

**Minutes of the
Mineral Springs Town Council
Regular Meeting
March 9, 2023 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, March 9, 2023.

Present: Mayor Frederick Becker III, Mayor Pro Tem Jerry Countryman, Councilwoman Valerie Coffey, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, and Councilman Jim Muller.

Absent: Councilwoman Janet Critz.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Administrative Assistant/Deputy Town Clerk Sharelle Quick.

Visitors: None.

1. Opening

With a quorum present at 7:32 p.m. on March 9, 2023, Mayor Becker called the meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

Mayor Becker announced that Councilwoman Critz had family obligations and was excused from the meeting.

Ms. Vicky Brooks introduced Ms. Sharelle Quick as the new assistant.

2. Public Comments

None.

3. Consent Agenda – Action Item

Councilwoman Coffey motioned to approve the consent agenda containing the February 9, 2023 Regular Meeting Minutes, the January 2023 Union County Tax Report, and the January 2023 Finance Report and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

4. Consideration of Accepting the Audit Report – Action Item

Mayor Becker announced Kendra Gangel was not available to make this meeting. Ms. Gangel asked Mayor Becker if she could present the audit next month. Mayor Becker explained the council would probably be getting the reports in next month's agenda packet.

5. Consideration of Conducting a Work Session for Capital Funding, Meeting Protocols, and Town Hall/Grounds Maintenance Needs – Action Item

Mayor Becker explained he asked Councilwoman Critz if she had any preferences and she said she thought maybe it could be scheduled on the 13th of April before the regular meeting. If not then, Councilwoman Critz was available for the first two weeks in April.

Mayor Becker stated the topics the council would be looking at were maintenance projects, capital projects, and meeting protocols and how the council wanted to proceed on each of those. This

special meeting will not be a deep, long, detailed discussion of those topics where final decisions are made. It should only take an hour.

Councilman Countryman motioned to call for a special meeting to discuss the capital plan and other capital needs, and meeting procedures on April 13th at the Mineral Springs Town Hall at 6:00 p.m. and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

6. Consideration of Having the Nonprofits Provide Letters of Request vs In-Person Presentations – Action Item

Mayor Becker explained the council narrowed down the nonprofits to four, and in the past three years, the nonprofits have not come, because two of those years the council was meeting virtually. Mayor Becker presented the council with three possible decisions in his memo: personal appearance is required; email only; or accept either one depending on what they want to do.

Councilwoman Coffey responded that letters of request worked for her.

Councilman Muller asked if the council would still be able to post questions on their proposals.

Mayor Becker responded that if they were not there, the council could not.

Councilwoman Coffey stated she believed the letters usually come all-inclusive and self-explanatory. The council has had submittals in the past for fund requests and it should not be a problem. If there is a question, the council could simply get in touch with the nonprofit and get it cleared up.

Councilman Countryman stated he was good with a letter but questioned what if they wanted to come present.

Mayor Becker responded that was his question, should the council give them the option of doing that.

Councilwoman Coffey commented, "letter of request."

Mayor Becker clarified the council does not give them the option of coming in person unless they are needed later.

Councilwoman Coffey responded she did not think the council was going to need them, they are usually consistent with their verbiage with their presentation and if the council has questions they can certainly research them out before the meeting. The research can include looking at the board of directors, salaries, or whatever they want to look at and question any of that before the meeting. It is public information.

Councilman Countryman commented he did not have any problem with that. It is actually time-consuming for the council; they say the same thing.

Mayor Becker shared that their mission remains the same, the council just wants them to be able to demonstrate that they are providing some sort of direct benefit to Mineral Springs, in addition to their broader mission.

Councilwoman Krafft agreed, unless the nonprofit had something big or changing.

Councilwoman Coffey responded the nonprofit could then request an appearance.

Councilwoman Krafft stated she thought the nonprofit could request an appearance if they have something big or changing, like they were building a new building or doing a special fundraiser, etc. These groups are pretty steady. If there is something really special, the council should let them have the opportunity to come if they want.

Mayor Becker asked how that would be determined, the council would have to be at a meeting to make that determination.

Councilwoman Krafft thought it would be seen in the memo first...

Attorney Griffin commented that the council should know in advance, they would get an agenda with the request and if it raised a red flag, they could call the mayor to request somebody.

Councilman Countryman commented if that was done it would be a two-month process. The nonprofit sends the letter, the council reviews, and if they have questions, the nonprofit is contacted and asked to come back the next month.

Mayor Becker commented that the odds were that was not going to happen.

Councilwoman Coffey motioned that we ask the nonprofits to submit a letter of request for funding that they desire and if there is a major concern or major project, anything that looks like a red flag in the presentation, then we can request that they come, and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

7. Consideration of Purchasing a Steeplechase Race Program Advertisement – Action Item

Councilman Countryman motioned to buy a full-page ad for the Steeplechase Program for \$300 and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

8. Staff Updates

Ms. Brooks announced that the festival was on; however, an agreement [for parking] would have to be signed with Harris Teeter this year. Ms. Brooks explained she had shown the agreement to Attorney Griffin, and he suggested some changes. If Harris Teeter is in agreement with the changes, then the festival is on.

Mayor Becker explained that the North Carolina Capital Management Trust is a private investment fund run by Fidelity and it is monitored, overseen, and basically owned and operated by the Treasurer's Office. There are two types: there is the totally liquid one, which is not like a CD, it is like a money market fund (it's day of deposit, day of withdraw) and it is the type that Mineral Springs has. Mayor Becker noted when Janet [Ridings] began to collect back taxes and was using the Debt Setoff Program, in order to qualify for that you had to use the Capital Management Fund to put any of those proceeds in, so the town had \$2,000, and Mayor Becker would see it in the finance report every month. Mayor Becker mentioned the bank accounts went up from nothing to .65% and he thought they were going to keep going up, but they haven't, even though the Fed's continued to go up. The Capital Management Trust is paying (as of last month) 4.6% on a totally liquid investment, so Mayor Becker took approximately 80% of the town funds and transferred \$900,000 into that two weeks ago, because it is a projected \$40,000 a year income for the town over a 12-month period on that money if the town does not spend it. It is basically another one cent tax, because the town gets 2.1 cents (\$85,000). It is not a guaranteed rate, but it is a guaranteed secure investment, so the town will not lose money. Mayor Becker stated he did not think the town would have to do a budget amendment on the income, which is more than what is anticipated, but he will talk to Kendra to make sure.

9. Other Business

Councilwoman Cureton thanked everybody who gave her a donation or a card in memory of when her sister died. Councilwoman Cureton stated she appreciated it very much and mentioned that she was still struggling; it is really hard.

Councilman Countryman explained he sat in with the Western Union Municipal Coalition (WUMA) a week or so ago on behalf of the mayor. The primary discussion that took place was around sewer needs/sewer capacity and what the county was doing. There were three Union County Commissioners in attendance (one stayed outside, because they did not know there was going to

be three of them there, and it would have been a quorum). Stony Rushing was the primary spokesperson. The discussion was about the capacity currently at the 12 mile sewage treatment plant and they were talking in the vicinity of taking and pumping 6 million gallons a day and they have the capacity right now to be doing 10 million gallons a day, so they are not at capacity. There is a plan to expand that plant. One of the communications was that a previous county commission had failed in their responsibility to negotiate interim marginal price increases for the people that use the service (county water and sewer), because the intent would have been to take those marginal increases and bank them for later use in the expansion of the plant, but they did not initiate any of those increases, so the county does not have the funds, which is a dilemma. Now the commissioners have to decide on whether they should hit the consumers with a major increase or what do they do; they have not figured it out yet, but they are working on it. The other discussion was the restriction on taps, given the capacity that they are currently experiencing, although there is more to be used. They are being very selective in how they are assigning those usages. Waxhaw has not been part of WUMA, but they have finally decided to join. The county commissioners are looking at the potential of initiating an allocation basis by community rather than just assigning it to an individual or a developer; they are thinking assigning an allocation to the community (like Mineral Springs, Weddington, Wesley Chapel) is most likely the good way to do it. Then the council with the allocation would then process the hookups based on the needs of the community and the requests being made by individuals. That is some of the things that the county commissioners were going to discuss at their future meetings. There are a lot of wheels in motion to begin to make things work, but it is definite that they are going to expand Twelve Mile Creek somehow whether they have to initiate a bond or they have to initiate a significant increase for the users, but at some point it is going to happen, but they have not figured that out yet.

Councilwoman Cureton shared that she had attended the thing at Javonzio Coffey's, she was not sure what it was called, but it was where the kids could go, anybody who had kids that needs babysitting, it is free, they can go there, the bus will pick them up and drop them off at his place. Councilwoman Cureton stated she went, and Councilwoman Critz and Mayor Becker were there. It was very nice, and it is a good place and good what they are doing. If anyone has grandchildren or if they know any friends that they would like for them to go there and stay until the parents get out of work, it is a good thing for them to do.

Mayor Becker clarified this was the program the town funded back in November and it was the open house.

Councilwoman Coffey commented that it was a lot more than a babysitting entity, there is a curriculum that is being taught. All of the people that are working with the kids have been validated to be a benefit. Delice [Coffey] has a doctorate and Mr. Tillman has a PhD.

Mayor Becker thought Mr. Tillman had a Masters.

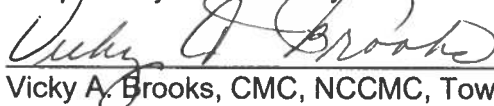
Councilwoman Coffey stated they were well acclimated to do the job and they were overseeing it appropriately. Councilwoman Coffey did not have all the particulates, but it was most definitely a benefit to the mind.

10. Adjournment – Action Item

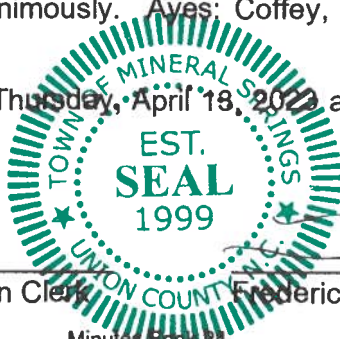
At 7:57 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

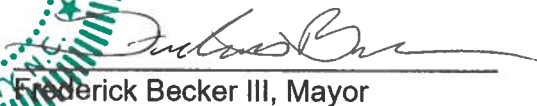
The next regular meeting will be on Thursday, April 13, 2023 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:



Vicky A. Brooks, CMC, NCCMC, Town Clerk





Frederick Becker III, Mayor