

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
May 12, 2016 ~ 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, May 12, 2016.

Present: Mayor Frederick Becker III, Mayor Pro Tem Peggy Neill, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, Town Clerk/Zoning Administrator Vicky Brooks, and Deputy Town Clerk/Tax Collector Janet Ridings.

Absent: Councilwoman Janet Critz and Attorney Bobby Griffin.

Visitors: Barbara Faulk, Don Gaddy, Linda Smosky and Evan Wunder.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of May 12, 2016 to order at 7:33 p.m.

1. Opening

- Councilwoman Neill delivered the invocation.
- Evan Wunder led the Pledge of Allegiance.

2. Public Comments

- Don Gaddy – 3129 Parks McCorkle Road.

3. Consent Agenda

- **Councilwoman Coffey made a motion to approve the consent agenda with the gender correction on page 126 containing the following:**

- A. *April 14, 2016 Special Meeting Minutes and April 14, 2016 Regular Meeting Minutes*
- B. *March 2016 Tax Collector's Report*
- C. *March 2016 Finance Report*

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

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

4. **Community Arts Council – Barbara Faulk**

- Community Arts Council Representative Ms. Barbara Faulk thanked the council for letting her come back again. While Ms. Faulk has been coming for a number of years, she wanted the council to be assured that the services Community Arts Council provides in Mineral Springs have not decreased in anyway whatsoever; the funding Mineral Springs provides goes directly back to their residents particularly in the school system where all schools in the Parkwood School area are served (elementary, middle and high).
- Ms. Faulk referred to the information she provided the council with and commented that there were a couple of errors, because she thought that Prospect was in the school district for Mineral Springs. Prospect received the Shakespeare Recitation Competition, which is a countywide competition; they also participated in the student artist showcase, which had some winners from the Parkwood cluster. The middle schools received a fine performance called “Danny, King of the Basement”, which is about self-esteem and positive behaviors; they also participated in the student artist showcase. The elementary school students (3,000+) received two programs from the Community Arts Council this year. The Community Arts Council also gave a \$500 grant to Prospect for the Fred Ingold Music Festival. A program was just done for the daycare students and there were some Mineral Springs daycare students that were bussed to Wingate to receive a program called “Hare and Tortoise”.
- Ms. Faulk assured the council that the Community Arts Council is continuing to work very, very hard to make certain that Mineral Springs is part of its plan as it has been. Mayor Becker asked Ms. Faulk if the mini-grant program that Community Arts Council was doing (last year) ranging from \$150 to \$250 was reflected in her report and if those grants were popular. Ms. Faulk responded “yes they are” and explained that last year alone Community Arts Council provided over \$12,000 in the individual grant programs. The schools have to apply for it; all 56 schools in Union County have the same opportunity and they can apply for up to \$500 to do a specific arts program that they want to do in their schools. When schools from the Parkwood area apply for it there will be funds there for it, because Community Arts Council always does, they don’t ever turn anybody down; it’s just not a program that they feel like they can cut corners on at all. Mayor Becker commented that it was a very exciting program the way Ms. Faulk described it last year and it seemed like it was fairly recently started and had become very popular. Ms. Faulk responded it is and in fact the deadline for this coming year was moved a little bit, so that the teachers and staff could better plan, but the deadline is coming up, so they will know pretty soon how much it is. Ms. Faulk stated that the Community Arts Council works hard for students and the people and residents in Mineral Springs.

5. **Consideration of Approving an Eagle Scout Project by Evan Wunder**

- Mayor Becker commented that this was the final step in Evan Wunder’s Eagle Scout project.
- Mr. Wunder explained that this is just the check-in letting the council know that he is still here and that he was approved by his troop. The project will be two Barred Owl houses, three educational signs about the birds and 15 Brown Headed Nuthatch boxes. Councilman Countryman asked Mr. Wunder if all the approvals

were received from Union County. Mayor Becker instructed Mr. Wunder (when asking for final approval) to make sure that he has a waiver from the building inspections department that says "no permits are required" or if they are that he has them; the town has to have it written, either an email or a letter from inspections. Mayor Becker explained that this is a new thing that the town wants to make sure they don't get caught with the county looking at them funny.

- Councilman Countryman asked if they were looking for funding and what the amount was. Mr. Wunder responded that the estimated budget was \$529, which includes the lumber and all of the supplies needed. Mayor Becker commented that he knew fundraising was part of the requirement of the Eagle experience, but the council has offered to match up to \$400 or up to 50% (which would be less than \$400).
- **Councilman Countryman made a motion to make a 50% match on the budgeted figure and Councilwoman Krafft seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Countryman, Cureton, Krafft and Neill

Nays: None

- **Councilwoman Coffey made a motion to give final approval on the project and Councilwoman Neill seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Countryman, Cureton, Krafft and Neill

Nays: None

6. **Council on Aging – Linda Smosky**

- Council on Aging Representative Ms. Linda Smosky commented that it was always a pleasure to come to Mineral Springs and she thanked the council from the bottom of her heart for the opportunity to come and give information about the Council on Aging. Ms. Smosky thought it was invaluable that the council learn what Council on Aging does, because many of them talk to folks and send them their way, so they are able to help more people, because the council helps them. Ms. Smosky pointed out that the handout she provided them with tonight might seem a little bit lengthy, but she just wanted to be sure that they have the information in front of them. The council knows basically what Council on Aging does, so Ms. Smosky just wanted to hit a few highlights. The Council on Aging does four core services to provide services for folks in Union County; to answer all of the aging questions that they possibly can and to help them live as safely and comfortably as they possibly can. Ms. Smosky stated that she thought Council on Aging was very senior-friendly, because they do answer the phone and there is a live person there (you don't have to press 1 or 2, etc.) and your call is very important to them, so "please wait about 15 minutes before we get back to you". Ms. Smosky gave a couple of examples of questions they receive. Recently they received a phone call from an older lady that had animals and she wanted to know where a rabies clinic was being held. Last Friday, they had a gentleman walk in the door and he said that his wife died two weeks ago and he didn't know what to do, so a staff member took him to the office and said "let's talk and see how we can help". That's really what he wanted, he needed to tell his story and he needed someone to listen. After 45

minutes he left saying “thank you very much for helping me” and all they did was listen, but sometimes that’s all that counts.

- During the Medicare open enrollment this year, the Council on Aging counseled 539 individuals saving them over \$476,000. Ms. Smosky stated that she wished they could see all of the Medicare recipients in Union County to save people even more money.
- One of the services that Council on Aging provides that isn’t talked about very much, but is growing very rapidly is something called “equipment loan” (it’s not really a loan program). When folks have wheelchairs, bedside commodes, shower stools and canes that they don’t know what to do with and they are taking up room in their house or they don’t want them as a reminder, then they can call Council on Aging who will pick it up and store it in their storage room; folks can come in to get it. That is a constant now; they have people coming in all the time. In fact, they have waiting lists. Ms. Smosky stated that if the council knew of anyone who has that kind of equipment that they are not using and they want to get rid of it – Council on Aging will take it. Ms. Smosky commented that they can also take packages of adult diapers (unopened or opened, but not used). They have folks call them on a regular basis looking for them.
- Ms. Smosky commented that Council on Aging has a website. It is obvious that people are going to it, because they are averaging 2,270 visits a month, so the word is getting out.
- Ms. Smosky pointed out the graph in the agenda packet about Alzheimer’s disease showing the 100 counties and unfortunately Union County is still at the top of the list in North Carolina. One in seven North Carolinians over the age of 65 are now affected by Alzheimer’s disease. Alzheimer’s disease is a terminal illness; it is not curable and it’s the 5th leading cause of death in North Carolina. That is up from a couple of years ago when North Carolina was 7th or 8th. Ms. Smosky also pointed out the second page of her information, which gave examples of “who we are and what we do”. A man who is 65 can expect to live another 17 years and a woman who is 65 can expect to live another 20 years, so if you are retiring at 65 you’ve got quite a while to live and Council on Aging wants to make sure that you are living to the best of your ability. Along with that, in the State of North Carolina (really across the county) the baby boomers are aging, so we have more people 60 and over than 17 and younger. By 2018, over 90 of the 100 counties will be in that situation and Union County is one of them.
- Council on Aging has a new adventure that they are doing. They have an office at the corner of Skyway Drive and Lydia Street. Right down from them on Lydia Street was Dr. Gibson’s office (dentist) who has been there for many years and a few years ago Council on Aging thought that he was going to retire in the next few years, so they were keeping an eye on the property, because they knew that at some point the agency was going to need to grow. They talked with Dr. Gibson and applied for a grant; this January they bought the building next door. There are several different opportunities to use the building for, but they wanted to provide a good service, so they started thinking about Alzheimer’s disease and about all the people who are caregiving and one of the services that is really very important to caregivers is an adult day program. Council on Aging is in the process of starting an adult day program, which will be small, because the building is not very large. Ms. Smosky hopes that if it is successful it can be duplicated around the county,

because she thought there is going to be a need for that. When most people take an adult to an adult daycare it isn't five days a week, it's usually one or two days a week; they just need that one or two days of respite sometimes to take care of themselves, so they can continue to take care of their family member. Council on Aging is looking at the rules and regulations. They have a contractor and they are applying for grants all over the place.

- Councilwoman Neill explained that she can relate to everything Ms. Smosky was talking about with Alzheimer's, because she lost her husband to it 15 months ago. The most important thing would be the day program, Councilwoman Neill thought. Next on the list would be respite care for a caregiver. Councilwoman Neill further explained that she knew that the funds are lacking; she was on the wait list forever and it never happened. Councilwoman Neill asked Ms. Smosky how she would describe the state funding that they are getting. Ms. Smosky responded "flat". The funding from the Older Americans Act comes from the federal government to the state and it's blended with state funds and that funding has been flat since 2008; it may go up a little bit or it may go down a little bit, but it has basically been flat since then. The Older Americans Act is how Council on Aging gets their funding, which has been in limbo for five years, but a few months ago it was reauthorized. On the federal level, one of the things they are looking at is all of this funding is based on a formula, it is based on the number of older adults, the number of minorities, the number of rural and over the years things have shifted and North Carolina is in greater need than some other states, so what they want to do is to justify that and adjust it. They also want to hold harmless, so some of those people don't lose a lot of their funding. North Carolina is getting approximately \$37 per person and another state might be getting \$187, so it's not fair, but they don't know what they are going to do about it yet; that's one of the problems.
- Councilwoman Cureton asked Ms. Smosky if someone was put into a living place falsely was there anyway she could get out. A lady that Councilwoman Cureton knows had her daughter trick her, told her they were going to a meeting and she signed her in and took all of her money, but her mind is as good as Councilwoman Cureton's. Ms. Smosky responded if she is in her right mind, yes there are resources for that. There is a person called an Ombudsman for Union County, her name is Lori Abounder and she is a liaison (a spokesperson for people in facilities) and she will work with families who are in a situation that they need resolved. Ms. Smosky suggested that Councilwoman Cureton give her a call.

7. Consideration of the 2016-2017 Budget and Calling for a Public Hearing

- Mayor Becker explained that the next step in the budget enactment process is the presentation of the proposed budget, which is in the agenda packet. The expenditure line items are identical to what was discussed last month in the work sheet and the complete budget document is pretty self-explanatory. At this stage the council is still not being asked to adopt the budget, they can make some recommended changes; this is a proposed budget that he has submitted to the board based on the staff input and based on council input from last month. Mayor Becker further explained that the council can: a) suggest changes or b) accept the proposed budget and call for a public hearing next month. Next month the council will have the hearing and a chance to adopt the budget; perhaps make even more changes. Mayor Becker explained for those that were visiting that the budget was

on the website, it is just the round figures and the overall budget is \$329,145, which is up from \$320,000. Most of the expenditures are pretty flat; the council discussed two new areas last month, which were iCompass Records Management - \$4,300 and setting aside \$5,000 for possible contract enforcement if they ultimately adopt a nuisance ordinance. Those new items are approximately \$9,000 more, so we have gone up. Pretty much everything else has been shuffled within the departments and most things are fairly unchanged from previous years. Our property taxes still represent only about 20% of our revenues and sales taxes of all types represent about 75%.

- Mayor Becker asked if there were any comments or suggestions from the board. Councilman Countryman commented that he thought he had done a great job. Councilwoman Coffey commented that she went through it and didn't see anything that needed to be changed.
- **Councilwoman Coffey made a motion to accept the proposed budget and call for a budget [public] hearing on June 9, 2016 at 7:30 p.m. at the Mineral Springs Town Hall and Councilwoman Krafft seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Countryman, Cureton, Krafft and Neill

Nays: None

8. Update on the Greenway

- Town Clerk Vicky Brooks reported that H.C. Rummage had finished their portion of what needs to be done to the greenway for compliance. They were asking for a Certificate of Occupancy; however, Union Council is holding back on that until they have issued a permit for the correction on the bridges. Last month, the council accepted a proposal from LaBella to go out and inspect those bridges; he is still working on that report and expects to have it ready tomorrow. We will know where we have to go from there once that report is received, Ms. Brooks said.
- Mayor Becker asked the council if they had any questions on where we stand on that so far. Mayor Becker noted that he thought the bridges were about the last thing that they have in this long process. Getting that resolved may require a contractor. Mayor Becker explained that he did meet with the engineer who looked at the bridges and he couldn't say anything without doing his calculations on loads and so forth, but his impression (Mayor Becker thought) was that structurally they all seemed to be fairly secure. Mayor Becker stated that they were hoping that if some things needed to be changed, shored up or reinforced that will not be a huge project, but he can't second guess that.
- Mayor Becker explained that if a contract for repairs was needed, it would have to be presented to the council. If it's urgent (depending on what Mark Griffin says) we may have to do a special meeting. Maybe we need to go ahead to at least get some prices. Ms. Brooks commented that she thought when LaBella reports back to us that will be when we know what we are going to have to do and then we will have to get another contract with LaBella to draw those plans up for us, so that we can submit a permit request to the county. Mayor Becker commented that will have to be the next thing that has to be approved even before we consider approving an actual construction contract, so that will probably be what we do next month. Ms. Brooks asked if they wanted to wait a whole month to try to get a

contract with LaBella (for example, since they have the plans) to take the next step to draw up the plans for us or does the council want to have a special meeting. Councilwoman Coffey responded that we need to have a special meeting; we need to expedite this as much as possible. "That report should be here tomorrow, you'll know exactly what they are talking about, you can have the financials available and ready for a special meeting, so that's my vote", Councilwoman Coffey said. Mayor Becker asked if they wanted to "take a stab" at calling a special meeting now or do we want to just notify council members. Councilwoman Coffey commented that his report would be here tomorrow and asked if they couldn't tentatively schedule on and then it could be revised if needed. Mayor Becker responded that he was guessing that when he [Mr. Hill] gives the report he'll say "this needs this, this needs that" and then we're going to say "okay, Mr. Hill we need you to put together a proposal for what it will cost to develop construction documents to do this". That might take Mr. Hill a week or two; "we don't know how long that will take and we wouldn't".... Councilwoman Coffey asked Mayor Becker if he thought it will take Mr. Hill a couple weeks. Mayor Becker responded that it's hard to say since it took him a couple of weeks to do this. Councilwoman Coffey commented this is a site visit and drawing out plans. Mayor Becker responded that this was evaluating our plans, not drawing plans. Councilwoman Coffey commented that he ultimately will have a vision of what needs to be done and if we are going to contract them to do the work then they are the ones that are going to be drawing up the plans. Mayor Becker responded that we would think, unless we are going to get a better price somewhere else. Councilwoman Coffey commented that he [Mr. Hill] has a lot of information already to base the financial on; therefore, she believed it shouldn't take him two weeks. It does sound like we don't want to schedule a special meeting, Councilwoman Coffey said. Councilman Countryman commented that it would be easier to call a special meeting once the documents are in hand, because it's pretty speculative right now and he thought it made more prudent sense to get the stuff and then schedule the meeting. Mayor Becker responded "depending on what that timeframe is and you can let Mr. Griffin at Union County Inspections know, always keep him, you've always been really good about that, he may say 'I don't care if you wait until June 9th', if that is what he says, you know, you can, we can just keep it open and if it looks like they really want us to move forward then we can call that special meeting". Ms. Brooks commented that the mayor can call the special meeting within 48 hours. Mayor Becker explained that since it would be "engineer" they would not have to do competitive bids if they didn't want and they could use the Mini Brooks Act Exemption to go with the engineer that's been serving us so far.

9. **Discussion of the Process for Preparing a Survey to get Public Input for a Nuisance Ordinance**

- Mayor Becker explained that this would be the council giving Ms. Brooks input on proposed ideas on how to draw up this survey for the public outreach on a potential nuisance ordinance. Ms. Brooks commented that she didn't think the council wanted to put all items on the survey that were on the list and asked how to break that down. Councilman Countryman responded that he was just going to pull a number out of the sky (maybe having been in your [Ms. Brooks] chair for a while and having had complaints filed over time) there is probably a list of maybe up to 10 types of situations we've been exposed to or have the potential to be exposed

to. Maybe come up with a list of 10 of the most egregious nuisance kinds of issues and provide that to the community in the form of a survey with some guidance that they need to return it and indicate on that survey those of the 10 that they feel most strongly about and then to tabulate that survey to come up with (let's say) the top five or three. Ms. Brooks commented that she would basically "whittle" that list down and prepare something. Councilman Countryman responded that they could use the list that was provided, but not necessarily the language. Councilwoman Neill commented that there were 21 items; "certainly we are not going to do that". Mayor Becker commented that they overlap somewhat. Councilman Countryman commented that Ms. Brooks could come up with a maximum of 10, which is a good round number. Ms. Brooks responded that she will make the survey up and the council can approve it. Mayor Becker commented "put the language in survey form in a sense to present to this board". Ms. Brooks responded that the council could approve it next month.

- **Councilwoman Neill** made a ***motion*** to have Ms. Brooks prepare roughly 10 items in the form of a survey for council to look at and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Cureton, Krafft and Neill

Nays: None

10. **Town Council will Sign-Up for the Food Service Area at the Downtown Park Grand Opening / Ribbon Cutting**

- Mayor Becker asked if there was a master copy (sign-up list) to pass around. Ms. Brooks responded that the council could tell her and she would write it on her copy. Mayor Becker explained that there were six slots and Councilman Countryman will be missing. Councilwoman Coffey signed up for 11:00 a.m. to 12:30 p.m. Councilwoman Neill signed up for 12:00 p.m. to 1:00 p.m. Councilwoman Krafft stated that she would fill in wherever, but her life was sort of upside down right now and she wasn't sure what was going to happen on Saturday. Mayor Becker volunteered Councilwoman Critz for the 1:00 p.m. to 1:30 p.m. slot. Councilwoman Cureton would take the 1:30 p.m. to 2:00 p.m. slot.
- Ms. Brooks asked if anyone could show up earlier to help set up tents and bring out food. Councilwoman Cureton asked how early and Councilwoman Coffey responded 10:00 a.m. Ms. Brooks responded yes, at least 10. Mayor Becker noted that he would be there at 9:30 a.m. and that Mr. Winchester did mow the adjacent property and Ms. Brooks did speak with Mr. Raley, so we can use that festival area for parking in case it is needed, which is very helpful. Ms. Brooks and Ms. Ridings will also be onsite at 9:30 a.m.

11. **Staff Reports**

- There were no staff reports.

12. **Other Business**

- There was no other business.

13. **Adjournment**


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

Ayes: Coffey, Countryman, Cureton, Krafft and Neill

Nays: None

- The meeting was adjourned at 8:23 p.m.
- The next regular meeting will be on Thursday, May 12, 2016 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