

**Minutes of the  
Mineral Springs Town Council  
Regular Meeting  
October 12, 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, October 12, 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:** William Reynolds.

**1. Opening**

With a quorum present at 7:30 p.m. on October 12, 2023, Mayor Becker called the meeting to order.

Councilman Countryman delivered the invocation.

Pledge of Allegiance.

**2. Public Comments**

There were no public comments.

**3. Consent Agenda – Action Item**

Councilman Countryman motioned to accept the consent agenda containing the September 14, 2023 Regular Meeting Minutes, the August 2023 Union County Tax Report, and the August 2023 Finance Report, and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**4. Consideration of Appointing a Board of Adjustment Alternate Member – Action Item**

Mr. William Reynolds introduced himself and explained he was volunteering his services to the Board of Adjustment; this is a learning process for him.

Councilman Countryman commented that the council was grateful because it is difficult to keep people on the Board of Adjustment.

Mr. Reynolds responded that he wished more were involved.

Councilman Countryman commented the council was always grateful when citizens were willing to step up and be part of the community. Councilman Countryman thanked Mr. Reynolds.

Councilwoman Coffey commented the council was looking forward to all the problem-solving Mr. Reynolds was going to do and she looked forward to hearing more about that as they went along. Councilwoman Coffey referred to Mr. Reynolds comment [on his application] about him having an interest in generating revenue for the town's land use policies and commented she was sure the council would be open to that.

Councilman Muller echoed the comment made by Councilman Countryman that it was difficult to keep folks interested in the Board of Adjustment, and then added that meetings were not held on a

regular basis; it is more of an “as needed”. Councilman Muller stated he thought there had been two meetings all year two years ago, and then last year it seemed to be one just about every month, so the irregularity of the schedule makes it difficult.

Councilman Countryman motioned to appoint William Reynolds to this alternate Board of Adjustment seat and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**5. Consideration of Proceeding with the Voluntary Annexation of Waxhaw Meadows Plantation and Calling for a Public Hearing – Action Item**

Mayor Becker explained that he turned over the documentation (each petition and deed research) for Waxhaw Meadows Plantation annexation request to Ms. Vicky Brooks to evaluate for compliance with the requirements of the process. Ms. Brooks completed the review and certified that she believed that it was sufficient and meets the requirements.

Ms. Brooks commented that was correct.

Mayor Becker stated that summed up what the certification said, and the next step was for the council to call for a public hearing to consider the annexation.

Councilwoman Coffey motioned to proceed with the voluntary annexation of Waxhaw Meadows Plantation by calling for a public hearing to take place on November 9, 2023 at 7:30 p.m. at the Mineral Springs Town Hall and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**6. Consideration of Directing the Planning Board to Review and Recommend the Zoning District for Waxhaw Meadows Plantation – Action Item**

Mayor Becker explained the town could get the process started by directing the planning board to begin the process of looking to assign initial zoning to those properties, because it has to happen within 60 days from the annexation, so the town can get a head start even though they are not residents. The motion would simply be to direct the planning board to take up the potential zoning of that property.

Councilman Countryman motioned that the planning board begin the review and make recommendations for the effective zoning for the potential annexation of Waxhaw Meadows and Councilwoman Coffey seconded. The motion passed. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**7. Consideration of Closing Out the Social Emotional Readiness Program – Action Item**

Councilwoman Coffey asked to be recused from this actionable item.

Councilman Muller motioned that we allow Councilwoman Coffey to recuse herself and Councilwoman Krafft seconded. The motion passed. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker explained this was just a procedural thing, and that his memo was self-explanatory. After meeting with Dr. Coffey, the mutual decision was that it was not practical to consider it (as stated in the memo); the council can close it out. There is a balance due of \$2,540.62 for expenses that need to be recovered, the sunken costs of the spring semester; there will be no further obligation on the part of the town to provide any funding and the program will be terminated.

Councilwoman Krafft motioned that we close this ordinance (O-2023-03) and close the authorization of any further grant money to this program and to clear out the final payment and Councilwoman Cureton seconded.

Mayor Becker pointed out that he had given the council two final spreadsheets. There was a detailed record keeping that he had done, so the council could see how the expenditures had gone; it was well within budget with some of the categories being shifted due to there being fewer teachers,

but more marketing. Mayor Becker asked if the council had any further questions on the final dollars before they voted on it.

The motion by Councilwoman Krafft to close out the ordinance, which was seconded by Councilwoman Cureton as shown above was voted on and passed unanimously. Ayes: Countryman, Cureton, Krafft, and Muller. Nays: None.

Councilwoman Coffey returned to the meeting.

The ordinance is as follows:

STATE OF NORTH CAROLINA  
TOWN OF MINERAL SPRINGS

**ORDINANCE TO AMEND AND CLOSE OUT THE  
PROJECT ORDINANCE AUTHORIZING A GRANT TO THE D. COFFEY FOUNDATION FOR ATHLETICS  
AND EDUCATION FOR A SOCIAL-EMOTIONAL READINESS PROGRAM**

**O-2023-03**

**WHEREAS**, the Social-Emotional Readiness (SER) Program was authorized by Project Ordinance O-2022-05 adopted by the Mineral Springs Town Council on November 10, 2022 pursuant to a Grant Agreement between the Town of Mineral Springs (TOWN) and the D. Coffey Foundation for Athletics and Education (RECIPIENT) and commenced operation on March 6, 2023; and

**WHEREAS**, the first semester of the SER Program was successfully completed with graduation occurring on May 26, 2023; and

**WHEREAS**, the second semester of the SER program was scheduled to commence in September 2023; and

**WHEREAS**, the facility where RECIPIENT was conducting the program became unavailable in the month of August 2023, and

**WHEREAS**, the facility had been provided at no charge to RECIPIENT, the RECIPIENT was unable to obtain use of a suitable replacement facility at no cost, and the program budget was dependent on the availability of a suitable facility at no cost; and

**WHEREAS**, it was the mutual determination of the TOWN and the RECIPIENT that it would be financially impractical to modify the Grant Agreement by increasing the program budget and program appropriation to cover the increased costs of paying for a suitable replacement facility; and

**WHEREAS**, the TOWN had made \$33,967.00 in disbursements to RECIPIENT as of March 30, 2023 out of a maximum possible program budget of \$56,194.00; and

**WHEREAS**, there was an amount of \$369.38 in disbursed funds that remained unspent by the RECIPIENT as of September 1, 2023, and RECIPIENT had incurred an additional \$2,910.00 of expended or obligated funds prior to the mutual determination by the TOWN and the RECIPIENT that it would be impractical to continue the program; and

**WHEREAS**, the Mineral Springs Finance Officer has determined that the amount of expended or obligated funds shown on the September 2023 closeout invoice is reasonable and justifiable;

**NOW, THEREFORE BE IT ORDAINED**, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted for the purpose of closing out the project fund:

**Section 1:** TOWN and RECIPIENT hereby agree to terminate the SER Program Grant Agreement for their mutual convenience under Article VI, Section 6.3 of the Grant Agreement due to the changes in circumstances herein described, and to follow the approved Closeout procedures under Article IV, Section 4.3 of the Grant Agreement.

**Section 2:** The following revenues were made available to complete the SER Program:

Source	Budget	Actual
Transfer from General Fund	\$56,194.00	-
Transfers from General Fund, FY2022-23	-	\$33,967.00
Transfers from General Fund, FY2023-24	-	\$2,540.62
<b>Total</b>	<b>\$56,194.00</b>	<b>\$36,507.62</b>

**Section 3:** The following amounts were appropriated for the projects of the SER Project fund:

Expenditure	Budget	Actual
SER Program operating expenses	\$56,194.00	\$33,597.62
SER Program closeout costs	-	\$2,910.00
<b>Total</b>	<b>\$56,194.00</b>	<b>\$36,507.62</b>

**Section 4:** The Finance Officer has transferred funds from the General Fund balance into the Social-Emotional Readiness Project Fund in the amount of \$36,507.62 and will make a final disbursement to the D. Coffey Foundation for Athletics and Education in the amount of \$2,540.62.

**Section 5:** The Finance Officer has maintained within the Social-Emotional Readiness Project Fund sufficient detailed accounting records for the project authorized.

**Section 6:** The Finance Officer has reported annually on the financial status of the Social-Emotional Readiness Project Fund.

**Section 7:** No further interfund transfers are authorized for the Social-Emotional Readiness Program and the Social-Emotional Readiness Project Fund is hereby closed out with a zero balance.

**Section 8:** Copies of this Social-Emotional Readiness Project Ordinance Amendment/Closeout shall be filed with the Town Clerk and the Finance Officer.

**ADOPTED** this the 12th day of October, 2023.

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Frederick Becker III, Mayor

Attest:

\_\_\_\_\_  
Vicky A. Brooks, CMC, NCCMC, CZO, Clerk

## **8. Mineral Springs 7<sup>th</sup> Annual Festival Wrap Up**

Ms. Brooks reported that the town had a great year of sponsors - \$2,000, food vendors - \$180, craft vendors/exhibitors - \$400. The total revenue was \$2,580, expenditures were \$5,925.45, so the actual cost to the town was \$3,345.45.

Councilmen Muller and Countryman thanked Ms. Brooks for all her efforts.

Councilman Countryman added that it went well, in spite of the rain.

Ms. Brooks responded it was a quick morning. Ms. Brooks asked the council if they wanted to discuss having a festival or not having a festival next year tonight or if it should be an agenda item at another meeting.

Councilman Countryman responded that it should be an agenda item.

Mayor Becker stated that was a wrap on this one, because the council did not have to approve anything on this.

Councilwoman Krafft shared that (even though we got rained out) from the children's area they served about 147 kids, maybe a little bit more; there were a lot of kids. Councilwoman Krafft found it interesting that when the Parkwood band came, which is really good community, they stayed around this time with their parents. Councilwoman Krafft thought if it had not been for the rain, it would have been an even larger event and it is much needed to keep an activity of some sort that is with the community, because it gives back to so many.

Mayor Becker mentioned there were lots of volunteers in addition to Ms. Brooks coordinating the whole thing. There were a lot of volunteers setting up and working during the event; "we're" grateful to everybody who put their time in, including folding newsletters and tabbing, even the things people don't think about that goes into it. Mayor Becker thanked everybody that helped Ms. Brooks make it possible.

Councilwoman Coffey asked if the assistant worked in the festival organization; she needed to be thanked too.

Mayor Becker commented that Ms. Sharelle Quick was one of the contributors also, she was there for the heavy workdays bringing the water bottles out and for the stage set up, and also helped with the fountain, as well as lugging stuff around. "You forget all the little things that you don't even think happen as the festival is prepared for," Mayor Becker stated.

Councilwoman Coffey added that everyone pulled together, picking up bales of hay and moving them forward.

## 9. Staff Updates

There were no staff updates.

## 10. Other Business

Councilman Muller wished a very happy birthday to Miss Lundeen, and next week, a very happy birthday to the mayor.

Councilwoman Cureton shared that she was on the radio news about being 90 plus one.

Councilman Countryman explained he had the opportunity to attend a WUMA meeting last month. There were two topics that were noted. The continuation and discussion regarding the Union County sewer issue. There has not been a lot of change. Commissioner David Williams was in attendance, and he is a proponent of taking it away from the county and creating a new municipal organization of the communities and citizens (a citizen board) that would be the administrator of the Union County Sewer Authority. That will not happen for a while, but that is the direction that they feel like they need to move. One of the issues the county is facing right now is a financial issue, they do not have enough money to do what they want to do, and they did not pre-plan. There is a continual indication that previous county commissioners, and even the ones that are currently seated, have probably done less than an effective job of planning and providing financially for the needs of the county. The other issue that came up was the fact that the State of North Carolina just recently took away 940 acres from the City of Greensboro by de-annexing it. There is a concern of the "powers that be" at this [WUMA] meeting and the mayors of all the communities that it presents an issue, because when the town planning board, Ms. Brooks, and the mayor work hard to establish zoning regulations/ordinances, the state can come in and say "well, this piece of the community doesn't belong to you anymore and we're going to do with it what we wanted." This is not something new, but (according to the WUMA folks) it seems to be happening more frequently now, so it is becoming a level of concern for all the mayors in the Western Union County Alliance, because they have all worked hard to set up their communities and they want to administer them and not let the state do it.

Councilwoman Cureton mentioned that a lady went to her and said the state was trying to take her property and the lady wanted to know if there was something she could do about it. Councilwoman Cureton told the lady she probably needed to get a lawyer.

## 11. Adjournment – Action Item

At 7:53 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, November 9, 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

