliminate Articles 3 and 15 from the statement as well.
- **Councilwoman Coffey made a motion to approve Article 8 as it has been presented to us this evening with the changes made of 8.3 (c), which is a correction that was given to council by Zoning Administrator Brooks, 42 inches has to be shown under Article 8.3 (c), approving that with the change that the zoning administrator has recommended and Councilwoman Cureton seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Countryman, Cureton and Krafft

Nays: None

- The text amendments are as follows:

Amendments are shown with a cross-out and/or bold/underline

Section 8.2 Definitions

Political Sign

Any sign that advocates for political action.

Section 8.3 Signs Permitted Without Permit

- c) ~~Temporary political signs advertising candidates or issues to be decided in an election or referendum provided such signs do not exceed one (1) sign per candidate per 100' of road frontage. Political signs are limited to six (6) square feet in size and shall be no higher than four (4) feet from grade level. Political signs shall not be placed on any property more than 30 days before the election date and shall be removed by the candidates or responsible parties within five (5) days after Election Day. Such signs shall not obstruct visibility for motorists. Signs shall not be placed in any town designated landscaping areas.~~ Political signs advocating for political action during the period beginning on the 30th day before the beginning date of "one-stop" early voting and ending on the 10th day after the primary or election day. Political signs may be placed in the right-of-way of the State highway system. Permission must be granted by any property owner of a residence, business, or religious institution fronting the right-of-way where a sign would be erected. Signs shall not be closer than three (3) feet from the edge of the road pavement, obscure motorist visibility at an intersection, be higher than forty two (42) inches above the edge of road pavement, be larger than eight hundred sixty four (864) square inches or obscure/replace another sign.

Section 8.5 General Sign Requirements

- a) Any externally lit lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- b) Externally lit Lighted signs shall employ only devices emitting a light of constant intensity, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.

Section 8.10 Signs permitted in the MUD, B-2, B-4 and LI Zoning Districts

e) Illumination: Externally lit only – illumination only by a light cast upon the sign from an external light source.

B) Multi-tenant Identification signs:

a) Types of sign permitted: Business and/or identification.

b) Permitted number of signs A multi-tenant development (i.e. office park, shopping center) containing three (3) or more businesses with separate entrances may have one (1) attached sign per entrance.

c) Maximum area of signs: Twenty (20) square feet per separate entrance.

d) Permitted location: Attached - Signs shall be located on the building and shall not extend above the parapet of the building nor more than eighteen (18) inches from any building wall or marquee face provided that such sign shall not project more than six (6) inches into the street right-of-way unless it is at least ten (10) feet above street grade, in which case it may not extend more than eighteen (18) inches into the street right-of-way.

d) Illumination: Externally lit only – illumination only by a light cast upon the sign from an external light source.

B)C) Shopping Center Identification signs shall be regulated as follows:

e) Illumination: Externally lit only – illumination only by a light cast upon the sign from an external light source.

- Councilwoman Coffey mentioned there was a Statement of Reasonableness and Consistency in reference to the zoning ordinance change for Article 8. Councilman Countryman pointed out they need to change the heading in the statement. Mayor Becker responded 3 and 15 will be struck out everywhere.
- **Councilwoman Coffey** declares a proposed text amendment to be reasonable and consistent as they bring the zoning ordinance into compliance with North Carolina General Statutes under Political Signs, they allow for additional signage on shopping center buildings and they clarify that signs must be externally lit eliminating confusion and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Cureton and Krafft
Nays: None

- The Statement of Reasonableness and Consistency is as follows:

TOWN OF MINERAL SPRINGS
TOWN COUNCIL

STATEMENT OF REASONABLENESS
AND CONSISTENCY

Zoning Ordinance
Article 8

In reference to the proposed text amendments to Article 8 of the Mineral Springs Zoning Ordinance. The Mineral Springs Town Council hereby declares the proposed text amendments to be "**reasonable**" as they bring the Zoning Ordinance into compliance with the North Carolina General Statutes under political signs; they allow for additional signage on shopping center buildings; and they clarify that signs must be externally lit (eliminating confusion). The Mineral Springs Town Council hereby declares the proposed text amendments to be "**consistent**" with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, which specifically calls for periodic review to make sure that the Town Ordinances are as up-to-date and effective as possible.

ADOPTED by the Mineral Springs Town Council this the 10th day of November, 2016.

Frederick Becker, III, Mayor

Attest:

Vicky A. Brooks, CMC

- Mayor Becker closed the Public Hearing at 8:08 p.m.

4. **Public Comments**

- There were no public comments.

5. **Consent Agenda**

- **Councilwoman Coffey** made a **motion** to approve the consent agenda as presented contained the following:

A. *October 13, 2016 Regular Meeting Minutes*

B. *September 2016 Tax Collector's Report*

C. *September 2016 Finance Report*

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

Ayes: Coffey, Countryman, Cureton and Krafft

Nays: None

6. **Consideration of a Planning Board Applicant**

- Ms. Brooks explained Anna Plyler-Fitch resigned her position on the planning board and an application has been received from Ms. Gabriella Rink.
- Ms. Gabriella Rink stated she has lived in Mineral Springs for 45 years (her entire life) and she wanted to find a way to serve Mineral Springs; she really hasn't done anything over the years and thought it would be good to be on the planning board to help. Mayor Becker commented he believed most of the board knew Lawson and Ms. Rink is his mom. Ms. Rink responded she has four children; Lawson is her youngest son, she has two other sons and he [Lawson] has a twin sister. Lawson is very involved in politics; he loves all of that.
- Councilman Countryman asked Ms. Rink if she still wanted to be on the planning board after the discussion she heard tonight. Ms. Rink responded "yeah, I enjoy and more so now, he's got me into things. Policies, I'm all in that at work, so I enjoy reading policies and trying to figure out things and things that people don't generally do. I am a quality control manager for the county, for Union County Public Schools, for school nutrition, so I do a lot of policy reading, so I am used to it. Thank you all for consideration".

- **Councilman Countryman** made a **motion** to accept Gabriella Rink's application and that we appoint her to the board and **Councilwoman Coffey** seconded. Councilwoman Coffey commented that Ms. Rink was quite qualified and she thought she will bring a lot to the table. Councilman Countryman stated we do appreciate her willingness to serve; to get people involved has been something we have strived to do for years and we are grateful Ms. Rink has an interest. *The aforementioned motion by Councilman Countryman passed unanimously as follows:*

*Ayes: Coffey, Countryman, Cureton and Krafft
Nays: None*

7. Consideration of a Donation to the Parkwood Band Boosters

- Mayor Becker explained there was a request submitted by the Parkwood Band Boosters again this year and it "kind of" goes hand-in-hand with item 8, which was an issue of wanting to discuss the whole structure and prioritization/amount/policy on nonprofit donations. Councilwoman Coffey suggested that items 7 and 8 be moved to the December meeting, because we need a full council here. Councilwoman Coffey thought the discussion on nonprofit funding needs to come before a consideration. Councilwoman Coffey stated that she loved Parkwood and she knows what they do for us, but she is asking for both of these items to be moved to next month. Councilwoman Coffey explained she spoke with Councilwoman Cureton earlier, who is working diligently on benefactors that will come to the table and meet what they [Parkwood Band Boosters] are asking from the Town of Mineral Springs, so they are not going to be out. Councilwoman Coffey feels great that it will be in place by the time the meeting comes up next month and we can say "this has been recruited in lieu of". Mayor Becker responded he didn't think a month delay would be a problem; it's an ongoing funding need. They are looking for a \$36,000 budget for this year, which is not just this week; it's buying them what they are going to need in addition to what their funding is.

8. Discussion of Non-Profit Funding

- Mayor Becker noted this item would be discussed at the meeting in December.

9. Consideration of Approving a Service Agreement with N-Focus Planning to Draft the Nuisance Ordinance

- Mayor Becker explained this was the next step in the Nuisance Ordinance process; it was narrowed down to seven items (out of the ones in the survey) last month by the council, which would be recommended for further wordsmithing through the contractor. There is a contract [in the agenda packet] for N-Focus to draft the relevant portion of the ordinance to those specifications; the amount of the contract is \$352. Ms. Brooks pointed out that amount includes Mr. Ganus coming here on the 8th [of December].
- **Councilwoman Coffey** made a **motion** to approve the contract with N-Focus and **Councilwoman Krafft** seconded. *The motion passed unanimously as follows:*

*Ayes: Coffey, Countryman, Cureton and Krafft
Nays: None*

10. **Staff Reports**

- Councilwoman Coffey asked if there was a staff update on the refuse pick-up or the banners. Ms. Brooks responded the banners will come to the council next month. Ms. Brooks had not put the refuse pick-up on her list of things to do; however, she would do the research and report back to the council next month.

11. **Other Business**

- Mayor Becker explained that the few members that the Optimist Club has left did get together and concluded they would be willing to provide a Christmas tree. They do have the lights and a stand (which is falling apart), but they don't have Mom and Pops where they had it last year. The consensus was they would be happy to put it across the street by the post office like they had always done or there is a possibility of it going to the front yard of the park; the role of the Optimist Club is to provide the tree and set it up and they would be happy to work with the town wherever the town would like it to happen. Mayor Becker pointed out the council didn't need to vote on it necessarily, because they are not spending money. Councilwoman Coffey mentioned some participation from the Methodist Church. Mayor Becker responded "possible participation, we don't know"; Mr. Witherspoon had been talking to them. The Methodist Church had recommended it might be good to incorporate all the churches in the area or at least contact them to see if they want to be involved with carols and things of that nature. Councilwoman Coffey asked when the dinner at the fire department was, because we don't like to compete with that.
- Councilwoman Krafft mentioned she might not be here for the next meeting (December 8th). Councilwoman Coffey asked if the council was pushing out the discussion of nonprofit and consideration of donation to January. Councilwoman Krafft responded "it's the singing Christmas tree". Councilwoman Coffey asked if Councilwoman Krafft was in that. Councilwoman Krafft responded "no, Jordan is".
- Mayor Becker asked if staff had advice on timing. Ms. Brooks responded she was going to do this [make an announcement] for Chief Gaddy (because he normally invites everyone to the fire department dinner); it is going to be held on Saturday, December 3rd. The social hour is at 6:30 p.m. and dinner is served at 7:00 p.m. Mayor Becker commented the Christmas tree lighting could be December 10th and it would not be too late in the season. Ms. Brooks pointed out the person who contacted her about possibly doing a movie in combination with the Christmas tree lighting said he would be available on December 2nd. Mayor Becker stated if there was a cost, the town wouldn't want to do that. Councilwoman Coffey asked if it would involve participation longer into the evening and possibly oversight. Mayor Becker noted he did ask staff if this was a hat she wanted....Ms. Brooks had talked to a local guy who did the kids' movie last year at Mom and Pops, but nothing had been discussed or determined yet. Ms. Brooks explained she had told him she would let him know, because the Optimist Club usually handles the Christmas tree lighting. Councilman Countryman asked when they wanted to put the tree up. Mayor Becker responded it looks like we might have to do it on the 2nd if that's the only time he can do the movie; it may not happen if it's a big cost. Councilwoman Coffey stated they need to find out what Mineral Springs United Methodist has going on, because we don't know what their calendar is. Mayor Becker asked the council if it was okay to have it at the park. Councilwoman Coffey asked where he

thought it would be best – Highway 75 or Potter Road. Mayor Becker responded it's hard to say. Councilman Countryman picked the park, it highlights our park and it's a community thing. Councilwoman Krafft commented the town built the park to be a community thing and it's kind of a neat thing to have it here. Mayor Becker commented "so, that's okay with the consensus of this council if the Optimist wishes to do that". Councilman Countryman responded "yeah, the park is the best place" and Councilwoman Krafft responded "yeah". Ms. Brooks suggested maybe in the future the town will start doing it as an annual event. Mayor Becker commented that's just what he needed to know, he will leave it to the Optimist to deal with the churches and anything else; they will make sure they get the date out to council members. Councilwoman Coffey asked if there was an opportunity to use the town hall kitchen for preparation of light refreshments (hot chocolate/hot cider). The date and time were not established for the Christmas tree lighting.

- Mayor Becker explained that he drove out to the Wingate Laverne Banquet Hall this evening to check on our sponsored Spelling Bee team; it was great. Mayor Becker suspected the Mineral Springs-sponsored Parkwood team was going to win the spirit stick this year. Social Studies teacher Matt Riggins, English teacher Neal Nelson and former Parkwood English teacher Megan Clement volunteered to spell for the Parkwood team. The crowd of cheerleaders was enormous. Mayor Becker believed a certain amount of extra credit was promised if they showed up and cheered. They had a large blue and white Parkwood Rebels banner, they had the teachers' faces on sticks they were holding up and they had a sign that says "Parkwood teachers are great spellers" with every word just mangled and misspelled.

12. Adjournment

- **Councilman Countryman** made a **motion** to adjourn and **Councilwoman Cureton** seconded. *The motion passed unanimously as follows:*

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill

Nays: None

- The meeting was adjourned at 8:30 p.m.
- The next regular meeting will be on Thursday, December 8, 2016 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