

Town of Mineral Springs  
Town Hall  
3506 S. Potter Road  
Town Council  
Regular Meeting  
October 12, 2017 ~ 7:30 PM

---

Minutes Draft

---

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 12, 2017.

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

**Absent:** None.

**Visitors:** Charles Bowden and Donald Gaddy.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of July 14, 2016 to order at 7:30 p.m.

1. **Opening**

- Councilman Countryman delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- Charles Bowden – 6409 Pleasant Grove Road.

3. **Consent Agenda**

- **Councilwoman Neill** made a **motion** to approve the consent agenda as presented containing the following:

- A. *September 14, 2017 Regular Meeting Minutes*
- B. *August 2017 Tax Collector's Report*
- C. *August 2017 Finance Report*

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

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

4. **Mineral Springs Volunteer Fire & Rescue Department – Chief Donald Gaddy**

- Chief Donald Gaddy explained it had been awhile since he updated the council on what was going on at the department and thought since everyone got their tax bill he might need to tell them what was going on. The reason the tax bill/our tax jumped the way it did this year is because for the last three or four years the county has kept them at the 2014 rate; in other words, the fire department didn't get any more money from 2014 to 2016 even though they asked for more and needed more. This year, the county gave the department what they asked for, which is the reason the taxes jumped the way they did. The fire department budget for this year is \$805,449. The paid staff gets \$323,000 of that budget. Currently, the fire department has a total of 59 members, 25 of these are paid staff that work 12-hour shifts, seven days a week, 365 days a year.
- On July 1<sup>st</sup>, they put paid staff (during the day) at Station 16 [located at Rocky River Road and Doster Road]. Renovations will have to be done to that building, so they can put night-time staff when the call volume gets there. Chief Gaddy offered a little bit of history on Station 16: it was built in 1992 on leased land with the idea that the way Monroe was annexing and coming this way, in 10 years it wouldn't be needed; however, Monroe quit annexing and the fire department hadn't changed their plans. They will have to put in a sprinkler system, do some work on getting a little kitchen unit in and that kind of thing, so they can put a night-time shift in. Most of last year (as far as he was concerned) was consumed trying to get a contract with the county for fire service for our district, they spent eight months with lawyers talking to each other and finally got a contract for five years that all the departments in the county could live with.
- In June of this year, they convinced South Piedmont Community College to have whole day training and they called it Con-Ed (continuing education for EMT's). The EMT's had to go to all different stations in the county to get their training until they convinced the college to let them have a month-long class there that gave the EMT's all the training they needed for a year, which helps them out on having to find places to get it.
- Early last year, the fire department was able to upgrade 15 of their SCVA's, which are their breathing air packs that were nearly 10 years old. These packs normally cost about \$5,000 apiece, but since there was a manufacturer defect in them, they were able to upgrade them with new units for \$1,000.
- Around January, the Board of Directors directed Chief Gaddy to start writing specifications for a new engine and at last month's board meeting they approved the purchase of a new engine for a little over \$560,000. That engine will be here in about a year; it takes about a year to build them now. It will replace the 2000 year model engine they have at Station 15. Also, the board approved buying the second engine as soon as the first one is in service; it will go to Station 16 and will replace another 2000 year model engine. They are running about 35% of their calls out of Station 16.
- On July 24<sup>th</sup> and 25<sup>th</sup> of this year, the department was inspected by North Carolina Department of Insurance to get their ISO rating, which is the rating that is used to charge you money for homeowner's insurance. The department was at a Class 6/9E and they were able to bring it down to a Class 5/9E, so everyone that lives within 1,000 feet of a fire hydrant can tell their insurance company that they want a

little bit of money back, because the insurance rates should be less. It took a lot of work from a lot of people to just get it down one grade.

- The department applies for a Federal Grant every year, they have bought hose, supply lines, cascade systems to refill SCVA's with, SCVA's, gear, just about anything they can think of; they have to pay 5% of the cost of it and the Federal government pays 95% of it. This year they were able to get 15 brand new air packs for \$129,000 and they will have to pay 5% of that, so anytime they can get a grant, they go for it.
- Last year, Mineral Springs Volunteer Fire and Rescue Department, Inc. answered a total of 1,061 calls for service, which required 2,298 manhours. So far this year, they have answered 763 calls, which required 1,710 manhours. In addition to the manhours that the staff puts in answering calls, last year, they spent 2,543 manhours for training. So far this year, they have spent 2,711 hours training. The department strives to do the best they can with what they have to do it with. Everyone in the fire department has to pay the same fire tax that everybody else does and Chief Gaddy doesn't like paying taxes, so they stretch a penny as far as they can.
- Councilwoman Critz asked Chief Gaddy if there was anything the fire department needed from the town. Chief Gaddy responded he was not going to ask for more money. Councilwoman Critz clarified she didn't necessarily mean money, but if they were having any fundraisers and if the department needed anything or if there was anything the town could do. Chief Gaddy responded the fundraiser they have right now is the town festival and they made some on it this year. In addition, they do have the photo funding every year, where that guy comes around and beats on your door; that's their big fundraiser. All the department has to do for that fundraiser is to unlock the door at the fire station twice; the rest of it he takes care of.

**5. Nuisance Ordinance Update by Councilwoman Janet Critz**

- Councilwoman Critz explained this was concerning our nuisance ordinance and working on the possibility of re-establishing it. When the group of people that came from the community at the last meeting, it was clear from the information they provided for the council that probably less than 10% of their issues would actually even be benefitted by a nuisance ordinance, because 90% plus of their problems fell under others' (especially the Sheriff's Department's) responsibility. Councilwoman Critz called Sheriff Cathey and had a meeting with him personally, at which time he looked up this neighbor that is the primary problem and this man has a considerable record. Councilwoman Critz explained she and Sheriff Cathey began to talk in general about a nuisance ordinance and he could not discourage her more about Mineral Springs not having an individual ordinance; he said that "we could not recommend anyone going on this man's property without taking their life into their own hands" and "without a police officer fully armed, you should not be anywhere near that neighbor". Councilwoman Critz stated she knew the neighbor was not a good person, she believed they all knew that from the information they gave, but he was much more dangerous. Councilwoman Critz explained she found out later that all three of those residents have permanent restraining orders against him, because they are aware of how dangerous he is.

- Sheriff Cathey provided Councilwoman Critz with information about four pages in the Union County Ordinance (their large book), which Councilwoman Critz believed began on page 177; it is a nuisance ordinance (not a separate ordinance, like a separate book), it is pretty limited, but Sheriff Cathey said he could work with the town and our attorney, so we could adopt that portion of it and then the Sheriff's Department could enforce it.
- Sheriff Cathey also informed Councilwoman Critz about something she wasn't aware of, on McNeely Road several times there have been appliances and sofas dumped, which were reported and removed, Councilwoman Critz had no idea who actually came and removed them, but there is an actual officer in the Sheriff's Department that does nothing but handle litter complaints. Sheriff Cathey believes that a lot of these issues could be very successfully dealt with through the existing wording on the county level, not all of it, but most of it. Just like the "FYI" resident complaint we have here, even if our nuisance ordinance were intact, it would not help this person.
- There is a lot of confusion in the community about what a nuisance ordinance would and would not do and Councilwoman Critz thought it would be greatly to our advantage to proceed forward with Sheriff Cathey and involve the town attorney. Councilwoman Critz explained that she has had a couple of private conversations about this with Attorney Griffin and she will tell you and she was sure he would (if he wants to expound upon this he can), he has not encouraged the forward movement of a separate nuisance ordinance for Mineral Springs. Everyone that Councilwoman Critz has spoken with has made it very clear that they think the town is biting off more that they can chew. People are going to expect the town to be helpful in ways that they couldn't and even when they can be with that ordinance itself, they are going to have a serious situation trying to enforce it and/or dealing with the expense of it as a town.
- Councilwoman Critz stated her suggestion (even though she has not spoken to one person that has encouraged her to encourage the council to do this separately) would be to proceed with the town attorney and Sheriff Cathey to make sure that we can benefit from what is within the ordinance for the county and then how the town could actually work with this litter officer for these other extreme issues. Councilwoman Critz also stated she was very comforted by the fact that they have a means to safely ..... "once he pulled this man's name up, he said there was no way he could recommend anyone trying to enforce any kind of ordinance that was not an officer of the law as they would be putting their life in danger". Councilwoman Neill commented "you know about him, what about the ones that we don't know about". Councilwoman Critz responded, "exactly, and Sheriff Cathey also saw that all of these neighbors had permanent restraining orders against him". Councilwoman Critz explained that at some point, we have to personally try to help our community as we can as advocates, but she was not convinced that moving forward for a separate ordinance with hiring out a separate company to enforce it is in the community's best interest. Councilwoman Critz stated if the council wants her to move forward with the attorney and Sheriff Cathey she will. Mayor Becker responded, "certainly, we should see". The county has just codified their ordinance book (it used to be like ours, it was as adopted chronologically); now it is done by category, so you can find what they have. Councilwoman Critz commented it actually says "nuisance". Mayor Becker clarified most of that deals with noise, as

Councilwoman Critz knows from speaking with Sheriff Cathey. Mayor Becker thought it would be a starting point and it was more accessible on the website of Union County than it ever was. Councilwoman Critz stated she thought because he has a separate officer that deals with litter; Sheriff Cathey was very encouraging and very concerned. Mayor Becker noted whether they would be able to deal with trash and unkept weeds on a private property, that might be the one area we would have to step in.

- Councilwoman Critz explained she did know that he [Sheriff Cathey] has contacted our citizens that were at the last meeting, but she didn't know what had transpired, because she didn't ask him to be accountable to her for what he did; he just said, "please let me take care of this" and assured her he would and she knows he contacted them.
- Mayor Becker stated it was a step in the right direction if the board wants to review what the county has in place and see if there is anything that needed to be added in terms of property maintenance that are totally separate. Councilwoman Critz responded she thought it was a starting place, because she keeps hearing the same thing (maybe worded a little differently), that we are biting off more than we can chew or we are going to regret this down the road.
- Mayor Becker told a brief story about a load of furniture that appeared at the parking area of the greenway about two or three years ago; he called Sheriff Cathey and Officer Osteen (neither of them responded, but another uniformed deputy was going through the trash and came up with a name and tracked it down; they will do this for litter. They found a neighbor over on that first street off of Cuthberson Road (near New Town), she went and visited that elderly couple who had hired somebody to clean their garage out and told them [deputies] who it was. The deputy tracked them down to an address in Helms Park in Monroe and she confronted this handyman who had done the garage clean out; he denied that he dumped anything in Mineral Springs, she said he knew we knew he did it, but the only way they can get them to deal with it is if they admit to it. The handyman was smart enough, but he knew they were onto him, so you'll never see him dumping trash in your place again. Mayor Becker stated he still had to load it up and take it to the dump himself, but they were very proactive in trying to help track down litter as Councilwoman Critz knows from talking to Sheriff Cathey; they are trying to do as much as possible. Councilwoman Critz noted they will actually haul it off also. Mayor Becker added that the DOT will remove litter from the right-of-way; however, private property is a little different.

6. **Consideration of Adopting a Budget Amendment Ordinance – O-2017-05**

- Mayor Becker explained the budget ordinance is to correct a typo in the budget ordinance where he just didn't have a line item included for the election, although it was in there, it was just omitted when he transcribed the first page of the ordinance. Mayor Becker ran this by the auditor to make sure this was the best way to do it and just reissue the budget ordinance and call it an amendment to put that line in where it belongs.
- **Councilwoman Coffey made a motion to adopt Budget [Amendment] Ordinance O-2017-05 and Councilwoman Critz seconded. The motion passed unanimously as follows:**

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

Nays: None

- Mayor Becker noted this was strictly correcting a typo like when the zoning ordinance has “as, an, and” or something, you do have to correct it by a formal process, you can’t just type up a new one.
- The budget amendment is as follows:

STATE OF NORTH CAROLINA  
TOWN OF MINERAL SPRINGS

**AN ORDINANCE CORRECTING, AMENDING, AND RESTATING  
THE BUDGET OF THE TOWN OF MINERAL SPRINGS  
FOR FISCAL YEAR 2017-2018  
O-2017-05**

**WHEREAS**, NC G.S. 159-15 authorizes a municipal governing board to amend the annual budget ordinance at any time after the ordinance’s adoption; and

**WHEREAS**, a typographical error in the adopted budget ordinance, O-2017-04, caused the line for “Elections” to be omitted (although the budgeted amount of \$2,700.00 was included in all budgetary figures and calculations and the total appropriations and revenues were correct);

**NOW, THEREFORE BE IT ORDAINED** by the Council of the Town of Mineral Springs, North Carolina, the following:

**Section I. Appropriations.** The following amounts are hereby approved in the General Fund for the operation of the Town government and its activities for the fiscal year beginning 7/1/2017 and ending 6/30/2018, in accordance with a Chart of Accounts to be established for the Town:

<b>ADMINISTRATIVE &amp; GENERAL GOVERNMENT: \$299,122.00</b>	
Advertising	\$1,800.00
Attorney	\$9,600.00
Audit	\$4,720.00
Charities and Agencies	\$9,850.00
Community Projects	\$24,900.00
Contingency	\$3,000.00
Elections	\$2,700.00
Employee Overhead	\$27,500.00
Fire Protection	\$12,000.00
Office and Administrative	\$138,546.00
Planning and Zoning	\$52,956.00
Street Lighting	\$2,000.00
Tax Collection	\$2,950.00
Training	\$3,000.00
Travel	\$3,600.00
<b>CAPITAL:</b>	<b>\$44,188.00</b>
Capital outlay	\$44,188.00
<b>TOTAL APPROPRIATIONS:</b>	<b>\$343,310.00</b>

**Section II. Estimated Revenues.** It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning 7/1/2017 and ending 6/30/2018:

Property taxes	\$65,200.00
Interest	\$1,200.00
Other income	\$3,000.00
Sales taxes	\$263,900.00
Vehicle taxes	\$7,010.00
Zoning fees	\$3,000.00

**TOTAL ESTIMATED REVENUES: \$343,310.00**

**Section III. Project Ordinances.** Capital Project Ordinance O-2014-02 authorizing the design and construction of a park adjacent to the town hall was adopted during the 2014-15 fiscal year and was amended by O-2015-01 on October 15, 2015. This Capital Project Ordinance was amended and closed out by O-2017-02 on May 11, 2017. As authorized by O-2015-01, this project was funded by means of up to \$240,000 in transfers of fund balance from the General Fund into the Capital Project Fund. Total expenditures for this capital project were \$227,796.54, which were funded by transfers from the General Fund during FY 2014-15, FY 2015-16, and FY 2016-17. Since this project has been completed and closed out, no transfers will be made during FY 2017-18.

The Mineral Springs town council may approve additional multi-year capital projects during the 2017-18 fiscal year and adopt Capital Project Ordinances to authorize expenditures for those projects. Such projects may be funded either by transfers from the General Fund into a Capital Project Fund, or through other revenue sources such as grants.

Section IV. Property Tax Levy. A tax in the amount of \$0.025 per \$100.00 of assessed valuation is hereby levied on property within the Town of Mineral Springs which was listed for property taxes in Union County, North Carolina as of January 1, 2017.

ADOPTED this 12th day of October 2017. Witness my hand and official seal:

\_\_\_\_\_  
Frederick Becker III, Mayor

Attest:

\_\_\_\_\_  
Vicky A. Brooks, Clerk

## **7. Consideration of a Centralina Council of Governments Meeting Fund Request**

- Mayor Becker explained this was an odd request and he hated to make a federal case out of a \$200 request, but his memo is fairly self-explanatory. What this money would really be used for is (not that Centralina keeps it) they would use that as a reimbursement fund for smaller jurisdictions that might wish to host one of these mayor's quarterly meetings. Mineral Springs could host one and maybe they would reimburse us for the food. Mayor Becker explained he went to the last one and it was at their headquarters in Charlotte up in the University area, there were three mayors from Union County (Waxhaw, Weddington), one from Cornelius, three from Gaston County, one from Kings Mountain, Cleveland County and Jennifer Roberts came from Mecklenburg County. They had a couple of little workshops; it was actually a really kind of fun meeting. Mayor Becker generally only goes to a couple of them out of the four [annually] and he wouldn't mind if the council wanted to "kick-in" \$100 for a year, but he certainly wouldn't want to pay \$200. Mayor Becker thought that the value is there or zero or something in between. The town does pay a membership fee to Centralina and sometimes staff questions what we are getting from being members of COG, so do we want to pour more money into COG events? Mayor Becker stated he would continue to go and they will welcome us with open arms whether or not we are contributing to this meal fund. Councilwoman Critz commented she didn't see a need to further involve themselves, they have gotten help and information from COG in the past, but they have not been our greatest source of resource. Councilwoman Critz is glad that the town maintains their membership with them, but is not sure she would want to go any farther. Mayor Becker commented he was happy not giving them any funding, it's not a lot of money either way, it's a voluntary thing and they are not going to black list us because we don't pay. Councilwoman Coffey commented this is more of a social order (i.e. networking opportunity, general information), if it isn't information that is helping us grow as a town then it's not beneficial. Mayor Becker responded that he is the person who eats the meal and hopefully he is bringing something back to the table. If Mayor Becker went to four meetings, the meals are not worth \$50 each and they are not lavish, so he is happy to say no. Councilwoman Critz commented at this point where we are, she thought "no" would be better. There was a consensus of the council not to pay.
- ***Councilwoman Coffey made a motion not to pay anything into the food fund and Councilman Countryman seconded. The passed unanimously as follows:***

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

*Nays: None*

**8. Mineral Springs 4<sup>th</sup> Annual Festival Budget**

- Mayor Becker noted that the finance officer and the festival office have balanced, so the report is vetted from Madame Festival Director. Ms. Brooks explained on the back page of the budget was \$5,700, we received \$2,120 in revenues and we spent \$3,714.21, so the actual cost for the town was \$1,594.21 to put on the festival this year (out of pocket). There were a lot of people who gave gifts to give out as prizes; it was a great festival this year. Mayor Becker commented it was very good bang for the buck when you think about what we spent (\$1,500) and we got a whole day of free events for the citizens; it's a really good job by Madame Festival Director and the volunteers who put so much into it. Councilwoman Neill stated there were a lot of children's activities and noted the proposed budget was \$200 and the actual expenditure was \$126.88, so that was amazing; they had a lot of activities. Ms. Brooks commented Councilwoman Krafft does the budget over there [children's area]. Mayor Becker responded it's always a very huge effort coordinated.
- Councilwoman Krafft commented while they were talking about the festival (just to put some seeds out there), they probably had about 500 kids come through there, maybe a little bit more than that. They tried to come up with some ideas that were a little different and she tried to keep the cost down as much as she could. Councilwoman Krafft thought she would like to see us to invest for next year in a large tent that they could subdivide, rather than having multiple little tents to make more. Maybe one they could use over and over again, like the white one they had, maybe not quite that big, but something that we could subdivide and have every year rather than trying to piecemeal it together to make it a little more cohesive and more importantly a little shadier at times, because it is hot. Councilwoman Krafft thought the festival was growing and Ms. Ridings did an outstanding job by getting letters out to the elementary school and getting them in their backpacks. There were so many things that were done right and helped improve the number of kids we got. Councilwoman Krafft explained they have already been talking about things for middle schoolers and tried to adjust a little bit more for the toddlers and the littler kids this year, because last year they had such a pull and they had those kids back, so now she saw that we had a need for our kids are growing up a little bit, so now we got to address that middle school age. Mayor Becker commented as one of the people who does the tents, he agreed that the big ones are nice, but he thought we need to keep in mind this early if we decide to take that route, because the cost of a tent isn't the really prohibitive issue, it's \$500 for one like the one we use for the stage, it's the labor to put it up, and take it down; we have to make sure we're going to have a robust volunteer pool. This year we had Mr. Muller and Mr. Helms who helped Mayor Becker on both the tents. We just have to know in advance that we can recruit more volunteers to have our tent crew, because to rent the tent and to have the rental come with installation ends up costing as much as buying one. We have to look at whether we want to spend \$500 per year and the board might want to do that or whether we want to look at a one-time expenditure of \$500 and have our volunteer corps be a little more available; we had a really good volunteer corps this year Mayor Becker thought. If



we can follow in that path then we could consider buying another tent and just having it done that way, otherwise we might see what it's going to cost to have it done, which you know will be \$500 to rent, pay for setup and tear down. Councilwoman Krafft responded when we started it, we did it, we just had our 4<sup>th</sup> one, so she thought it's going to continue, so she thought if we made the investment it wouldn't be money that was "ill" spent; it is "wisely" spent and it would help with the continuity a lot in that area. Mayor Becker commented he thought when the time comes to buy another one, if we can convince ourselves that we have the volunteers, he didn't think the board will...., we don't usually charge that to the festival, we charge that to just town hall and office equipment, since it is used year after year. We will probably buy a new canopy for the stage tent this year, Mayor Becker had a rip stitched up last year, granted it has only been put up four times, but it's just a tarp and it's very very tightly stretched, it's there in the heat for either two days or five days or seven days. Mayor Becker can get a new cover for that tent for about \$180, so he will order that this year, because the rip began to open up again; the fabric itself deteriorates, UV rays weaken it, and we might be looking to get another tent for Councilwoman Krafft too. Mayor Becker knows Ms. Brooks will work on that, because she is the festival director year-round. Councilwoman Krafft asked if we had the date for next year yet. Mayor Becker responded it's the same date, whatever the first Saturday after Labor Day is – that is the date.

**9. Literacy Council Spelling Bee**

- Mayor Becker reported that he was happy and sad, but happy because the more the merrier. The Parkwood High School team (faculty team) definitely wants to compete. There was a deal last year, which Mayor Becker didn't know about, that the team that had the most audience members come in to support it got 50% off the enrollment for next year. So, Mr. Riggins gets it for \$150 and he figures that he can get that through the school somehow and then absolutely just... he was very very threatening and he made it very clear that he appreciates everything Mayor Becker does for Parkwood and for the football team and the pictures he takes and the page he operates for him, but that Mayor Becker needs to understand that at 6:00 p.m. on November 16<sup>th</sup>, they are the enemy and they are out to beat us and so he wants the spirit stick and he wants the spelling trophy also. As far as Mayor Becker knows, Matt Riggins, the coach and history teacher is definitely going to be the captain again cause he's gung-ho. Mayor Becker met the older English teacher (he has been at Parkwood for 30 years) at the gate at the last football game and he expects to be there. Mayor Becker stated he was still looking to see if his Parkwood alumni, Mineral Springs resident is going to be available, he hoped she was and then he will be looking for a third member for his team to see if they can at least beat those teachers in spelling if not in the cheering. The town will pay out \$300 and it is the Thursday after the town council. "Please stop by, pay \$10 and enjoy the spelling bee", Mayor Becker said. It is at Siler Church this year. Councilwoman Neill commented it will be fun; it's always a great time. Mayor Becker commented it's really close and we are going to have a Mineral Springs team and a Parkwood team and he hoped there are a lot more teams.

10. **Staff Reports**

- There were no staff reports.

11. **Other Business**

- Mayor Becker stated he thought that the council was aware of it, but the Queen's Cup Steeplechase is having their first fall festival this Sunday from 3:00 p.m. to 6:00 p.m. at the property. It's a free event, but they are not providing food, so bring a picnic basket. They will have a Blue Grass Band and a lot of cars.
- Councilwoman Krafft explained all of the council received an email addressing the greenway and the maintenance of the greenway and at the last meeting (or so) the council talked about the park and having a clean-up day and it seemed to her that over the course of time that the town is growing and has more areas than they had before. Councilwoman Krafft thought that Mayor Becker did a lot of maintenance on the stuff, but she didn't think it was quite as big in the beginning when he started. Mayor Becker responded the additional 260 feet of sidewalk for the paved area is an entirely new area that never required any maintenance and that needs to be mowed and edged. Councilwoman Critz stated she thought the council should consider outsourcing. Councilwoman Krafft agreed. Mayor Becker responded there is more, Councilwoman Krafft is right. It's like "mission creep", Ms. Brooks sees it with what she does, we don't notice that it's increasing because it's just a little bit at a time, like the "frog in boiling water", but it just occurred to Mayor Becker when he realized he doesn't get there as often, because he is doing other things and there is more of it. It turned out there was no problem, Ms. Brooks cleared that up with the code enforcement officer. It was never inaccessible, that was really kind of a misleading complaint by the person who complained. Councilwoman Krafft responded that was fine, but what it brought to her thought process was the work load is increasing just because we are growing and she thought it was now time to expand and go through that growing and get an outside contractor to.... Councilwoman Critz stated "we could check with our current". Mayor Becker explained his plan was (in the next month or two) to have some more information, fortunately winter is coming, so things will be growing less, won't have as much to worry about, it gives us time. Considering the downtown park flower beds as well as the greenway, Mayor Becker thought Taylor & Sons, even though they are more for a turf management landscaper, they do pruning, but they are not a gardener, but they have been in the business a long time and the family has been in the business, so he would like to ask them if they know a gardener who specializes in that; it would be a good starting point to look for a bid. Mayor Becker noted that the parking area and trail (it's not our town hall) is a rustic picnic area, so we don't need a weekly mowing, so they might take that portion on, they can go over there once a month when they are here and mow along there, edge the sidewalks; that might be something that wouldn't cost much. Mayor Becker explained the school FFA charters was a good option, but the only problem is that still requires supervision and we don't know how much of that we then have to do. Does it still mean somebody on staff has to supervise the school workers (volunteers, kids, a class), so we will see if that is going to work, but it might be a much more cost-effective way. There is no might to it, because Councilwoman Coffey has said "you start getting specialty gardeners who are doing hand weeding, fertilizing, dividing the plants when they require dividing and really taking care of our perennials could be an expensive job". Councilwoman Coffey responded she would definitely pitch

the school. Councilwoman Critz suggested we have someone in our community, actually living in Valley Farm who (she is not volunteering Lisa to be available for this) is qualified and knowledgeable. Mayor Becker clarified Councilwoman Critz was referring to Lisa Tompkins who runs a nursery and does her own installations to a certain extent, but he didn't think she could. Councilwoman Critz noted she could be interested in taking this over, she does a super job with things she has seen her do, so if she would be willing to at least be someone within the community who is very knowledgeable and would do a really good job and is sort of already acclimated to hands on weeding and separating of plants and all of that. Ms. Tompkins could at least be a contact. Councilwoman Coffey commented she thought when the council approached the need for that it needs to become a public informational piece about it and it would behoove the council not to tread in that. Mayor Becker responded the council could request bids. Councilwoman Coffey stated if they wanted to have a private conversation with someone...she just didn't. Councilwoman Critz clarified she was just saying she thought there are people that.... Councilwoman Coffey continued with "put the information out there where they can get it and let them come forward". Mayor Becker stated he didn't even know where to go, so talking to people like Taylor & Sons or Ms. Tompkins who hires people in the field that they would recommend and then be able.... Councilwoman Critz added even if she doesn't want to do it herself, she.... Mayor Becker continued he didn't think she would maintain a site this big herself anyway, that won't be something she is interested in doing. Mayor Becker did agree with Councilwomen Critz and Krafft, maintenance at the parking area is more mowing, edging, weeding and roundup; it's something Taylor & Sons might be able to do, so that maybe could be appended to their contract. Then we can look at finding one of the solutions for our plants here and Mayor Becker is willing since he has to do the work anyway. Meanwhile, if Mayor Becker can get some of that done by professionals it would put a little less burden on him, because we actually did add a lot more features and there was no additional time. Councilwoman Krafft explained she just thought that we are getting to that point where we are just growing a little bit more and it's a reflection on the town that things are maintained well and she thought our time was limited; you can only do so much as an individual. Mayor Becker asked that the council give him a couple of months and then get some different viewpoints and he will talk to somebody at the school in the FFA club to see if there is any possibility there and also to see if there are any recommendations for that type of a gardener to tackle this and what Mr. Taylor might want to do at the other side.

## 12. Adjournment

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

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

*Nays: None*

- The meeting was adjourned at 8:19 p.m.
- The next regular meeting will be on Thursday, November 9, 2017 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

DRAFT