

**Town of Mineral Springs  
Town Hall  
3506 S. Potter Road  
Town Council  
Special Meeting  
July 19, 2018 ~ 6:30 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 19, 2018.

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

**Absent:** None.

**Visitors:** None.

With a quorum present Mayor Frederick Becker called the Special Town Council Meeting of July 19, 2018 to order at 6:39 p.m.

**1. Opening**

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

**2. Presentation by Councilwoman Critz on the Municipal Government Class**

- Councilwoman Critz explained that she and Mayor Becker attended the Government School Training in Asheville back in February. There was a traditional basic school and a separate section on the first day for veteran officials; Mayor Becker and Councilwoman Critz "divided and conquered"; Councilwoman Critz attended the veteran official workshop.
- Councilwoman Critz explained this presentation was an outline of the things they learned and the things that popped into her head for our community specifically from being there and hearing what the speaker had to say, general information and listening to other towns. Often times they would ask a question and go around the room having people answer (i.e. What are you most excited about in your community? What is the biggest problem you are dealing with right now?).
- Councilwoman Critz started with a quote that she read at the DOT meeting in Charlotte (CRTPO). "*In any moment of decision, the best thing you can do is the right thing, the next best thing is the wrong thing, and the worst thing you can do is nothing.*" – Theodore Roosevelt.
- Highlights from the training sessions and Councilwoman Critz's thoughts are:

- Collaboration is extremely important
- Wilkesboro and North Wilkesboro failed to collaboratively address water issues and now “the water issue is in their face and they are at a standoff and nothing is getting accomplished”
- Citizen involvement can be valuable
- Third party involvement can be beneficial
- Other assets such as nonprofits can be more important to small communities
- Advantages of council involvement with planning board/staff/consultant
- “In collaborative work we should look to build relationship capital” (i.e. Town of Waxhaw, Council on Aging, North Carolina Wildlife Commission, Sheriff’s Department)
- Different participants are not all good at the same things; take advantage of different interests and knowledge
- “Identify what our strengths are, so we can maximize our potential to this community”
- Understand that many factors outside of our community affect our town and what do we need to do in order to protect ourselves as an “oasis”
- “We must plan, plan, plan with a bunch of exclamation points”
- Mineral Springs is not anti-growth, but “developer driven planning is unwise”

3. **Town Council Mini-Workshop on Realistic Community Needs**

- Councilwoman Critz explained that she didn’t have a specific plan for the mini-workshop, except to get the council’s thought process started on making lists (future) as they look around the community and talk with neighbors and people in the community. It would be great to come up with a few items to put before Ms. Brooks, so that she has it in her hands going through the whole zoning process. It would be to the council’s advantage to work that through their minds in considering realistic future needs or problems for this community.
- Councilwoman Critz shared the biggest one is everyone around us right now (since we do not have jurisdiction), it would be a productive option to be involved and knowledgeable of the changes being suggested and then see if there are ways we can effectively either work with that change or try to help them view their change differently.
- Councilwoman Critz asked for council input and responses are as follows:
  - Mayor Becker – we had a successful collaborative effort with Waxhaw (railroad siding), which was a rehearsal for the Waxhaw Parkway that will possibly cut through people’s property in Mineral Springs. There will be more collaboration with Waxhaw Mayor Maher/all other interested parties on the Waxhaw Parkway route as it is looked at from the perspective of an outcome that doesn’t do as much damage.
  - After discussing the Waxhaw Parkway, Councilman Countryman noted he will start attending Waxhaw council meetings, because everything this council is talking about is relative to Waxhaw.
  - Councilman Countryman mentioned the property in downtown Mineral Springs that the town continues to get complaints on and noted that the town is not the problem. The town is not opposed to growth/development if it is done the right way and the smart way. There is a downtown overlay/plan that the town has been preaching for years, but nothing is happening. Mr. Kaltsounis did a pretty

good job of refurbishing the strip mall, but the rest of the downtown looks like a trash pile. This town needs a grocery store of some type (Aldi or Harris Teeter). Councilman Countryman asked how do we promote us and get the development we want and we have planned for to get the ball rolling. Councilman Countryman suggested revisiting the zoning ordinance, because he has heard that this is not a very friendly place for business.

- Councilwoman Critz pointed out that the people that own the property in downtown (which can't be changed) are asking too much money for rent and there are some substandard facilities is what she is being told.
- Unless we get something major drawing everyone to the area, development is not going to happen.
- Councilwoman Coffey thought the biggest hindrance to the correct type of growth the town wants is the lack of affordable housing and population, which will not draw a grocery store, because they have to have the potential money that is going to come through. Perhaps contacting some people who do boutique grocery stores, which would serve the town well, as long as it was not high end. The town needs to find a developer that is willing to bring some affordable housing here. We have to find a way to recruit our needs.
- Mayor Becker mentioned that Mr. Raley has dropped in within the past few months and talked about increasing the housing component and decreasing the retail component, because that is what the market will bear. The problem is Mr. Raley has big things that he is doing [elsewhere] and trying to pin him down is difficult, but we will continue to try to nail him down.
- Mayor Becker noted that he had done some research on the blighted property owned by Hal Rape. Mayor Becker doesn't know all of the facts, but he does believe there is contaminated soil on the site, because there is a file at the state UST (underground storage tank) division and there are deed restrictions that have recently been filed on that property. No drinking water wells are allowed on the property (county water is available) and the property can't be used for residential, school, park, daycare or nursing home, it can only be used for retail or commercial. Realtor/Developer Dennis Moser commissioned a phase two environmental study on the property when he was interested in buying it and the recommendation of the study was that it is minor contamination in a small location where the tanks were. The buyer will need some indemnification/assurances from the seller that liability will be covered and it will be indemnified either by something the seller provides or by a brownfield determination, which comes from the EPA. Mayor Becker stated he didn't think that a lender would touch a property that small with those restrictions, so it will be very difficult for Mr. Rape to sell it. Mayor Becker was thinking out-of-the-box trying to come up with something the town could do and the thought that came to his mind was to put a bond referendum on the ballot at some point and that way it would be in the voter's hands if the town bought the property. Mayor Becker had no idea how much Mr. Rape would sell the property for, but he thought he would have to get a little less than he wants, because there is a cloud on the title. EPA grants are a possibility.
- Councilwoman Critz mentioned she would be asking for approval from the council on the August agenda to attend an in-house training for six days/five nights in Chapel Hill. The Institute of Government has an advanced training for veteran officials; it is only \$500 and partially funded by Prudential (includes

lodging, food and training). The course includes advance strategies in your community on how to interact with surrounding communities and how to collaborate. Councilwoman Critz will know by the August meeting if her application has been accepted.

10. **Adjournment**

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

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

*Nays: None*

- The meeting was adjourned at 8:20 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