

**Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
August 8, 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, August 8, 2019.

Present: Mayor Frederick Becker III, Mayor Pro Tem Bettylyn Krafft, Councilwoman Valerie Coffey (arrived at 7:48 p.m.), Councilman Jerry Countryman, Councilwoman Janet Critz, Councilwoman Lundeen Cureton, Councilwoman Peggy Neill, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Deputy Town Clerk Janet Ridings.

Absent: None.

Visitors: None.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of August 8, 2019 to order at 7:32 p.m.

1. Opening

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

2. Public Comments

- None.

3. Consent Agenda

- ***Councilwoman Neill made a motion to approve the consent agenda, containing the following:***
 - A. July 11, 2019 Regular Meeting Minutes
 - B. June 2019 Tax Collector's Report
 - C. June 2019 Finance Report

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

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

4. **Consideration of a Resolution Opposing High Density Housing**

- Mayor Becker reminded the council this was touched on last month at the end of the meeting and explained Wesley Chapel had adopted a resolution urging the county commissioners to “chill” a little bit with the high density housing on the borders of the towns (in between our towns that is still in the county jurisdiction). The county has approved some “scary stuff”. The resolution was reworded slightly to reflect Mineral Springs’ situation. Mayor Becker asked if the council wanted to approve the resolution and have it forwarded to the county commissioners.
- **Councilwoman Critz made a motion to adopt the Resolution 2019-02, Resolution and opposition to approval by Union County of high-density housing near municipal boundaries and Councilman Countryman seconded.**
- Councilwoman Critz asked if “we” had any idea when it might be a good time to go to a commission meeting or a planning board meeting to actually say something in lieu of the resolution. Mayor Becker responded he may have heard about the most recent planning board meeting where they wanted a rezoning for RA40 on Potter Road to R4, which was quadrupling of the possible density; it was 650 houses packed in on 300 acres, but he didn’t know what the planning board recommended. The commissioners will be calling for a public hearing on that in the next couple of meetings. Mayor Becker believed they meet on the second and fourth Monday, but he would check the website and contact somebody who knows the commissioners. The town can always make public comments at their public hearings.
- Mayor Becker noted Union County was having a workshop on the 28th and 29th, many of the council got an email about it, and that would be a good topic. The joint meeting does seem like a good step on their part, if it accomplishes anything, and it would be worth going to.
- Mayor Becker pointed out there was a motion/second on the floor if the council wished to adopt the resolution and forward it to the county commissioners.
- *The motion passed unanimously as follows:*

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

- Resolution 2019-02 is as follows:

TOWN OF MINERAL SPRINGS

**RESOLUTION IN OPPOSITION TO APPROVAL BY UNION COUNTY
OF HIGH-DENSITY HOUSING NEAR MUNICIPAL BOUNDARIES**

R-2019-02

WHEREAS, the Mineral Springs Town Council is entrusted with the responsibility of representing the needs and desires of its citizens and to serve as a voice for the greater good of the community; and

WHEREAS, several high-density subdivisions requiring rezonings have been proposed or approved by Union County in areas near the boundaries of the Town of Mineral Springs and in areas between the Town of Mineral Springs, the Village of Wesley Chapel, and the City of Monroe, and there is the potential for more high-density residential subdivisions in the near future; and

WHEREAS, the Mineral Springs Town Council recognizes that a large majority of citizens of Mineral Springs and of neighboring municipalities are not in favor of high-density development and wish to preserve their current quality of life and avoid sprawl and urbanization; and

WHEREAS, the Mineral Springs Town Council recognizes that high-density development places a burden on all aspects of the area's infrastructure and presents the serious problem of growth outpacing needed improvements; and

WHEREAS, traffic in the area and through the Town of Mineral Springs is at or near capacity and the transportation system cannot sustain additional impact from high-density development that will negatively impact existing property owners and residents; and

WHEREAS, flooding and stormwater-control problems are increasing in areas in and around Mineral Springs and are heightened by high-density development;

NOW, THEREFORE, BE IT RESOLVED by the Mineral Springs Town Council that the Town of Mineral Springs hereby urges the Union County Board of County Commissioners to listen to the desires of the citizens and maintain the current county zoning of R-40 and RA-40 in areas of county jurisdiction near the Mineral Springs municipal boundaries; and

BE IT FURTHER RESOLVED that the Town of Mineral Springs stands with other municipalities in Union County in favor of this resolution.

ADOPTED, this the 8th day of August, 2019.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

5. 6th Annual Festival Update and Sign-Up

- Ms. Brooks called the council's attention to the budget and explained it has been slow this year with only the fire department as a food vendor selling bar-b-que and hot dogs; they could also do hamburgers. Councilman Countryman asked what Gordon's was going to do. Ms. Brooks responded they were a sponsor, so they would have a tent and just see people. They will not be feeding or cooking, because they don't have a food truck and they are not a food vendor. Councilwoman Critz asked if the town could have pizza delivered. Mayor Becker responded they went through that last year. Ms. Brooks added you have to have a food inspection in order to serve food of any kind. Mayor Becker explained they can't deliver to the festival and then resell it, there is a problem with the health department distributing it that way. Ms. Brooks added food vendors have to go through environmental health and they are inspected on the morning of the festival. Vendors who sell funnel cakes and little things like that go through the Ag Center. Councilwoman Critz mentioned she had seen the "hot dog guy" in Waxhaw last year. Ms. Brooks responded she has not tried to get him for a couple years, because she had not heard from him the last two times she had tried. Pelican's Snoballs is another one that is difficult to get in touch with and is one of those last-minute things. Environmental Health has gotten a lot stricter on the amount of time they give you to notify them of who is going to be out there, so you really can't deal with people who are "last minute".
- Councilwoman Critz noted the town was truly in the home stretch and asked if we could get in touch with David Cook about the Lucille Ball showcase and have him have people that he trusts to come in [for oversight], even if the town has to pay them. Ms. Brooks responded she could ask him. Councilwoman Critz wanted to be able to take as much off of Ms. Brooks' plate (tonight) and just have it settled. Ms. Brooks did point out "I Love Lucy" was costing the town well over a thousand dollars. Mayor Becker noted that was just to provide support for it (renting stanchions, ropes,

lights, etc.). Councilwoman Critz asked if it was too late to stop it. Mayor Becker and Ms. Brooks responded, "yes". Ms. Brooks commented the "I Love Lucy" memorabilia had been advertised. Mayor Becker noted it was very popular, so there was no reason to stop it.

- Councilwoman Critz commented it would be prudent to lighten the load and she thought the council needed to pitch in and help Ms. Brooks make some contacts. Councilwoman Critz volunteered to make some phone calls in the upcoming week.
- Ms. Brooks continued, we do have Melonbelly coming from 12:00 p.m. to 2:00 p.m. and she was excited about that with the hopes that it would bring people out who want to listen to them. The Parkwood Band will be here, but the Parkwood Chorus will not be here, although the music director may send a couple of soloists who do acapella.
- There will be a new balloon artist (Fun Filled Entertainment) from 11:00 a.m. to 3:00 p.m. During that time, he will do little break away sessions where he will teach members of the audience (children and adults) how to do balloon twisting.
- Ms. Ridings got Seat Time Racing to donate a "drive" or "ride-a-long". Ms. Ridings explained it was a little early to be "begging" for gifts: Food Lion won't do anything until after the 1st of September, the theater in Monroe, NCG won't do anything until it's close to the date, a lot of them want to be closer to the date before they do anything, but Ms. Ridings will start "pounding the concrete" next week.
- Ms. Brooks explained she was still planning on playing the "Stamp-It" game, even though we really don't have enough vendors for people to get 20 stamps. Stamp-It 20 is a game where participants have to go around to each vendor to have their sheet stamped; when complete, they turn it in and get a raffle ticket to be entered into a drawing to win an 48" umbrella (one of twenty) with the town name on it.
- Councilwoman Critz explained she and her family went to Marvin last Tuesday for the National Night Out. A lot of communities do this. Sheriff Cathey sent one of his SWAT teams with one of their official vehicles and the kids were just all about it. They had a drug sniffing dog. They had two very engaging women who were EMT's and they did ride-a-longs with the fire department and they were out there talking about CPR, etc. and they were popular with the crowd. This could be something to have out here to connect with the event. Ms. Brooks mentioned we would have the brand-new fire truck over here and it's impressive.
- Councilwoman Neill expressed her concerns about the food vendors and asked who did the ice cream for years. Ms. Brooks responded he did it for two years and when she tried to get him back the next year he said, "no, I am always busy that weekend". Pelican's loves to come back, but they just don't like to turn their application and money in. Councilwoman Krafft suggested Kona Ice, because they are very colorful and really lively. Ms. Brooks responded she liked to stay loyal to the people who have been loyal to us and Pelican's has verbally told us they will be here, but there is going to come a point where she says "okay, you need to turn your application in" and that time is coming quickly.
- Councilwoman Critz mentioned she didn't have a problem going to the brewery in Waxhaw, they have food trucks all the time and they are not always the same ones. Councilwoman Critz was going to go get a list of the ones they use and go check them out. Ms. Brooks asked that Councilwoman Critz keep in mind that we are

running short on time, she believed there was one more week for them to get all their paperwork in and get their application for the health department.

- Ms. Brooks mentioned another problem is that people [vendors] who have come in the past may not want to come back, because there is not enough traffic here. Councilwoman Krafft responded she did not have that problem over at the kids' section either last year or the year before that. Ms. Brooks asked if it was last year that Councilwoman Krafft was slower. Councilwoman Krafft responded she had over 600 the year before that and 400 last year, so they are not short on kids. Councilwoman Critz asked if they were spending money on food. Councilwoman Krafft responded probably not, mom and dad are, but she has nine different activities and will be adding another one this year. Councilwoman Krafft noted she was working on her volunteers and getting shirt sizes and will have those soon. Ms. Brooks noted the 12th is the cut-off date for any sponsors that go on the t-shirt.
- Volunteers for set-up: Mayor Becker signed up for stage/tent on Tuesday and on the nonprofit tent on Thursday, Councilwoman Critz volunteered Jimmy Critz for Thursday, Councilman Countryman signed up for Thursday, Councilwoman Krafft volunteered Jeff Krafft and her friend John (depending on his work schedule) for Tuesday and Thursday, it was noted that Richard Helms and Jim Muller would help also. Mayor Becker and Councilman Countryman would be doing the fencing on Friday.
- Councilwoman Critz directed her comments to Mayor Becker in stating the stage and other things were labor intensive and "we all are aging" (not an insult), so would it be to our advantage to contact some of the Boy Scout troops that the town has dealt with in the past and get them out here as a community service to help. Mayor Becker responded he didn't have a good contact anymore and Mr. Muller [for example] has retired from that phase of his life. Mayor Becker noted it does require a little bit of skill and only four people. Councilwoman Critz responded she was just saying if Mayor Becker was there to instruct and then if he had some strapping teenage boys it would... Councilman Countryman suggested they be Eagle Scouts, because those Cub Scouts aren't going to lift any stage. Mayor Becker again responded we don't have the "in" with the scouts that we use to have, but they could be helpful.
- Mayor Becker asked about the take down. Councilwoman Krafft responded her group would be there. Councilwoman Coffey responded she was not sure how much help she was, but she was willing to do what she could.
- Councilwoman Critz volunteered to do the 10:00 a.m. slot in the town tent, but she would need someone to fill in while the council was being introduced. Councilwoman Krafft mentioned she would not be able to do anything, because she had the kids [section]. Councilwoman Neill volunteered to do the second slot. Councilwoman Coffey volunteered for the third slot. Councilman Countryman will take the fourth slot and Councilwoman Cureton will fill in the last slot.
- Volunteers for the "I Love Lucy" memorabilia were: Councilwoman Coffey will do slot one (with Barbara Lopez stepping in for council introductions) and slot 2, Councilwoman Neill will do slot 3, Councilwoman Cureton will do slot 4 and the last slot would have to be figured out.
- Volunteers for garden maintenance (weeding and deadheading at downtown park) were: Councilman Countryman will do all the deadheading, just like last year, with his hedge trimmer, Mayor Becker will do area #5, Councilwoman Coffey will do area

#3, Ms. Brooks took area #1, Councilwoman Neill will help with area #3, Councilwoman Krafft will do area #2, Councilwoman Cureton will do area #4 and Councilwoman Critz will do area #6.

6. **Consideration Approving an Agreement with Taylor & Sons**

- Mayor Becker explained this was the same landscape (lawn mowing) agreement at the same price with Taylor and Sons.
- **Councilman Countryman made a motion to approve the landscape contract with Taylor and Sons and Councilwoman Krafft seconded. The motion passed unanimously as follows:**

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

Nays: None

7. **Consideration of Approving Maintenance and Painting of Future Community Center**

- Mayor Becker explained the town had received a bid from Tony Belk to scrape, clean up (removal of vines), and repaint the wood trim at the old Ag Center. This is something the town knew was going to come, because they didn't do metal trim and the paint needs to be done. The bid from Mr. Belk is \$3,500, which is good. Mayor Becker noted the town did not have to get any further bids if they don't want to. The town has been satisfied with the work Mr. Belk had done for us on the smaller jobs; he has done the staining of the natural wood and has done a good job.
- **Councilwoman Neill made a motion to approve the proposal from Tony Belk for \$3,500 to do maintenance and painting on the future community center and Councilwoman Cureton seconded. The motion passed unanimously as follows:**

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

Nays: None

8. **Staff Reports**

- There were no staff reports.

9. **Other Business**

- Councilwoman Critz informed the council that she and Councilwoman Coffey have been trying to follow up with Adrienne Jaquith and Kristi Williford (Western Union Elementary School Principal) concerning the LED sign. They have a meeting scheduled for August 16th at 3:00 p.m. to discuss the sign.

10. **Adjournment**

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

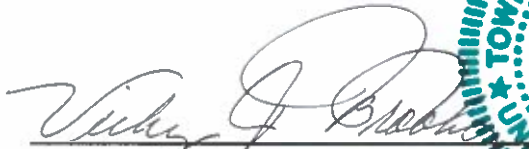
Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Neill

Nays: None

- The meeting was adjourned at 8:23 p.m.

- The next regular meeting will be on Thursday, September 12, 2019 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:


Vicky A. Brooks, CMC, Town Clerk




Frederick Becker III, Mayor