

Town of Mineral Springs  
Town Hall  
3506 S. Potter Road  
Town Council  
Regular Meeting  
July 12, 2018 ~ 7:30 PM

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Minutes

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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, July 12, 2018.

**Present:** Mayor Frederick Becker III, Mayor Pro Tem Bettylyn Krafft, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Peggy Neill (arrived at 7:35), Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk/Tax Collector Janet Ridings.

**Absent:** Councilwoman Janet Critz.

**Visitors:** Luanne Sherron.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of July 12, 2018 to order at 7:34 p.m.

1. Opening

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

2. Public Comments

- Luanne Sherron – Union Power Cooperative.

3. Consent Agenda

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

- A. *June 14, 2018 Regular Meeting Minutes*
- B. *May 2018 Tax Collector's Report*
- C. *May 2018 Finance Report*

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

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

4. **Discussion on the Need to Create a Position for a Town Engineer/TCC Member**

- Councilwoman Krafft explained she had gone to the CRTPO meeting in Charlotte last month, there were many discussions about the side rails, the parkway and a number of different things that affect this general area and one of the things that came up was that there is a second meeting, which is the TCC meeting. Mayor Becker offered that it is called the Technical Coordinating Committee. Councilwoman Krafft continued it seemed to her, as the discussions went along, that the town is missing a key resource that they had at one time to look at things that come up on behalf of Mineral Springs as far as an engineer or a person that can handle some of the road questions that are going on. It would be nice to have an employee, but at the same point at least have a resource; somebody that we can tap into that who would represent us at these meetings and kind of spearhead what we want as a town. Mayor Becker explained that every jurisdiction is entitled to have a TCC member, but one as small as us with one staff member who has a half dozen hats already and usually the person that is going to be on the TCC from a municipal jurisdiction is either a town engineer or somebody in the planning department, so we don't have anybody because Ms. Brooks can't do that. Councilwoman Krafft concurred that Ms. Brooks can't do everything. Mayor Becker explained the town doesn't even have a town engineer on call, which is something we need to bring up at another time; we had one, but he passed away five years ago and we haven't had a sense of urgency or needed one. Ms. Brooks used to work with him on subdivision approvals, where he would deal with the developer on stormwater issues and he would be our set of eyes to make sure their engineer was doing what needed to be done. Even though we basically follow state stormwater rules, it was still helpful to have an engineer; in most cases he was paid by the developer, not the town. We had him give us a little bit of advice, he did some writing of some sections in our ordinance and he would bill us for that; it was M.J. Namin. Mr. Namin could have been a TCC member possibly, the only other alternative is that we do have the county transportation planner, which is Bjorn Hanson. Mr. Hanson is very accessible and Mayor Becker thought just the fact that they are discussing this, and the board is understanding who he is and what he does, which is a good resource in itself, because he is a TCC member. Mayor Becker stated there was a little pre-meeting between Commissioner Richard Helms, Mayor Maher of Waxhaw, Mr. Hanson and himself to discuss a specific issue, and as the council will find out, they absolutely resolved it, so maybe the town doesn't need to have their own if they have communication and channels open more regularly, because Mr. Hanson is perfectly willing to keep the town in the loop and advocate for our concerns if there are any. Councilwoman Krafft expressed concerns about Mr. Hanson and stated she felt the town needed someone; it's going to help us as Mineral Springs to know what is going on and have another advocate in that arena to push back and say "you know, Mineral Springs does not want a bypass dumping in it, or going through it, you know, and I understand the needs". Councilwoman Krafft commented she understood the needs, but she was just thinking the town needs an advocate that kind of gets a pull somewhat, Mineral Springs is not necessarily about what is going to help our neighbors. Councilwoman Coffey stated she would like to see the town to do is to create a professional relationship with an engineering firm, so that we could hire on an as needed basis. Councilwoman Coffey was not for a position for representation at these meetings. Councilwoman Neill responded she completely

agreed. Councilwoman Coffey continued it was just not going to serve the town to spend our dollars, we need to develop a relationship, utilize the county transportation planner, we are part of the county, express what Mineral Springs needs so that he can maybe tweak it a little bit as he is out there speaking and aid in our desires. Mayor Becker stated he believed we need to have that relationship with an engineer; that is where we need to start. Councilwoman Krafft responded she thought the town needed to have some kind of relationship with someone else if something comes up; we have been without one for five years, which gives you kind of a scary situation as some of the stuff that is developing, because what we just went through was fast and furious and it needed attention. Mayor Becker responded the irony was there are two issues and the second one is not resolved yet, which is the Waxhaw Parkway and he doesn't think the town has time to get anybody (engineer) on board, because that is being considered in August at the CRTPO meeting. Mayor Becker stated again he was going to be reaching out to Mayor Maher, Commissioner Helms and Mr. Hanson on that, because it could almost be handled, even though we are not the technical people (Mr. Hanson is), but somehow they all agreed and it was good in that case, it may not always happen in that way. Mayor Becker stated, "we need direction and Councilwoman Coffey is saying we need to maybe start looking at who could, because Ms. Brooks has asked for this, at least get the relationship established with an engineering firm, because we've got to have that and then see where that would lead if we can get advice or on a case-by-case basis, get some advocacy if we need it". Councilwoman Coffey responded she believed they would be open to that. Mayor Becker commented that is a direction we want to take, we don't have a regular member of the TCC, but where they could go to a committee or they can meet with our county transportation planner and advocate for us; make sure they technically know what is going on. Mayor Becker continued he didn't know where to begin, but he and Ms. Brooks have talked about it and they need guidance from the board on how to establish this relationship with an engineer firm. What is the best way to go about doing that? Mayor Becker commented we could maybe talk to planning directors in our sister towns and see if they have any recommendations; he didn't think any of the small ones had a full-time engineer, but they have a relationship with a firm. Councilwoman Krafft responded she didn't think we needed one, but she thought we needed an advocate and a relationship.

- Mayor Becker explained he would touch more on how his role came through, because he felt, if anything, it was a wake-up call for us in terms of not knowing what is going on at CRTPO and in a sense (no railroad pun intended), he was a little asleep at the switch himself, because he was blindsided. Councilwoman Coffey commented we really don't want to be in a reactive mode to this, so we just want to take a moment, investigate, see what we need to do and move forward; building a professional relationship would be a start. Mayor Becker clarified the direction from this board would be to look at engineer firms and see how that might work out and to present some suggestions at the next meeting from some engineers.

**5. Consideration of Approving an Agreement with Taylor & Sons**

- Mayor Becker explained this agreement was for the town hall portion and not the mowing at the other parking area. There has not been a price change.

- **Councilwoman Neill made a motion and Councilwoman Krafft seconded. The motion passes unanimously as follows:**

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

- Ms. Brooks asked Mayor Becker if he would put the preaudit on the agreement; Attorney Griffin had pointed out it wasn't on there. Mayor Becker responded he would either write it on there or he has it on a Word file that he can print it on the last page.

**6. Discussion of the 5<sup>th</sup> Annual Festival**

- Ms. Brooks commented Councilwoman Krafft was doing much better than the festival staff, because they would like to see the festival go by the wayside! This year, we are down a lot, we are very short on sponsors; there is just one at \$150, which was Union Power who normally gives the \$250 donation. Craft vendors are way down at this point and we only have one food vendor, which is the fire department who has agreed to do hot dogs for us again this year in addition to their bar-b-que.
- Councilwoman Krafft reported she had 12 volunteers for the Kid's Corner and they have gone through and got all of their stuff together. They will be making a couple of changes this year, they are going to get rid of the ducks and go with apples, because they've used the ducks for three years. Mr. Krafft is building a new game. Councilwoman Krafft stated she had gotten a commitment from one more sponsor (Gemco) and has a list of six other that she has sent stuff out to, so she thought a couple of those would come through. Councilwoman Krafft stated her goal was to cover the cost of the prizes and stuff for the kid's section, although she wasn't sure how that worked, because Ms. Brooks keeps telling her we have a budget and then on the flip side we need sponsors, but she felt like she should get sponsorship to at least cover the cost of the kid's prizes. Mayor Becker commented "we love sponsors", but that does not change our budget. Councilwoman Krafft responded she didn't quite understand that. Mayor Becker stated he could explain that, but asked that they remember the festival is not in the ordinance, so it could get more money, however, Ms. Brooks is very strict in the way she runs that department. The festival is just in the "Community", but Ms. Brooks has been very good at adhering to her gross budget. The council gets a report when the festival is done as the sponsorship and vendor fees come in, which offsets our expenditures and Ms. Brooks is always way under budget. The budget is \$5,700 and we may spend \$5,000 and bring in \$2,000 and so we only net, so we always do very well on our festival in terms of the budget. Ms. Brooks commented if we don't get sponsors, then all of that money is coming out of our pocket. Mayor Becker added the taxpayers are paying more. We are still under what Ms. Brooks holds herself to, but we like to have sort of a compensated thing; we like to be able to say "hey, we do this whole thing and it only cost the taxpayers \$2,500. It is a good thing if we can do it that way, it certainly is a point of pride with the volunteers and with Ms. Brooks and Ms. Ridings. Mayor Becker stated he was 100% in favor of Councilwoman Krafft's ability to get more sponsors, but you have to make sure everything else works. What can we do to light a fire under the vendors who aren't coming back? Ms. Ridings spoke to some of them in person that applications were

sent to and some of them are cutting back on their activities, it isn't just us, they aren't doing as many craft fairs. Ms. Ridings responded they are getting older, they can't try and do all of this. The one vendor Ms. Ridings spoke to is doing Matthews Alive, which is three days, the week before and she just physically can't do it anymore. If you're doing Matthews Alive, that's three days' worth of you, product, standing up, it's a lot to physically do a show, it's not just you walk in, you set up and you stand there all day, that's not it. You are physically exhausted by the end of the day, especially if you're outside. Ms. Ridings asked if the town was going to continue to have the festival and they are not going to have the vendors or the food vendors, what was going to make people come back next year. We are already down, but you have to have something to offer these people, otherwise they are not going to stay or they are not going to come back. Councilwoman Krafft noted that she just sent another food vendor (funnel cakes) to Ms. Brooks. Ms. Brooks responded, "if we have funnel cakes, we can have a festival".

- Mayor Becker commented he guessed we need to beat the bushes a little bit, but he didn't know a single person who does crafts. Mayor Becker asked the council if they had any contacts through their professional associations. Councilwoman Krafft asked if we have advertised. Ms. Brooks responded she usually does that in the newsletter and it will be out soon. Councilwoman Krafft suggested putting it on things like "Put Mineral Springs on the Map" and all the different Facebook things, because she didn't think people were aware; people are in their summer mode right now and September seems a long way off. We are still in our summer beach kind of timeframe, so Councilwoman Krafft thought that was part of what was going on too. Ms. Ridings shared that the front page of yesterday's Enquirer-Journal was an article about the Heritage Festival, which has been going on for years, is begging for vendors; that is on September 22<sup>nd</sup> and they can't get vendors. They did raise their price a little bit, to be outside for them it is \$25 and to be inside it is either \$50 or \$60. The Heritage Festival, which takes place at the AG Center, used to be in the Spring and they would have tractor pulls and all the equipment and everything down there. Last year they decided they were going to split it up and do the craft fair in September and the tractor pulls/equipment in the Spring. Ms. Ridings explained she and her husband used to do it when it was in the Spring and there was a great turn out, they had a great time and did very well, but they didn't do it last time, because they were away that weekend and they can't do it this time either, because it is too close to the Aquatic Center [craft fair]. Point being, the Heritage Festival needs some vendors and they can't get them. Councilwoman Cureton asked how much it cost to rent a place [at our festival]. Ms. Brooks responded it was \$25 for a craft vendor and \$50 for a food vendor. Councilwoman Cureton will bring it up at a meeting she will attend on Monday night and they might do a food vendor one.
- Councilwoman Coffey clarified what she was hearing is that we'll bring this up at the next months meeting for an absolute vote on this after seeing what gets worked out with vendors and sponsors. Councilwoman Krafft responded it was up to the council, but she needed to know if the town is going to do it. Councilwoman Coffey responded that was what she was saying "keep working hard at it and see what you come up with". Ms. Brooks noted she would begin working on the newsletter, which will start asking for more people. Mayor Becker commented it needs to be out in two to three weeks from now. Councilwoman Krafft suggested using social

media as well, try Jim Black with the Land of Waxhaws and the Union County website. Last year we had a record number of people; attendance was great. Councilwoman Krafft commented she didn't think they were booked way ahead and they just came in. Ms. Brooks responded she had quite a few ahead, they kept coming in, but usually by this point in time, we do have many more. Councilwoman Krafft asked how many vendors we usually have altogether; she never gets to go on that side, because she can't leave the kids. Ms. Ridings responded "16 last year". Ms. Brooks clarified that was food vendors, crafts and nonprofits. Mayor Becker commented there were 30 exhibitors. This year we will have the park guy, Parkwood people (the band, ROTC and the chorus). They are looking forward to it and that does bring in families who are participants that are going to want food. We've got to get some more foods, Mayor Becker thought. Ms. Brooks stated we need something cold. Ms. Ridings offered that Pelican's said they were coming, she sent her an application last Tuesday, but she hasn't sent it back in yet.

- Councilwoman Coffey commented it sounded like we are definitely moving forward with the festival and will look forward to much support from the community and it will be a great success. Mayor Becker clarified that the council wanted staff to continue on and do it. Councilwoman Coffey responded we could always cap it this year. Mayor Becker commented "if it blows up in our face, you know, then we stop doing it". Councilwoman Coffey didn't think that was going to happen.

## **7. CRTPO Update**

- Mayor Becker shared the good news (surprising news); it's half the story. Mayor Becker has never seen anything, in all the years he has been a CRTPO person, when something has been on the prioritization list for a couple of years, like the rail siding, and it has been changed so quickly. The proposed CSX rail siding sort of "bubbled up" like the volcano in Hawaii and kept extending further and further into Mineral Springs. People from Mineral Springs such as Councilwoman Critz and Alan Gardner spoke at the CRTPO meeting, and Mayor Becker, Mayor Maher of Waxhaw, Commissioner Helms of Union County, and county transportation planner Bjorn Hansen got together and came up with a joint statement to CRTPO that they all agreed on. The project was modified and resubmitted to the SPOT (Strategic Planning Office in Raleigh), was rescored, and rescoped by the TCC in just a few weeks. The siding is now being proposed to be built WEST of Waxhaw, and a grade separation at Helms Road – which had been in the pipeline for several years – is being included as part of the project and is being "bumped up" on the list which is a "win-win" for the region. Mayor Becker stated that was rare in transportation planning in this region and he has not been known for always getting along with the Waxhaw government, but Mayor Maher and he really did work on this, because he really didn't think that it made sense; getting together on this as region really helped.
- Mayor Becker stated he intended to meet with Mayor Maher about the Waxhaw Parkway route, because there are a lot of things that have happened. Waxhaw Engineer/Planning Director Dennis Rorie left Waxhaw, he is now working for Charlotte Mecklenburg Schools, he seemed to have an investment in the Waxhaw Parkway alignment that he was pushing, there was something about it, he was very inflexible on that and the Waxhaw Board is not a transportation planning group, so

they would just go along and nod. Mayor Becker stated that Mayor Maher told him, "I'm not wedded to any particular route", so he thought if Mayor Maher and the county (Commissioner Helms and Mr. Hanson) and he could present a little bit of a different route to the TCC as a joint effort that they will get the attention. Mayor Becker stated that was his short-term plan. If it doesn't score, they have two years to work on it, because if it doesn't score in P5.0, which they really don't think it will, then it's not going to move forward, and it will be resubmitted in two years, because Waxhaw is not going to let it go; they need it. Mayor Becker explained he had a lot of ideas about changing the function of what they're looking at, which is accessing that huge development parcel (located in Waxhaw) behind Western Union School Road across from the Shannon property. They are visualizing a huge development there, so at least Dennis Rorie thought the parkway should come far east, so it could hit that right in the middle and serve that 1,200-acre development. Mayor Becker stated there was no reason for it to go that way, it serves two purposes and he thought they could come up with a compelling reason to really treat access to that project - which is way in the future - and the termination of the Waxhaw Parkway at Highway 75 as two separate issues and come up with a sensible plan to terminate the bypass on Highway 75. Mayor Becker stated that was his hope.

## **8. Staff Reports**

- Ms. Brooks informed the council that she had a meeting with Benchmark Planning today. They will be looking over our ordinances to come up with a figure [for updating them]. Ms. Brooks explained she gave them some things she thought they should look at, such as accessory structures, the sign ordinance and a few other things. One of the things the representatives from Benchmark asked was if the council wanted to have a joint meeting with the planning board or if they just wanted the planning board to be looking at these things; if it were a joint meeting it would probably take an hour and a half. There was a consensus of the council to have a joint meeting. Ms. Brooks noted it probably wouldn't be until at least September. The meeting could take place prior to a council meeting or at a planning board meeting; date and time will be determined at a later date.
- Mayor Becker reminded the council of the special meeting next Thursday at 6:00 p.m.
- Ms. Brooks referred to the CUP the council did last month and informed them that property was deannexed from Mineral Springs. Mayor Becker added the bill passed with all of our "so-called" representatives who received the resolution from the town, ignored it and voted in favor of the deannexation. Those representatives would be Craig Horn, Dean Arp and Mark Brody. Mayor Becker noted that he had emailed them the resolution and received no word back from them; they just voted along with the deannexation, which tells you just how our representatives are receptive to our concerns.

## **9. Other Business**

- Councilwoman Cureton stated she would just like to say they [Western Union Community Park] had a ribbon cutting on the 4<sup>th</sup> of July and she would like to thank the council members that came, while she was sorry everybody couldn't come. There were about 200 people and it was beautiful. Councilwoman Cureton urged everybody to go take a look at it; it was very nice. Councilwomen Coffey and Krafft attended the event. Mayor Becker was there taking pictures. They are doing very

good and will be discussing vendors. Additionally, they are taking donations if anybody wants to give to them. Councilwoman Cureton thanked Attorney Griffin for his good donation. Councilwoman Cureton reiterated that she would like everybody to come look at it, because it is really really nice. It is land that some of the people wanted to give to the Thompson Chapel Cemetery, but the young guys and the old men had worked and did a lot of stuff and she is very proud of the guys. They have more things to get ironed out; they don't have everything done yet. Councilwoman Cureton stated Jim Black was supposed to come, but he was scheduled to do something in Charlotte, so Mayor Becker took pictures. Mayor Becker responded that he got the community in trouble by posting those pictures, because they had a permanent sign for the park and there was no permit issued for it. Councilwoman Cureton responded they would get a sign permit; they didn't know about that. Councilwoman Cureton explained that Matt Rorie made the sign and didn't charge them anything except for the materials. Gwen Gardner also made them a free sign and served them yellow grits.

10. **Adjournment**

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

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

- The meeting was adjourned at 8:19 p.m.
- The next regular meeting will be on Thursday, August 9, 2018 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