

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
April 11, 2019 ~ 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, April 11, 2019.

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

Absent: Councilwoman Peggy Neill.

Visitors: David L. Cook.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of April 11, 2019 to order at 7:32 p.m.

1. **Opening**

- Councilwoman Critz delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- Charles Bowden – 6409 Pleasant Grove Road.

3. **Consent Agenda**

- Town Clerk Vicky Brooks noted the footer of the minutes say “February” and it should say “March”.
- **Councilwoman Coffey** made a **motion** to approve the consent agenda with the correction as being noted the date of March instead of February, containing the following:
 - A. March 14, 2019 Regular Meeting Minutes
 - B. February 2019 Tax Collector’s Report
 - C. February 2019 Finance Report

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

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

4. **Artists Music Guild**

- Mayor Becker apologized to Mr. David L. Cook for not having the adequate technology for him to show everything he wanted to show due to the short notice [of needing it].
- Mr. Cook gave each council member a program book from last year and pointed out they could see that Mineral Springs was represented inside the book. Mr. Cook mentioned the video and stated it was a good representation of (Mayor Becker was there) this year's Heritage Awards. It was probably one of the best ones and the kids were the main function; Western Union Elementary was there. There were eight schools represented. Artists Music Guild delivered to the school here 110 book bags and school supplies, which is within the Mineral Springs reach.
- One of the biggest comments the Artists Music Guild got from last year's festival was that people loved the memorabilia display. Mr. Cook noted it is on the agenda to do another display at the festival this year and he has been dealing with Ms. Brooks, who has her heart set on a certain display, and they are still going back and forth with the content of that display. Ms. Brooks commented Councilwoman Krafft had it too. Councilwoman Krafft agreed she had the same heart for the same display. Mr. Cook explained they were after his Lucille Ball display and they have tons of Lucille Ball memorabilia.
- Mr. Cook attempted to play a video on his phone for the council, but Councilwoman Critz asked if there was a website they could view it on at a later time. Mr. Cook referred them to the 2018 AMG Sizzle Reel on YouTube.
- Mr. Cook explained when Artists Music Guild comes out to present, they always want to make sure they are just as thorough as possible, because they know the council are stewards of the people's money and they want to make sure that it's on record exactly what Artists Music Guild did with that money. The Artists Music Guild had been very good and the partnership between the town and Artists Music Guild has been a good one in Mr. Cook's opinion. Mr. Cook stated they were not asking for an increase in support from Mineral Springs and they are going to continue to put their music licenses and everything here, so when it comes to the festival there is not an added expense to Mineral Springs (which is very expensive expense). Mr. Cook stated they absorb that. Mr. Cook appreciates the continued support from Mineral Springs.
- Mr. Cook informed the council that he had been negotiating on bringing a business here to Mineral Springs. Mr. Cook explained he had purchased the Good Shepherd Funeral Home in Indian Trail and he has been talking with Mayor Becker and Ms. Brooks about property and how they might be able to bring a chapel here, because there are no funeral services on this side of the county. Mr. Cook just wanted the council to know they are putting back into the community.
- Mr. Cook asked if Artists Music Guild could get the continued support from Mineral Springs, because they have to do their budget and they need to know if there is a chance the town will continue to sponsor them. Mayor Becker commented the budget isn't the budget until June 30th at 11:59 p.m. The council would be discussing the future appropriations, but they aren't at the budget process yet. Mayor Becker

believed last year at this time, there was a feeling of the council that they were comfortable with supporting AMG and what level they were going to support it at, so maybe there can just be a statement by the council. Mayor Becker noted he had suggested AMG at the \$4,000 level in the appropriations, but they can't commit any funds until the budget is passed. There was a consensus of the council that they were comfortable with continuing to support AMG at the \$4,000 level, because there is a benefit to the town.

- Mr. Cook explained he did check with his attorneys, because Ms. Brooks went outside of AMG this year to get a music group, to make sure their licensing covers this music group. If the music group is doing cover songs, they will be covered under the AMG licensing, so nobody will be able to touch it. Mr. Cook noted he would need a copy of the group's playlist for them to file the appropriate paperwork, so if ASCAP, BMI or SESAC show up like they did one year, they will have it.

5. Report on Nuisance Property in Downtown Mineral Springs

- Mayor Becker explained the council had last discussed this (semi-officially) in July of 2018, he believed, when the council had a work session. At that time, the council had come up with a couple of things for Mayor Becker to pursue for viability.
- One was the possibility of a voter approved general obligation bond to actually purchase the property: to contact the property owner and to learn more about the property.
- What Mayor Becker has tried to do here (it's a little bit redundant, because we know what's been going on for the past two years), was to put everything in one place for the record to make sure the council really is in the loop and knows what we've done, what we have tried to do, how we have tried and failed on things, like enforcement through a nuisance ordinance, which was not going to work because we can't pick and choose; or outright purchase.
- Mayor Becker pointed out, for the people present at the meeting, there were copies of the memo out there if anybody in the community is interested in where we stand.
- Abatement, by means of a municipal nuisance ordinance was attempted and didn't work.
- Union County has certain enforcement authority over the state building code, but it's very limited and they were notified of the run-down buildings. A lot of the non-nuisance properties around town, which aren't even visible, unfortunately got dragged into it also by somebody, but the owners of those properties also had to do these things, which was to secure the properties to prevent them from being accessed for hazards. This is why those buildings downtown are boarded up now and are posted "no trespassing". That's all the county can do.
- Outright purchase. The property owner told Mayor Becker point blank he wanted \$400,000 and he wasn't budging. It was not a negotiable price. Mayor Becker didn't recommend that the council would want to go into a \$400,000 purchase of a piece of property that is not going to appraise anywhere near that and then have to put \$100,000 into it to then someday, hopefully, resell it to a developer. Councilwoman Critz didn't believe any one of the council would do that individually with their own money, so certainly couldn't even consider using taxpayer money for something that she didn't have a good conscience for. Mayor Becker added that the town has a small budget, so it's very easy to meet the State Treasurer's Office requirement for

minimum fund balance; they require two months, so the town could meet the law if we had \$60,000 in the bank. Unfortunately, the way the money comes in, we would not be able to pay the bills in the beginning of the fiscal year, because we don't have the revenue, so we do need to keep a bigger fund balance in general. The town has a lot more right now, because they do have capital improvement projects, which would be jeopardized. When Mayor Becker thought of the possibility of getting those done, he thought an outright purchase was not something the council would like. Councilwoman Critz commented that she did see it as jeopardizing the town from doing the community center. Councilwoman Coffey agreed and added it was a very thorough report that Mayor Becker did (investigation and report); and the facts that are encompassed with the report, "there is no way that this town would consider doing this...period." Councilwoman Coffey continued that it doesn't even belabor conversation, let alone discussion, because it's not something that the town would be interested in doing. It wouldn't serve us at all. Councilwoman Critz added it was so outlandish, that it would be a waste of time.

- Mayor Becker reminded the council they talked about the bond possibility at their work session. Councilwoman Coffey responded, "even with that." Mayor Becker continued that was probably because it would require voter approval, so the council said "well, you know if we put it out there...", but the people at the Treasurer's Office said, "we are not going to approve you putting a bond on the ballot where you are losing money and you are paying above appraised value." He [State Treasurer Representative] was pretty specific, he didn't think that was going to fly. Again, to let the residents know, the Local Government Commission of the State Treasurer's Office is very strict about putting bonds on the ballot and they must authorize you to do it and they are going to vet anything you want to do. Mayor Becker explained for members of the public that the town can't just say "we want to put a bond on the ballot and borrow a million dollars to build a sports complex", it has to go through the State Treasurer's Office and they have to evaluate a lot of aspects, both the town's financial statement, as well as the validity of the project.
- Councilwoman Critz commented when you have an opportunity to speak to people and they realize what your options would be, because when they stop to think...do you want the town taking eminent domain control of people's private property? No. Do you want to go into debt and borrow money and have a town in the business of owning property? No. When you talk it out and they realize what they are actually asking you to do, they don't want you to do it. It's the people that don't understand how the dots connect, but when people have a chance to look at the facts, they back away. They really would not want us to do that.
- Mayor Becker offered people do say, "why don't you condemn", that sounds like to Mayor Becker that they have heard about eminent domain and they think that municipalities can do that. Municipalities can, but the laws are getting stricter at the state level, because of that unpopular Connecticut decision at the Supreme Court of 2005. It was similar, but on a larger scale. The municipality of New London wanted to upgrade an under-utilized section of town and they were using eminent domain to force people to sell and the court ruled there is no prohibition in the constitution against that, but you can adopt laws that prohibit it, so people are adopting those laws. Mayor Becker explained the town council could go to this man and say, "we are going to get the court to determine that this property is worth \$150,000 and that's

all we are going to give you for it". Mayor Becker stated he didn't think this board thinks about property rights in that regard, "we don't like looking at it, but I don't want someone doing that to my house".

- Mayor Becker explained the town could go in there and spend \$50,000 to \$100,000 to beautify the property with taxpayer money, but the town is not going to get it back, because the town has nothing to hold over his head. The property owner is not going to allow a lien on the property, so the town is stuck.
- Although Mayor Becker didn't put it in his memo, because it was not a specific statutory or procedural thing, the man at the Local Government Commission used to work for a municipality as the finance officer (or something) where there was a similar situation of a property right at the main corner of downtown. It was a falling-down building (the town owned the adjoining properties) and they wanted to do some beautification. The owner was holding out for a huge high price and the town couldn't do anything. The town still owns their property and the falling-down building is still there. There is not always something you can do, as much as you want to.
- Mayor Becker stated the only good thing he saw (just his two cents) was the private sector - for all the complaints you hear - does tend to work, even if it hasn't worked quickly in Mineral Springs. We expected more from the shopping center redevelopment, but you look at something successful like Gordon's Gas and Grill. Mayor Becker hoped everyone here had a chance to eat there and if they haven't, they need to, because it's unbelievably delicious if you like a typical grill. The place is packed. They've got a service that was really needed, they are doing a good job at it and people are happy to drive by ugly buildings to go eat those burgers and those sausage and egg biscuits, because it is so good.
- Mayor Becker believed it was going to have to be a private business venture, which will see that there is potential there. The environmental problems do not prevent its use for commercial use, it's minor contamination. Mayor Becker looked into that too.
- Mayor Becker explained that is where the town stands. People do call us, email us and post on social media and Mayor Becker tries to give them honest answers about what point the town is and there is not much more the town can do except do the best they can to enable a private enterprise to build there if they can negotiate a deal with the property owner, which might be hard to do, because he wants a lot of money for it.
- Councilwoman Cureton offered that several people call her about it, and they say, "why can't we make them burn the place down." Councilwoman Critz responded Chief Gaddy says there's asbestos in all those buildings and you can't just burn them. Mayor Becker added he believed two of them were too close to the power lines and the adjoining structure.
- Councilwoman Cureton mentioned the property adjoining her house (the three lots) and asked if there was nothing the town could do about them, because two of them are out in the road. Mayor Becker asked what Councilwoman Cureton meant about they're in the road. Councilwoman Cureton responded the trees, bushes, and stuff are in the road. Mayor Becker suggested Councilwoman Cureton call DOT, because that is a state-maintained road and that is a right-of-way issue.
- Mayor Becker asked if there was anything else and stated there wasn't much more the council could talk about, but he wanted to be on record. Mayor Becker asked if

the council had any questions that he hadn't answered or any suggestion on where the town could go.

- Councilwoman Cureton explained someone called her and said if their house caught on fire and burned down, they couldn't rebuild it; is that true? Mayor Becker responded, "in most cases..." Councilwoman Cureton stated she told them to call Ms. Brooks. Ms. Brooks responded she was not able to answer the question [tonight], because she didn't know which property they were talking about, but there are several people who get misinformation out there.
- Mayor Becker stated he appreciated everyone's patience and working with the town on this. Mayor Becker hoped for those in the community who want downtown to look a little nicer (we all would, we do our best), he thought the town has encouraged the businesses that are there to flourish and hopefully we can encourage more and patronize the ones that are there, so they can stay open.
- Councilwoman Krafft stated the memo was very detailed and had extremely good information and asked if there was a way the town could put it on the website. Mayor Becker responded it was on the website now, as part of the agenda packet. Councilwoman Krafft asked if there was a way it could be referenced in, she hated to go out to social media, but that's where social media is and where people are getting their information. Councilwoman Krafft asked if there was a way the town could put a link on "Put Mineral Springs on the Map" or Facebook just to reference people back to the information, so they have the correct information. Councilwoman Critz suggested next newsletter could reference that it is on the website. Councilwoman Krafft added just to reiterate and try to get it out to as many people as possible. Mayor Becker commented the town hasn't ignored it, it's just kind of a very difficult problem. Mayor Becker suggested members of the public who follow social media could post a link to the town website or people can go to mineralspringsnc.com and find the agenda packet and link that on various social media sites out there that people see.

6. Consideration of Future Roles of the Planning Board and Board of Adjustment

- Mayor Becker mentioned that Attorney Griffin had some technical questions about the wording of the ordinance, which would not be adopted tonight, so there is time to tweak any wording pending what the planning board recommends.
- Councilwoman Critz asked if the planning board and the board of adjustment were combined, would that be considered wearing three hats for the council member that serves on the planning board or the board of adjustment based on the fact that an elected official can only wear two hats legally. Attorney Griffin responded in the context of what Councilwoman Critz was asking he would have to think about it a little more, but as he understood what the statute provided was you can delegate to the planning board the function as serving as a board of adjustment, so you have one board that has two functions.
- Ms. Brooks explained the steering committee was going over the town's new Unified Development Ordinance (UDO) and as they are going through the process, there are technical things that are being considered for change. One of them is for the board of adjustment to hear conditional use permits instead of the town council and the other one is considering have the planning board and board of adjustment in the dual role. Ms. Brooks referred to her memo and explained at this point in time there

are seven seats on the planning board, which had one vacancy and there was a vacancy on the board of adjustment, because Ms. McCoy does not want to be reappointed. In addition, there is a vacant alternate seat on the board of adjustment. If those boards are going to be combined it would be better to do it now instead of waiting until July when the ordinance is adopted, and then having to tell someone they can't serve because we have excess people. Mayor Becker mentioned the planning board would have to study combining the boards and make a recommendation to the council to consider it formally. What Ms. Brooks is asking is does the council want the planning board to consider it and send it back to the council for review. Ms. Brooks noted the planning board does have to recommend because it would be considered a text amendment to the ordinance.

- The board of adjustment would start hearing conditional use permits instead of the town council and the planning board review of conditional use permits would be eliminated. Councilwoman Critz asked if Ms. Brooks thought there is any lack there, because of it being more public at council meetings, because typically when they've done CUP's they get a pretty good group with a lot of questions. "Do you think they would be less served?" Ms. Brooks responded the same notices would go out to everyone just like when the town council holds a public hearing. The board of adjustment would be holding the public hearing and all of the adjoining property owners would be notified. Councilman Countryman commented it would significantly streamline the process and it is actually being recommended by the consultant that the town is using. Ms. Brooks asked if the council liked that idea. Councilman Countryman and Councilwoman Critz responded, "yes".
- Councilwoman Coffey stated she was not in favor of putting these boards together, she is "in favor of staying just as we are." It's worked very well for this town and it may be something that Councilwoman Coffey is missing, it just hasn't come yet at this time, as a visualization, as to how this would be best served. Councilwoman Coffey asked, "how this would best serve our town?" It is not what Councilwoman Coffey is seeing, she wants to keep the boards just as they are. Ms. Brooks commented the town has had trouble many years keeping a board of adjustment together. It is very important that you have at least five members show up for the board of adjustment and most of the time the town doesn't have alternates that are required for the board of adjustment. "It's holding your breath to hold a meeting sometimes", Ms. Brooks said. Ms. Brooks added that it is unfair to an applicant to come in here and not have that five-member board sitting there listening to their case, because you have to have a four-fifths vote. If you only have four people and somebody says "no", that applicant is turned down. The other upside to it is that the planning board reviews the ordinances and they know the ordinances much better than the board of adjustment (who rarely meet), in Ms. Brooks opinion.
- Councilwoman Krafft explained the town had extra volunteers now that wanted to be part of the planning board and she thought they would be willing to serve on the board of adjustment. Councilwoman Krafft stated there seemed to be a turn in volunteers for the town and she thought it gives an opportunity for more people to be involved in the town. For Councilwoman Krafft personally, she agreed with Councilwoman Coffey and she too likes the way that it works now. Councilwoman Krafft thought it gives the constituents more opportunity to be heard by more people. Councilwoman Krafft also agreed with Councilwoman Critz that when the council

posts it, they have more people come. They might come to a planning board meeting, but most likely they are more active to see the word "town council" meeting and come to that. Councilwoman Critz stated they are more accustomed to when the council meets. Councilwoman Krafft agreed and stated she personally felt she liked the way the town does it now, it's unique and it gives the constituents a better opportunity. Ms. Brooks asked for clarification, was Councilwoman Krafft referring to conditional use permits, because she was saying people are accustomed to seeing a town council meeting. Does Councilwoman Krafft think it should remain that the planning board hears conditional use permits as an advisory group and then it goes to the town council? Councilwoman Krafft responded, "yes." For understanding, Ms. Brooks asked Councilwomen Coffey and Cureton if that was also what they were saying – to leave in that step for the applicant to take two months to get a decision as opposed to one and not being in favor of streamlining the process. Councilwoman Critz offered she thought the weight and balance here is time versus what Councilwoman Krafft said about being exposed to more people and having a broader base of opinion and direction. One side, it's quicker, on the other side there's more information and more... Councilman Countryman commented, "when it works." Ms. Brooks mentioned when it is left that way and they leave a council member sitting on the planning board they are taking a vote away from that applicant at one stage or the other (either at the planning board stage or the town council) and it isn't fair to the applicant. Councilwoman Critz responded, "but, we are only talking one vote." Councilwoman Krafft responded, "we are only talking one vote and that particular person has already voted for or has given an opinion, not voted, but given an opinion at that point, so not really, there is just one duplication of that or if that is an issue, I have no problem stepping down from the planning board." Ms. Brooks responded, "that's up to you, I'm just putting it out there". Councilwoman Critz commented she didn't see it as an issue, because they have never been neck-and-neck with a vote. They have all been very much on board with their vision.

- Councilman Countryman commented there's been a problem over a lot of years, the board of adjustment meets very rarely and as a result of that those people are not involved most of the time, except on rare occasions, which causes two problems: from an information standpoint and a perceptual standpoint you don't really want to participate, you sit around for two years and your name is on the board, but you haven't done anything for two years and that creates a problem at the time it is needed and it creates a problem when you are trying to encourage somebody to be on that board when they know their services won't be utilized. The way around that would be that those people are involved actively once a month, they know the regulations, they know the rules and they can make a commitment at that time. Councilman Countryman sees that as a plus and he doesn't see where the town will benefit other than maybe exposing someone to more talking heads, he doesn't see the benefit to having three or four additional people hear that situation. Especially in the case of Councilwoman Krafft, she hears it one time, but the next time, she can't, she can't be here with the council to make a vote on it. Councilwoman Krafft responded she didn't mind, because she had already heard it and the planning board has already given their opinion. Councilman Countryman stated his point was he would rather have Councilwoman Krafft here on the council, but he doesn't want her to give up her job on the planning board to be here [council].

- Councilwoman Critz mentioned that Attorney Griffin had been a municipal attorney for a long time and had served one or two terms in the legislature and asked what his opinion on this was. Attorney Griffin responded there is a tendency now in the country to consolidate powers more and more to one body and the council, legislatively, have to decide if that's good or bad or whether you go back to her sort of notion to get more people involved even if it requires an effort to do so. It starts with that more democratic approach of government. If you look at congress or the courts, it's beginning to be streamlined, so that one body makes more and more decisions. That's legislative and rooted in your philosophy of government and how you view democracy and republican form of government; that is representative government. Another alternative is for the council to be the board of adjustment that eliminates all these, nobody participating, not enough people there. Ms. Brooks commented unless she misunderstood, they were saying keep it like it is, which means conditional use permits would still be coming to the town council and not the board of adjustment. Councilwoman Coffey responded, "yes, no problem with that." Ms. Brooks commented the council would be acting as the board of adjustment. Mayor Becker responded the council would not act as the board of adjustment with variance and appeals, the board of adjustment would still do that. Attorney Griffin continued while this is a philosophical decision, as much as anything, the planning board can always recommend to the council without the council directing them to study something, so if the zoning administrator wishes to discuss with the planning board some alternatives and does the planning board then ask them "do they wish to recommend back to the council what you ought to do and then you can discuss it formally and take a vote on it and that eliminates all this discussion tonight and your divisions about where you stand on it. Attorney Griffin added the council can let the planning board do as they wish in their independent advisory capacity and if they wish to recommend back to the council that changes be made, then bring forth those recommendations from the planning board and the council can then formally settle those, whether they wish to vote on it, delay it or have more study. The council has the right to kick it back for more study or they can vote on it when it is presented as a recommendation from the planning board. Councilwoman Critz appreciated Attorney Griffin for sharing that. Mayor Becker commented the council wasn't expecting to take any action tonight except to allow the planning board..., but as Attorney Griffin said, the council doesn't have to tell the planning board to do that, they could do it anyway as an independent body, but we like the council to know what they are doing as a matter of procedure, it's not legally required. Mayor Becker asked the council if they were willing to let the planning board just come back. Councilwoman Critz responded she thought the planning board should have the opportunity to look things over and make a recommendation, but they should know, at this point, the board is weighted in the direction of keeping things the way that they are. Ms. Brooks commented, "so, there is no point." Councilwoman Critz responded unless they've got something, if Ms. Brooks wants to research it further and there is something great that she finds. Councilwoman Critz explained she was uncomfortable with several things and then with what Attorney Griffin just explained sort of cleared that all up for her, as far as the downside to streamlining, and then what Councilwomen Coffey and Krafft were talking about keeping more people involved. Councilwoman Critz stated she knows it has been hard and explained the

only reason she served on the planning board and the board of adjustment both in the beginning was because no one else wanted to.

- Ms. Brooks explained, with that being said, there is a vacancy on the planning board. Marty Connell stated he would be reappointed [to the board of adjustment], his term expires this month (April). At this time, Jim Muller is an alternate on the board of adjustment and there is an empty seat. Councilwoman Coffey responded there are two applicants currently for the planning board and one of them might be willing to go to the board of adjustment, which they had spoken about briefly. Councilwoman Coffey suggested having one workshop a year for the board of adjustment to keep them up to speed. Councilwoman Coffey felt the board of adjustment has done a very good job consistently over time and she looks forward to the town having more voices. Mayor Becker asked if the council should appoint those vacant seats at this time or wait until next month since the council is not sure whether either applicants to the planning board are interested in the board of adjustment. Councilwoman Coffey responded she thought they kind of talked about it. Councilwoman Krafft responded they talked afterwards, but thought the council needed to do that formally. Mayor Becker stated the council will defer that appointment until... Ms. Brooks commented she didn't see a board of adjustment meeting happening before the next town council meeting, so that would be okay. Mayor Becker continued it looked like those two vacancies could be filled and there might be a need for a third board of adjustment with Ms. McCoy leaving. Councilwoman Coffey stated that someone definitely wants to touch base with them before the council appoints them. Mayor Becker responded that would be on the front burner for next month, so those positions are filled.
- Mayor Becker confirmed the council would not be going any further with the restructuring. Ms. Brooks commented she would let Ms. Burris know she needs to rewrite the ordinance.

7. Discussion of the Annual Festival and Consideration of Authorizing the Purchase of Festival Banners

- Ms. Brooks explained the town's 20th Anniversary is this year, so they were going to have a "humdinger" of a festival to celebrate; she hoped everybody was ready! As noted in a memo, Ms. Brooks has come up with a few suggestions on some games to commemorate "twenty". One of them is called "Stamp-It 20". Ms. Brooks liked this idea where attendees would have to visit each vendor to get a stamp in order to be in a drawing for a prize, as opposed to the hourly prize drawings. A scavenger hunt, the vendors would have to participate, because they would be given something to hide somewhere or we may hide something (it's not all worked out yet), but everybody would get a prize that finds the ticket box. Another game would be the "20 questions". Ms. Brooks will talk to Mr. Howey about this one. The first twenty people to get them all right or the closest would get a prize. Ms. Brooks thought for that game, the town would buy town shirts, umbrellas or something like that. There is a theme of "twenty".
- There will be a 20th Anniversary ceremony. Ms. Brooks asked for council opinion, she believed everyone that had been with the town for twenty years should be honored with a plaque or whatever the council might suggest. Platinum is the modern-day official gift for the 20th anniversary.

- Ms. Brooks commented, as Mr. Cook had mentioned earlier, she did secure an acoustic band to play from 12:00 p.m. to 2:00 p.m. (they play guitar and sing). Their name is Melonbelly and they do have a website if anyone wants to look them up.
- Ms. Brooks mentioned she did ask Mr. Cook to stay during the festival conversation and he is wishing to speak if the council is okay with it. Mr. Cook explained the Guild was involved with the town's festival things that they can bring to the table (e.g. shirts, trophies) and they have very heavily discounted vendors that are members of the Guild that can be priced against whatever the town uses.
- Ms. Brooks asked Mr. Cook if he could help with "Lucy", we do have to do preplanning and advertising. Mr. Cook responded when they did that display in Waxhaw, they had close to 500 people come through within a matter of five hours, but he will have to check, because they are doing a display with the Lucy stuff September twenty something. There is expense involved with the Lucy and it does take awhile to set everything up, because it is a very large display. Councilwoman Critz volunteered to come in and help where there is air conditioning. Mr. Cook explained in order to pull off the Lucy display, one of the things that they have is the chocolate factory and the town will have to go to Sunbelt rentals for a sander that has a conveyor belt that little chocolates can be hot glued to and then it just continues to flow. Mr. Cook will also check with Waxhaw to see if they still have the cutouts of Lucy and Ethel standing behind it. One of the other parts of the display is the episode where the bread (made of Styrofoam) comes sliding out of the oven, so the town will need to have something for that. Mr. Cook stated he will help facilitate it, but he wanted everyone to know the display has to have those components if it is going to be done right. Ms. Brooks mentioned she was asking for a slight increase in the budget this year to help facilitate an awesome festival. Mr. Cook asked that the town make sure that the insurance for the festival covers the exhibit. Mr. Cook added the display is a pretty detailed thing with everything compartmentalized, so he will have to come in to sketch it out.
- Councilwoman Cureton mentioned the Western Union Community Park and asked Mr. Cook to go over and take a look at it.

8. **2019-2020 Budget – Proposed Departmental Appropriations**

- Mayor Becker commented this was the appropriations and the memo [in the agenda packet] was self-explanatory.
- Mayor Becker explained the town would not know in time for the proposed budget to be produced about the election [appropriation] until after the primary ninth district election, which is May 14th. If there is a run-off, the town will not have to pay for the election. The appropriation can be changed in the June budget, but Mayor Becker will present the May budget with the \$3,100 in it for the election. Mayor Becker thought there could be a run-off, because there might be a lot of candidates, so the town would get a free election for our municipal election. Mayor Becker reminded the council it piggybacks with the general election for that congressional district.
- Mayor Becker explained since he put the appropriations together, there is a potential budget amendment for the planning effort. It was thought that it [UDO] would be wrapped up by June 30th, so we would need more money this year to pay Benchmark. It is looking like there will be at least one thing happening in July, but we will know more by the May presentation, so there may not have to be a budget

amendment this year, but instead \$5,000 for next year in planning. Mayor Becker explained he would put in \$10,000, because that payment will take place next fiscal year.

- Those are the two things that Mayor Becker has shown in these appropriations that are still subject to change, as long as he has the council's blessing to change that as necessary for the May presentation.
- Mayor Becker asked the council if there was anything else they should address in this list. The highlights are shown for what the increases are. There is really not an increase in the recommended budget by more than \$10,000 overall by juggling things ("robbing Peter and paying Paul"), so hopefully the town can continue to stay at a very low budget. Councilman Countryman commented, "good job."
- Mayor Becker noted he needed the council to determine the salary and hourly figures; does the council want him to put 3% into that. Councilwoman Coffey responded, "I would say that is something that we need to do." Mayor Becker noted it would not happen until the council approved the budget, but he would make sure it's in there.
- Mayor Becker will present the proposed budget to the council in May.

9. Staff Reports

- Ms. Brooks announced the next meeting for the steering committee was Monday, May 6th and they will be doing their final review [of the Unified Development Ordinance (UDO)] before the town has a public workshop on Tuesday, May 28th. The planning board will be reviewing it on Tuesday, June 25th. Ms. Brooks noted she would probably send out a postcard (if she doesn't get a newsletter out that early) to let everybody know the town is having a public meeting on the UDO. Councilwoman Critz asked if the final workshop on the 28th was to dot all the "i's" and cross all the "t's". Ms. Brooks responded, yes, that's what it is supposed to be. Mayor Becker added there may be a lot of input and it may stretch it out.
- Councilwoman Critz mentioned the email about the rescheduled League Conference that she and Councilwoman Neill were going to attend (postponed for a hurricane). Mayor Becker stated it has been rescheduled for the May 21st range and it doesn't conflict with the steering committee work and it has been approved for two members to attend. Councilwoman Critz noted she would like to go, but she has a conflict, because of the change of dates. Mayor Becker instructed the council to look over the information from the email and get back with him if they want to go; registration is open until the 21st of this month.

10. Other Business

- There was no other business.

11. Adjournment

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

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

Nays: None

- The meeting was adjourned at 8:47 p.m.
- The next regular meeting will be on Thursday, May 9, 2019 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

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