

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
October 10, 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, October 10, 2019.

Present: Mayor Frederick Becker III, Mayor Pro Tem Bettylyn Krafft, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Janet Critz, Councilwoman Peggy Neill (arrived at 7:33 p.m.), Town Clerk/Zoning Administrator Vicky Brooks, and Deputy Town Clerk Janet Ridings.

Absent: Councilwoman Lundeen Cureton and Attorney Bobby Griffin.

Visitors: Chief Donald Gaddy.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of October 10, 2019 to order at 7:31 p.m.

1. Opening

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

2. Public Comments

- None.

3. Consent Agenda

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

- A. August 8, 2019 and September 12, 2019 Regular Meeting Minutes
- B. August 2019 Tax Collector's Report
- C. August 2019 Finance Report

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

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

4. **Consideration of a Letter of Support for the Union County Critical Intersections Submission**

- Mayor Becker stated he thought the memo was self-explanatory, except for the typo in the second to last paragraph, it should say "FY2020-21" instead of "FY2010-21". Mayor Becker explained the process has moved on (this is what Bjorn [Hansen] had talked about a year ago) and Mineral Springs did make the second cut to have that intersection studied. We don't know where it will lead, but we could get "free" engineering work done with a \$2,000 or \$3,000 match. It's probably going to go through the CRTPO process; the grant was for the cost of the five intersections. Just to study them and do preliminary design will be \$225,000 [should be \$125,000] and the county has a 20% match, which is where the \$25,000 comes from. Mayor Becker explained he kept telling Mr. Hansen the town put \$5,000 in their budget and Mr. Hansen said they don't expect that much. The town can't give them anything yet, because it won't happen until next fiscal year. Mr. Hansen just wants a letter of support for the county commissioners who are going to be making the final approval to pass it onto CRTPO.
- ***Councilman Countryman made a motion for Mayor Becker to send the letter of support and Councilwoman Krafft seconded. The motion passed unanimously as follows:***

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

5. **Consideration of a Proposal from Revize – The Government Website Experts**

- Mayor Becker noted the council had been here before, not necessarily with this company and Ms. Brooks can weigh in on this if the council needs her to. Mayor Becker explained this guy kind of managed to get to him this time and made him sit through an online presentation. The presentation was fine/alright, but Mayor Becker's question to Ms. Brooks at the time was "will this type of a program reduce your workload or improve what you are doing at all" and Ms. Brooks didn't feel it would. Mayor Becker stated he thought that functionally the website does everything it needs to. Even if it was \$10, Mayor Becker didn't think the town needed it. Mayor Becker also explained he told the guy the only way the town was going to do it was if our webmaster felt it would reduce her workload or improve her workflow. Ms. Brooks told Mayor Becker she didn't think it would, so it is now up to the council if they want to go any further with it. Councilwoman Coffey responded no, she thought Ms. Brooks was doing a great job.
- ***Councilwoman Critz made a motion to just say no to Revize and Councilman Countryman seconded. The motion passed unanimously as follows:***

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

6. **Discussion of the 6th Annual Festival**

- Ms. Brooks asked the council if they wanted to wait until everyone was here. ***Councilwoman Coffey made a motion to table it until the entire council is present and she looks forward to hearing from each of them at that time.*** Councilwoman

Critz asked if there was a way to provide the council with an outline that will hit the high points of the number of vendors. Ms. Brooks explained that her budget was not final yet and the council would get all that information from the budget report, but she was still waiting on a couple of things to come in before it could be finalized. Ms. Brooks stated she could give the council a "slight hint" of what the festival cost this year, which was about \$4,750 out of pocket. We received \$1,865 from vendors/sponsors and the expenditures to date were \$6,461. Councilwoman Critz asked how that compared to the other years. Councilwoman Krafft responded, "it's more", but she thought it was mainly because of the band and some of the vendors. Ms. Brooks commented "Lucy" cost the town a lot and we did have the band; the last time the town hired a band was at the first festival. Mayor Becker noted the "Lucy" thing involved props, rental of equipment, lighting, and stanchions. Councilwoman Krafft stated she thought the "I Love Lucy" thing went over well; it was very well received. **Councilman Countryman seconded the motion by Councilwoman Coffey to table this item.** Mayor Becker called for a vote on the motion to put it off to next month for a final formal discussion. Councilwoman Krafft asked why the council was tabling it. Councilwoman Critz responded, "so that everyone will be here, so that Ms. Brooks can have a more complete report".

- Councilwoman Neill asked if everyone was comfortable with the workload that was required. Councilwoman Coffey responded she thought that was going to be part of the discussion. Councilwoman Neill commented all the people that do the heavy lifting (physical) work were there, but the council could talk about it next month; she was willing to wait. Councilwoman Krafft stated she was fine with her workload and it is a lot. There were quite a few kids and it was very well received on her side, but she didn't get to go over on the other side much. It was awesome on Councilwoman Krafft's side and the face painting lady has already put it on her calendar for next year to come back, she was very excited. Mayor Becker mentioned that sometimes Ms. Brooks and Ms. Ridings get vendor feedback that can be provided to the council next month also.
- Councilman Countryman asked if there was any feedback from the balloon guy. Chief Donald Gaddy responded he had heatstroke. Councilwoman Neill personally thanked Chief Gaddy and the fire department for everything they did, especially looking out for people who were suffering from heat exhaustion. Chief Gaddy responded there weren't any fire ant bites this year. Mayor Becker noted the landscaper did get the fire ant treatment down in time and it was successful. Councilwoman Critz mentioned the weather was intense, she was on the recovering end of pneumonia and wasn't supposed to have been out there at all, but she stayed for an hour and had multiple issues of struggling to breathe in the morning, so she couldn't imagine what it was like to have been there at noon or three. Councilwoman Neill responded it was very hot and it was difficult. Councilwoman Critz wondered if there were ways to better prepare for the heat than what was being done. Councilwoman Neill suggested getting a fan. Ms. Brooks responded they had two. Mayor Becker commented the people on the stage were complimentary about the one that was behind the stage. Councilwoman Critz asked if they could add one for the council tent. Ms. Brooks responded, "no". Councilwoman Krafft mentioned there was a fan over on her side and people were flocking to it. They also had waters in

all of their sections, and she had cool wraps for all the kids that were working to keep them cool and then they kept them hydrated.

- Mayor Becker asked that the council keep their thoughts going and Ms. Brooks will have a good wrap-up for them next month (hopefully everybody will be back); the council can decide what their strategy is going to be moving forward. Ms. Brooks suggested the council think about if they want to have another festival. Mayor Becker responded that would be the first starting point. Ms. Brooks suggested the council also think about how much they were willing to pay for the festival if they wanted to have another one. Ms. Brooks noted this year the council saw how difficult it was to put up tents, clean up the park, put up the stage/tent, etc. and asked if the council wanted to hire somebody to do that prior to the event next year.
- Councilwoman Critz mentioned she was not able to do her section in the park, because of what happened to her, but she knew a lot of the council/staff were out there pulling weeds and doing things. Councilwoman Critz asked if this was not something the town could get the landscapers to do on a regular basis, so that it doesn't become a problem. Mayor Becker responded they were not qualified to do it, but he did have somebody (Lisa Tompkins) who was interested, but she has been so busy during the summer she hasn't been able to get back here to talk about taking it on as a maintenance thing. Mayor Becker explained the town needed somebody who is used to maintaining perennial beds and Ms. Tompkins is a professional and may be reasonably priced. There was a consensus of the council the town needed it whether or not there was another festival. Mayor Becker hoped he would be able to provide the council with something about that next month.
- There was no vote on the motion by Councilwoman Coffey, which was seconded by Councilman Countryman to table this item.

7. Staff Reports

- Ms. Brooks explained there was a plan going around for the Harris Teeter property, but it was not official; the planning board has seen it in an "unofficial" capacity. It is possible that Harris Teeter/Kroger will be selling this [surrounding town hall] property and it looks like they will put a lot more residential here than retail, because the demand isn't there for retail. There could potentially be 113 houses including some townhomes. Councilwoman Critz asked if that was with the zoning for downtown. Councilwoman Krafft responded it was just the Town Center. Mayor Becker commented there would be a tentative plan of four to five acres being set aside for additional retail building. Ms. Brooks noted (in speculation) it would give the town some land, potentially the property next to town hall, through dedication of land with them doing a subdivision and having to dedicate land to the town. Mayor Becker added the land could be for future festivals or a bigger park, noting with 113 houses it could be over three and a half acres. Currently the town only has two point four acres, so it could be a big plus if it works out, but it is "up in the air" still.
- Mayor Becker announced the auditor had finally resurfaced and she will be seeing him in the next couple of weeks to get the audit done. The LGC just got the audit contract approved today, even though the council approved it way back in July; the auditor was slow in getting it to them.

8. Other Business

- Councilwoman Critz informed the council of the meeting she and Councilwoman Coffey attended at the elementary school with the principal and Adrienne Jacquith concerning the sign. The discussion was detailed with the different aspects of what they wanted, why they wanted it, the pros and cons, and the ball was left in their court. Councilwoman Critz explained she basically told them they needed to speak to the neighbors that would be impacted by the light of the sign. There were a couple of other things they were going to provide for Ms. Brooks: the neighbor information that she could follow-up on and verify, more detail on the sign, and more detail on what the sign would provide. Councilwoman Critz mentioned since Councilwoman Coffey works for the public-school system, she should recuse herself from it. Ms. Brooks responded she couldn't, it wasn't quasi-judicial. Councilwoman Neill offered Councilwoman Coffey didn't have a financial interest. Councilwoman Critz continued it was the school's responsibility at this point to "win" the council over on the sign. It was pointed out to Councilwomen Coffey and Critz that over half the students attending Western Union Elementary are carpooled and not bussed, so there are families, moms, busy moms and dads, grandmothers, aunts, uncles, neighbors, etc. picking these children up that would be exposed to the information as they are sitting there and picking up kids. Councilwoman Critz stated that was a greater percentage than most schools, most schools bus more kids than have carpool kids; Western Union is the other way around. Councilwoman Krafft responded, "no", most schools are carpooled now. Councilwoman Coffey responded the school where she was is mostly carpooled. Councilwoman Critz explained they had implied their percentage was high. Councilwoman Coffey offered that her opinion was those people sitting in those cars were on their cell phone, tablets, or whatever, being "zoned out" from the kids, and they were not reading that sign. The school has a webpage that hasn't been updated in two years, they get agenda packets every day, so this is a moot point for Councilwoman Coffey. Councilwoman Critz explained they didn't deny any of that when they were talking, they just wanted another way to reinforce it. The burden of proof is on them and that is how Councilwomen Coffey and Critz left it with the school. Councilwoman Coffey noted the town couldn't even consider their usage of it because it would then become universal for anybody in Mineral Springs that wants one. Councilwoman Critz responded no, because they are separate. Mayor Becker added they have a separate set of rules. Councilwoman Neill noted it would set a precedent. Mayor Becker commented it sets a precedent, but it has its own section in the ordinance. Councilwoman Critz added it would come up and she told the school that, even if the schools are a separate entity, it would come up, without a doubt, that other people will know the school has one and they will want to know why they can't have one. Councilwoman Coffey responded yes, the church is the most prevalent in her mind, they are a special situation too. Councilwoman Critz responded, no, they are considered (legally) a separate entity. Councilwoman Coffey stated she was still not for the sign; it was just not making any sense, and nobody is reading the sign. Councilwoman Critz stated to her knowledge they have not come back to Ms. Brooks with anything and until they do there will be no more information on that. Councilwoman Coffey asked who was to guarantee that they were going to do as they say. Councilwoman Critz responded that was why they have to provide names and addresses so the clerk can follow up, not to insinuate

they would be lying, but the clerk could follow up verifying what they said and to invite them to the meeting. Mayor Becker pointed out it would involve a text amendment, so there would be a public hearing if it happened. Councilwoman Critz commented the ball was in their court if they want to come back to the town. Councilwoman Coffey asked what value it brought to the table in the decision-making process. Mayor Becker responded that was part of the legislative decision, the planning board would recommend, and the council would decide. Councilwoman Neill asked how the sign would advance the public good. Councilwoman Critz responded, "well, you're not looking at the public good, you are looking at the school." Councilwoman Neill responded, "right." Mayor Becker pointed out it was a public school. Councilwoman Critz continued, "it's not like the general municipality, we're talking specifically about the school and the children and the families involved there."

- Councilwoman Critz asked Mayor Becker or Councilwoman Krafft if they remembered the young man that spoke at the ribbon cutting for a group. Mayor Becker responded, "Teach Out". Councilwoman Krafft responded, it was "Out Teach". Councilwoman Critz noted she had never heard of them and explained it was a group that totally focuses on teaching, funding, and getting involved in the teaching of the outdoors. Councilwoman Critz thought it might be something the council might want to contact them and see if there was any kind of thing they might want to do on some of our conservancy land concerning our Prairie Grasses, Schweinitz Sunflowers, or something like that.
- Councilwoman Critz announced Jason Myers, who grew up in Mineral Springs, whose father was once the pastor at Mineral Springs Methodist Church, and who is married to Gillian Southerland (the Southerlands are a big family in our community), has now become the number two weatherman on WBT channel three. Councilwoman Critz explained she just wanted to make the council aware that we have a local person (having just moved back to North Carolina from Kentucky a couple weeks ago) and it seems to be a very permanent situation, because Eric Thomas, who is the head weatherman there now is probably in his mid-sixties and Councilwoman Critz felt sure he was looking toward retirement. Councilwoman Critz also felt Jason was being groomed to step into Eric Thomas' place. Jason is doing the 6:00 p.m. weather.
- Councilwoman Krafft explained her son Jordan was involved in an honor society for home schoolers and one of the things they have to do is service projects. Councilwoman Krafft mentioned she was thinking about seeing if Jordan would do one of those free libraries for the park as his service project. There could be kids' and adult books in it. Councilwoman Krafft stated if the council was interested in it she would have Jordan come up with a proposal and formalize it. There was a consensus of interest from the council to have Jordan bring it back to them for consideration. Mayor Becker mentioned Jordan should talk to Union County about needing a building permit for it.

9. Adjournment

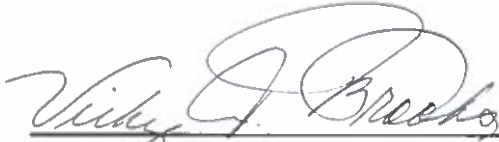
- ***Councilwoman Coffey made a motion to adjourn and Councilwoman Critz seconded. The motion passed unanimously as follows:***

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

Nays: None

- The meeting was adjourned at 7:55 p.m.
- The next regular meeting will be on Thursday, November 14, 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