

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
March 14, 2019 ~ 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, March 14, 2019.

Present: Mayor Frederick Becker III, Mayor Pro Tem Bettylyn Krafft, 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 Janet Ridings.

Absent: Councilwoman Janet Critz.

Visitors: Stephen Capobianco, Donald Gaddy, Renee Helms, and Mark Selleck.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of March 14, 2019 to order at 7:31 p.m.

1. Opening

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

2. Public Comments

- There were no public comments.

3. Consent Agenda

- ***Councilwoman Coffey made a motion to approve the consent agenda as presented containing the following:***
 - A. February 14, 2019 Regular Meeting Minutes
 - B. January 2019 Tax Collector's Report
 - C. January 2019 Finance Report

and Councilman Countryman seconded. The motion passed unanimously as follows:

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

4. Consideration of Planning Board Applicants

- Mayor Becker noted the memo [in the agenda packet] was self-explanatory; there are four applications. Three of the applicants were present this evening. There are two openings. Mayor Becker opened the floor for discussion.
- Planning Board Applicants introduced themselves:
 - Renee Helms: *"Thank you. My name is Renee Helms. I live just down from here."* Mayor Becker stated Ms. Helms did not have to make a speech, but anything she wanted to say was great. Councilwoman Neill asked where Ms. Helms lived and how long she had lived here. Ms. Helms responded, *"I live right down the road in the red house with the green roof. I have lived here all my life (38 years)."*
 - Mark Selleck: *"My name is Mark Selleck. I moved here with my family in 1979. I have two children and my wife is a retired school teacher, she taught in this area. I have a small business that I operate on my property, just 75 feet away from my house, so it's a quick run to work in the morning. I just thought I would maybe get involved in the town in an advisory and see if I could help."*
 - Steven Capobianco: *"My name is Steven Capobianco. I used to be a school teacher. I moved to Mineral Springs off Saddlewood Drive as of February 2017, so I am quite new to the area. I moved out this way because I wanted to be away from the hustle and bustle of Charlotte where I unfortunately work. At the end of the day, Charlotte is in my rearview mirror getting out to Mineral Springs. I want to hopefully be a part of the planning board just to get more involved in the community, because I am so new to this part of town, but I have grown up in Union County all my life".* Mr. Capobianco was the Agriculture teacher for Parkwood High School from 2012 to approximately 2015.
- Mayor Becker noted the other application was Mr. Rutland. The council knows him, because he has come and gone on the planning board (he is not in attendance this evening).
- Councilwoman Coffey explained in her opinion, Mr. Rutland deserved top priority, since he has been serving and he was leaving due to a job duty. Mr. Rutland has done well and has served the town as a planning board member, so Councilwoman Coffey felt he is a candidate to retain. Councilwomen Neill and Krafft agreed.
- Councilwoman Coffey referred to the application submitted by Mr. Selleck and asked what the word was in his answer - "taking into consideration the 'something' of attitude of people."
 - Mayor Becker answered, *"mix of attitudes."*
- Councilwoman Coffey asked Mr. Selleck how the word "attitude" played into what we would be getting from him as a planning board member.
 - Mr. Selleck: *"I think people in our town, because of the way the town was originally structured, there are people that are more interested in things on the rural side and then there are people that would like more provisions that the town could offer, more development. I like it the way it is, but I know that there are, I think, there should be discussion with the two groups to get different ideas, so that we can come to a recommendation in the advisory position of the board and the consideration of all the different attitudes."*

- Councilwoman Coffey asked Mr. Selleck in reference to the previous place that he lived, he said that it had been a small community that experienced great growth and he was interested in policies that would help guide... As far as where he was when they got into great growth, was he an integral part of policy-making there, how did he help shape that?
 - Mr. Selleck: *"I didn't, I was young. I was raised in South Florida in a very small town about the size of Waxhaw that now is part of the major metropolitan area and it's the whole of South Florida (Boca Raton). When I was growing up there, it was a town with one stop light, one policeman and then in the mid 60's when I started high school, IBM built a plant, a university was built there and there was a huge influx from outside, the area and the population mushroomed and all the people that moved in took over."*
- Councilwoman Coffey asked Mr. Selleck to expound on the perspective of "I believe that we can better tailor our policies to more accurately address the unique attributes of our community".
 - Mr. Selleck: *"Well, I think as the young man that was a teacher said, a lot of us moved here, because we like the rural aspect that's here and don't like somebody to move from their home to our home and so I think that as long as the majority of the people in this area have that in their mind, that they want us to be a little slower, a little quieter and are not interested in making a four-lane highway going through Mineral Springs, then I think the majority of people should get their position presented and supported."*
- Councilwoman Neill asked Mr. Selleck if he was on the same page as our vision concept.
 - Mr. Selleck: "Yes".
- Councilwoman Neill commented Mr. Selleck didn't want to see a three-hundred-unit apartment building downtown.
 - Mr. Selleck: *"You look at Waxhaw. I can't envision that happening here unless there is a huge influx of people from outside. It's always bothered me that so many people move down here from Charlotte to get away from Charlotte and then they start building things up."*
- Councilwoman Neill commented the council had four wonderful applicants and she thought Mr. Selleck would be a good choice, because he has been a long-time member of the community and a good representative of our community.
- Councilwoman Coffey asked Mr. Capobianco what he saw as goals for Mineral Springs Land Use Policies and how they would reflect the phrase "Conservation by Design". What would his focal point be and what would his number one policy change be that he believed was urgent.
 - Mr. Capobianco: *"Maybe not so much policy change, but it's the way things have been in Mineral Springs. As Mr. Selleck said, we come out here to have a slow pace of living. I grew up in Indian Trail, went to Sun Valley High School. I remember when there was Sun Valley High School and three corn fields. Then I moved to Matthews and I saw the Town of Matthews blow up and I've seen Waxhaw blow up and like Mineral Springs to try and keep the way it is. A little growth is what the public wants, but at the same time, not blow up like the other towns around us are doing. I've seen plans for Waxhaw Parkway come right by where I live and I know the next thing is housing development, so I'd like to see*

that on the back end of how this is all operating and help be part of that decision process.”

- **Councilwoman Coffey made a motion to nominate Michael D. Rutland back to the planning board.** Mayor Becker referred to Attorney Griffin and asked if the council could do that. Attorney Griffin responded a motion would be to appoint, a nomination would be for field, and then you select, the council can do it any way they want to do it; then they can make a decision ultimately to put somebody on. Mayor Becker instructed the council they can do these one at a time until they run out of positions. Mayor Becker clarified that Councilwoman Coffey was making a motion to appoint Mr. Rutland and asked for a second on that motion. **Councilwoman Cureton seconded the motion to appoint Mr. Rutland.** Mayor Becker stated, “it seems to be fairly ..., since he is so well known to the planning board and town council. Do we have any further discussion on him? Do we want to vote on the motion to appoint Mr. Rutland?” *The motion passed unanimously as follows:*

Ayes: Coffey, Countryman, Cureton, Krafft and Neill

Nays: None

- Councilman Countryman nominated Mr. Selleck because of his length of time in the community and his vision for the community; he’s seen what the town has done, and he appears to be onboard with what we want to continue to do with wise growth. Councilman Countryman added he felt the choices were excellent and he wished we could make more. Councilman Countryman referred to Mr. Capobianco and asked that he continue to pursue this because the town needs newer residents to the community. Councilman Countryman assured Mr. Capobianco that the council does have progressive thoughts in mind, but to progress in a very wise way, so as to remain as you enjoy, we do not want to be a Waxhaw. From a personal standpoint, Councilman Countryman stated he was not fond of people that move here because they didn’t like where they were, but when they’re here, here becomes where they were and then you wonder why they’re here. Councilman Countryman is very much about the logical and the beneficial development of this community, but to keep its rural flavor and to follow our plan of “Conservation by Design”.
- Councilman Countryman made a motion to appoint Mr. Selleck.
- Councilwoman Krafft commented she was overwhelmed by the results that the town had to this request for applicants and she thought it was awesome, because we have not had this many before and there have been times when we really needed some help. Councilwoman Krafft noted that Renee Helms has put in an application twice, maybe three, at different times that we have had them and has not had the opportunity to serve. Councilwoman Krafft knows from her heart she wants to serve and has been a resident here her whole life. Councilwoman Krafft has spoken with Ms. Helms previously about her desires for the community, which are in line with everybody else that has applied.
- Councilwoman Krafft nominated Renee Helms to be part of the planning board, because she has come forth several times to be active in the community.
- Councilman Countryman withdrew his motion to appoint Mr. Selleck.
- Councilman Countryman nominated Mr. Selleck.

- The council voted on the nominations of Ms. Helms and Mr. Selleck by a show of hands. Ms. Helms: two (Krafft, Cureton). Mr. Selleck: three (Coffey, Countryman, Neill).
- **Councilwoman Neill made a motion to appoint Mr. Selleck and Councilman Countryman seconded. The motion passed as follows:**

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

- Ms. Brooks clarified that Michael Rutland would serve the term that expires in January of 2022 and Mark Selleck will finish out the term from Barbara Ballew, which is April of 2020.
- Mayor Becker noted there were still two applicants left. Over the years, the applications have been kept on file for a while. There's a good chance that another vacancy will occur soon. Mayor Becker asked Ms. Helms and Mr. Capobianco if they would like for the town to keep their applications on file; they both agreed.

5. Consideration of the Deer Urban Archery Season Renewal

- Councilman Countryman explained every year at this time, the town has to petition the state for the Urban Archery Season. It's a season that takes place two weeks after the general hunting season in North Carolina is closed and it runs for essentially a month. It is afforded only to those people who hunt with archery equipment. The reason for the Urban Archery Season is the fact that the deer population (particularly in this area of North Carolina) over the last number of years has really exploded. You may know people who have hit them with their vehicle and that is constantly a problem, as is the problem of them consuming your well managed garden. Over the last several years, Mineral Springs has been part of the Urban Archery Program; it's an excellent game management tool.
- **Councilman Countryman made a motion that we again forward our application to the Department of Natural Resources to establish that Urban Archery Season within the city boundaries of Mineral Springs and Councilwoman Krafft seconded. The motion passed unanimously as follows:**

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

6. Consideration of Purchasing a Steeplechase Race Program Advertisement

- Mayor Becker explained that Steeplechase is the 27th this year (the last Saturday of April) and the town has been buying the full-page ad. It's a very nice ad in the program.
- **Councilman Countryman made a motion to approve the Steeplechase ad for \$300.00 and Councilwoman Neill seconded. The motion passed unanimously as follows:**

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

7. **Recommendation of the Type of Fire Funding Model for Union County**

- Mayor Becker pointed out he had done a memo but asked if the council would like for Chief Gaddy to refresh their memories.
- Mineral Springs Volunteer Fire and Rescue Department Chief Gaddy reminded the council of when Michael James was here and had four different options: countywide; Brunswick Plan; individual taxation in individual districts; and 80/20. The 80/20 means that the fire district would be responsible for 80 percent of their budget (getting it out of their district) and the county would provide 20 percent at the ad valorem taxes. What this does for the smaller districts or less populated districts (down on the eastern part of the county) is helps them keep their tax rate down. The county is not saying they are going to raise the ad valorem taxes to be able to do this, they are already doing it with the tax base they have now.
- If the county goes with the 80/20, then every one of the seventeen fire districts (or the twelve that are not tax districts) will start receiving sales tax back. Mineral Springs Fire Department gets a little over a hundred thousand dollars every year from sales tax refund from the state; it's based on the tax flow amount in your district. The 80/20 is the best option for the majority of the twelve districts that are now on a fee schedule.
- On Monday night, the county commissioners voted for the 80/20 and told the staff to try to get that finished up, so they could present it back to the board by December, so it can be in next year's budget process. The county commissioners have approved it, but they still need a resolution or a formal letter from the towns.
- Chief Gaddy reiterated the county ad valorem tax shouldn't change. What will happen is, for example, if the Mineral Springs district fire tax was six cents, 80 percent of that six cents would come out of their district and the county would put the other 20 percent in out of the ad valorem taxes.
- Councilman Countryman asked for clarification. If you were under the self-funding tax district, it is indicated that the tax rate would be 5.45 cents and if it's under the 80/20, then the tax rate would be 5.71 cents, which is higher. Chief Gaddy responded, if you look at your tax bill, you have two fire taxes, they will be rolling that second one into that, which makes it seem higher, but he thought what they were doing was rolling that 1.6 cents (the small one) into the fire tax that is countywide, which is supposed to take care of the radios and things like that. They are rolling all of that back into the fire departments and each fire department will have to take care of their radios, which cost \$5,000 each.
- ***Councilwoman Coffey made a motion that the Mineral Springs Town Council direct the Mineral Springs Mayor to notify Union County that the town recommends and supports the so-called 20/80 Fire Department Funding Model for Union County, North Carolina and Councilman Countryman seconded. The motion passed unanimously as follows:***

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

Nays: None

8. **Consideration of Approval for Taylor and Sons to Add Pine Straw to the Downtown Park and Town Hall**

- Mayor Becker explained the town does this every year and the council might want to start not having to get approval every year, because it goes on. The council could make a motion to that effect after or it could be included in the motion to approve it.
- **Councilman Countryman made a motion to approve this and that we don't have to approve it in future years.** Mayor Becker explained to the audience this is having the landscaper put down pine needles, as a separate thing on top of his monthly contract. **Councilwoman Coffey seconded the aforementioned motion by Councilman Countryman. The motion passed unanimously as follows:**

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

Nays: None

9. **Staff Reports**

- Ms. Janet Ridings announced she had received a check to cover the first one on the tax list; it has been paid in full. Today, Ms. Ridings received a check for another one, which will be on next month's meeting.
- Ms. Brooks explained she had talked with Kelley's Copies and it is possible they can do our newsletters ("out the door") as cheaply as we are in-house. Ms. Brooks is still working on that. Mayor Becker stated he had researched equipment, but we will not have to buy that if we can get Kelley's.

10. **Other Business**

- There was no other business.

11. **Adjournment**


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

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

Nays: None

- The meeting was adjourned at 8:15 p.m.
- The next regular meeting will be on Thursday, April 11, 2019 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