

**Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Organizational Meeting / Regular Meeting
December 12, 2019 ~ 7:30 PM**

Minutes

The Town Council of the Town of Mineral Springs, North Carolina, met in Organizational Session and Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, December 12, 2019.

Present: Mayor Frederick Becker III, Mayor Pro Tem Bettylyn Krafft, Councilwoman Valerie Coffey, Councilwoman Janet Critz, Councilwoman Lundeen Cureton, Town Clerk/Zoning Administrator Vicky Brooks, and Deputy Town Clerk Janet Ridings.

Absent: Councilman Jerry Countryman, Councilwoman Peggy Neill, and Attorney Bobby Griffin.

Visitors: None.

With a quorum present Mayor Frederick Becker called the December 12, 2019 Organizational Meeting of the Town Council to order at 7:32 p.m.

1. Organizational Meeting

- A. Town Clerk Vicky Brooks read the votes from the regular election held on November 5, 2019 as follows: Mayor – Frederick Becker received 281 votes, there were 27 write-ins, 0 overvotes, and 18 undervotes. Council – Charles Bowden received 94 votes, Valerie Coffey received 268 votes, Lundeen Cureton received 234 votes, Peggy Neill received 257 votes, there were 8 write-ins, 15 overvotes, and 102 undervotes.
- B. Town Clerk swore in Frederick Becker III as Mayor. Mayor Becker swore in Valerie Coffey and Lundeen Cureton (affirmed) as council members.
- C. ***Councilwoman Critz made a motion to nominate Councilwoman Coffey as our new Mayor Pro Tem and Councilwoman Cureton seconded. The motion passed unanimously as follows:***

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

Councilwoman Krafft made a motion to close the nominations and Councilwoman Cureton seconded. The motion passed unanimously as follows:

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

Mayor Becker swore in Councilwoman Valerie Coffey as Mayor Pro Tem.

2. **Adjournment of the Organizational Meeting**

- Mayor Becker closed the Organizational Meeting at 7:41 p.m.

3. **Opening**

- With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of December 12, 2019 to order at 7:32 p.m.
- Councilwoman Critz delivered the invocation.
- Pledge of Allegiance.

4. **Public Comments**

- None.

5. **Consent Agenda**

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

- A. October 2019 Tax Collector's Report
- B. October 2019 Finance Report

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

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

6. **Consideration of Funding for the Western Union Elementary Outdoor Classroom**

- Mayor Becker mentioned the Western Union Elementary capital project item was a carry-over from last month and he hoped the council had time to give it some thought, and they can have a quick vote on the council's desire on the matter.
- Councilwoman Krafft mentioned there were two council members missing and she didn't know if they should vote on it without everybody being present. Mayor Becker responded if there was a chance of it being a "yes" vote and the school is going to get the money, he thought they could wait 30 more days and if it's not going to happen, he thought he was okay if the council votes to wait until there is a full council. Councilwoman Krafft commented she knew Councilwoman Neill was talking about it and thinking about. Personally, Councilwoman Krafft felt like the council should consider the funding for the classroom, it is an outstanding project and it works with exactly what the town is about; "it's a great fit."
- ***Councilwoman Krafft made a motion to table the discussion until all council is present, because she thought they had some strong input and Councilwoman Critz seconded. The motion passed unanimously as follows:***

Ayes: Coffey, Critz, Cureton, and Krafft

Nays: None

- Councilwoman Coffey mentioned that Attorney Griffin was supposed to send Mayor Becker some legislation on this and asked if that could be presented as well. Councilwoman Critz asked if that information could be forwarded to the council. Mayor Becker responded it will be placed on the agenda for next month. Councilwoman Coffey clarified the council was asking for the information to be sent to the council as well. Councilwoman Krafft added, “at least so we can get it and read it.” Mayor Becker responded absolutely, they can do that, that’s probably the right decision and he thought it was fair when it is something that has had so much discussion that they give everybody the opportunity.

7. Selection of Council Members to Serve as the “Delegate” and “Alternate” to Centralina Council of Governments

- Mayor Becker explained the Centralina Council of Government (CCOG) needed a delegate [from Mineral Springs]; Councilwoman Neill has been the delegate. Mayor Becker stated he thought everybody has had some familiarity with CCOG and that Councilwoman Coffey had served as an officer on the CCOG Executive Board several years ago. Councilwoman Krafft asked what the time commitment was. Mayor Becker responded he thought the meetings were every other month. Councilwoman Coffey clarified it wasn’t that often.
- Mayor Becker explained the council didn’t need to vote on this, someone could just volunteer if they had a desire to give it a shot and then the council could approve it. Councilwoman Critz mentioned it was a good way to meet other people and network. Councilwoman Krafft stated she wouldn’t mind doing it, but she needs two more years before she is out of the “time commitment hole”. Councilwoman Coffey stated she didn’t have a problem serving again.
- ***Councilwoman Critz made a motion to appoint Councilwoman Coffey as our representative for CCOG and Councilwoman Krafft seconded. The motion passed unanimously as follows:***

Ayes: Coffey, Critz, Cureton, and Krafft

Nays: None

- Mayor Becker stated he thought, as far as CRTPO was concerned, he was remaining the delegate to that. By the bylaws, it is the mayor, and we haven’t needed an alternate. Mayor Becker is willing to continue.
- Ms. Brooks asked if the council was going to appoint an alternate to CCOG.
- ***Councilwoman Critz made a motion to have Councilwoman Krafft as the alternate delegate to CCOG and Councilwoman Cureton seconded. The motion passed unanimously as follows:***

Ayes: Coffey, Critz, Cureton, and Krafft

Nays: None

- Mayor Becker explained with his comments about CRTPO, they will be nominating the officers of CRTPO in January. The chair is Dr. Michael Miltich, who is the mayor

pro tem for Cornelius and the vice chair is Lynda Paxton from the Stallings Town Council. Ms. Paxton has so much experience, her mayor designated her as the delegate. Ms. Paxton has been nominated, the CRTPO board nominated acting people, because there was no December meeting, but they suspect that will be the permanent members. Councilwoman Krafft asked when the meeting was. Mayor Becker responded they are the third Wednesday in downtown Charlotte at City Hall. Ms. Paxton is from Union County and she will be the vice chair; she has served in the chair before and she is very knowledgeable about regional transportation, because of her time with the MPO.

8. **2020 Town Hall Holiday Schedule**

- Mayor Becker commented the only thing the council has ever discussed or clarified was the Christmas week, because otherwise it is just the standard holidays of which some don't apply because the office isn't open, but they are stated as being holidays. The way Christmas works is Thursday is Christmas Eve, so Monday and Tuesday of Christmas week would be open, but it would be closed on Thursday, Christmas Eve and then Monday and Tuesday of the following week and then you have that one lonely Thursday sitting there, the way the dates fall, so Ms. Brooks is proposing that New Year's Eve also be a holiday, so the holiday runs from Thursday to Thursday. Town Hall would open back up on January 2nd.
- ***Councilwoman Coffey made a motion to approve the holiday schedule and Councilwoman Cureton seconded. The motion passed unanimously as follows:***

Ayes: Coffey, Critz, Cureton, and Krafft

Nays: None

9. **Staff Reports**

- Ms. Brooks handed out a Records Retention and Disposition Schedule for the council to spend some time reading over between now and next month. Ms. Brooks explained her memo should explain what the council will be doing next month with the records retention. Mayor Becker noted if the council had any questions to give Ms. Brooks a call. Mayor Becker also noted the council has acted on some of the general aspects of the records retention, but there are some specific ones the council is asked to have their own desires on certain ones; it is in the memo.
- Ms. Ridings referred the council to the tax report and explained the fourth name down paid his taxes today. The county gave him until the 19th. Mayor Becker mentioned that was one more from the 2010/2011 collection. Ms. Ridings added now the only real property that is left is the one on the bottom and that's kind of a sticky situation.
- Mayor Becker explained he was trying to track down the auditor again; he emailed her and said, "I haven't gotten the bill from the LGC or you" and she said, "no, she did submit the audit." As far as the auditor knows, the LGC has approved it for partial payment, but she was waiting for final approval to get the whole payment. The auditor is on track with the state to come back with an approval and she will be on the agenda for January or February after the approval is done.

10. Other Business

- Ms. Brooks explained that there have been some people talking about why the community center is still just sitting there and it is really because there is no way for the town to connect it to either sewer or septic right now. In addition, it would probably cost more than the town has [in the bank] to upgrade it. These are the two reasons why the building is just sitting there, just in case someone has seen any of the comments that staff has seen out there on social media. Mayor Becker added in many ways it is a bigger project than the town hall was, because it would be designed for more people, so much more parking would have to be provided and we really don't have the land for it right now. Mayor Becker thought a lot of it was hinging on what happens to the adjacent property, because that will affect either septic or sewer, it will affect road access, and parking. There are things out of our control that do hold it up. Mayor Becker noted the town is saving the money they save, but construction costs are way more than when the town hall was built, "they are through the roof." Town Hall cost the town \$500,000 for what was done, and Mayor Becker thought that would be doubled for starters, because the community center is slightly bigger and it is more of a challenging project in terms of the age of the building and some of the finishes the town would like, so it is a lot of money and we have to give some serious thought about how we wish to address that. Councilwoman Critz commented she thought construction (having a son in the business) is very inflated and sadly she thought it was going to deflate, but she hoped not as seriously as what we went through in 2008, but it will have to. Councilwoman Critz thought it might be to the town's advantage in more ways than one to wait, even though we have to wait. Ms. Brooks explained a couple years back, the town did get Union County Environmental Health involved with trying to figure out how we could potentially put septic out here and the fact is we don't have land. It looks like we have land, but what you see out there has easements on it and we can't go on those.


11. Adjournment

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


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

- The meeting was adjourned at 8:00 p.m.
- The next regular meeting will be on Thursday, January 9, 2020 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:


Vicky A. Brooks, CMC, Town Clerk




Frederick Becker III, Mayor