

**Draft Minutes of the  
Mineral Springs Town Council  
Public Hearing / Regular Meeting  
June 8, 2023 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Public Hearing and Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, June 8, 2023.

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

**Absent:** Councilwoman Janet Critz and Attorney Bobby Griffin.

**Staff Present:** Town Clerk/Zoning Administrator Vicky Brooks and Administrative Assistant/Deputy Town Clerk Sharelle Quick.

**Visitors:** Sheila Crunkleton.

**1. Opening**

With a quorum present at 7:30 p.m. on June 8, 2023, Mayor Becker called the meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

**2. Public Hearing – FY2023-2024 Proposed Budget**

Mayor Becker opened the public hearing at 7:32 p.m.

There were no public comments on the FY2023-2024 Proposed Budget.

Mayor Becker closed the public hearing at 7:32 p.m.

**3. Public Comments**

None.

**4. Consent Agenda – Action Item**

Ms. Vicky Brooks pointed out a correction on page 71, item #3 “Councilwoman Muller” should be “Councilman Muller.”

Councilman Muller motioned to approve the consent agenda as corrected containing the May 11, 2023 Regular Meeting Minutes, the April 2023 Union County Tax Report, and the April 2023 Finance Report and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**5. American Red Cross Presentation**

American Red Cross Sheila Crunkleton made a presentation to the council and stated she hoped the council continued to support the Disaster Services in Union County.

- Union County (Indian Trail) is one of two sites across the entire United States picked to have a fixed site for blood donations. Being a permanent site means they will also do platelet donations. The center is scheduled to open in the first part of September.
- Platelet donations are used for clotting the blood and approximately 50% of platelet donations go to cancer patients.

- More information is available at [www.redcrossblood.org](http://www.redcrossblood.org).

## 6. Consideration of the 2022-2023 Nonprofit Contributions – Action Item

Mayor Becker explained this was a chance for the council to consider the four nonprofits on the list. American Red Cross and Turning Point have requested a \$500 increase this year over last year. Council on Aging is doubling their mission and requested a \$2,000 increase. If the council were to give them the \$2,000 increase, there would not be enough left [in the budget] to give the old donations to the rest. Catawba Lands Conservancy did not request a change or special partnership amount. Mayor Becker suggested if the council increased everyone by \$500, it would keep the amount for all nonprofits at \$11,000 and the town would stay below the budget.

Councilman Countryman motioned to approve, to provide funding to all of these four organizations at their last year limit plus \$500 and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

## 7. Consideration of the FY2023-2024 Budget – Action Item

Mayor Becker explained there were no changes since the proposed budget was presented to the council [in May]. The FY2023-2024 budget was the subject of the public hearing this evening.

Councilwoman Coffey motioned to approve the budget as presented, adopting O-2022-07 and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker noted there was not a tax rate increase and since there was not a reevaluation at the county level, the taxes will stay the same for the upcoming year, unless someone has a lot more personal property, or they built an addition.

Ordinance-2022-07 is as follows:

STATE OF NORTH CAROLINA  
TOWN OF MINERAL SPRINGS

### AN ORDINANCE TO ESTABLISH A BUDGET FOR FISCAL YEAR 2023-2024 O-2022-07

**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 7/1/2023 and ending 6/30/2024, in accordance with a Chart of Accounts to be established for the Town:

<b>ADMINISTRATIVE &amp; GENERAL GOVERNMENT: \$351,478.00</b>	
Advertising	\$1,200.00
Attorney	\$7,200.00
Audit	\$5,230.00
Charities and Agencies	\$11,080.00
Community Projects	\$36,988.00
Contingency	\$3,000.00
Elections	\$3,600.00
Employee Overhead	\$40,300.00
Fire Protection	\$12,000.00
Office and Administrative	\$171,612.00
Planning and Zoning	\$49,468.00
Street Lighting	\$1,600.00
Tax Collection	\$1,600.00
Training	\$3,000.00
Travel	\$3,600.00
<b>CAPITAL:</b>	<b>\$67,712.00</b>
Capital outlay	\$67,712.00
<b>TOTAL APPROPRIATIONS:</b>	<b>\$419,190.00</b>

**Section II. Estimated Revenues.** It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning 7/1/2022 and ending 6/30/2023:

Property taxes	\$82,435.00
Interest	\$39,000.00
Other income	\$3,600.00
Sales taxes	\$281,480.00
Vehicle taxes	\$8,175.00
Zoning fees	\$4,500.00

**TOTAL ESTIMATED REVENUES:**

**\$419,190.00**

Section III. Property Tax Levy. A tax in the amount of \$0.021 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, 2023.

ADOPTED this 8th day of June 2023. Witness my hand and official seal:

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

Attest:

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

## 8. Staff Updates

Mayor Becker referred to the frozen backflow preventor that happened on a 16-degree winter night and explained he finally got it fixed a couple weeks ago. It was multiple parts, the backflow preventor that had frozen/cracked and there was the pressure regulator/reducer in the enclosure that had plastic parts that cracked and were leaking. It took multiple attempts to fix it and \$300 worth of parts, which beats what a plumber would have charged the town. Mayor Becker mentioned in order to prevent it from happening in the future, he enlarged the concrete pad, bought a new cover, and will put a heater in there since there is a plug built-in that will be tied into a freezeproof thermostat. Additionally, U-bolts were put in the concrete so the cover (on the park side) can be padlocked down.

Mayor Becker reported that he had spoken with Neill Burke, the Secretary of CRTPO (informally) about a small (\$20,000 - \$30,000 range), "high elevation", general feasibility sidewalk plan for the downtown area [grant]. Mr. Burke responded back to Mayor Becker saying he thought there would not be a problem getting approval, because they have certain engineers set in sequence that would get to do this little project. It is a very general thing, but it will open the town's ability to get a grant or at least to have a starting point for getting the actual design work done.

Mayor Becker reminded the council that the intersection downtown was a \$5,500,000 turn lane project that the town is hoping to put through as an STBGDA project, which is a federally-funded project outside of the NCDOT STIP (the regular transportation plan). The town would need at least \$1,200,000, more like a \$1,500,000 match with no guarantee. Mayor Becker explained he informally presented both to NCDOT and CRTPO with some emails back and forth. Bjorn Hansen, from the county, who has been coordinating the critical intersections, has weighed in with the NCDOT to say it was an important project. The NCDOT design engineer said in an email to Mayor Becker that they still prefer these intersections being DA projects with the local match, but they would look at putting it in as a division project for P7.0, which is the upcoming STIP scheduling.

Ms. Brooks informed the council that the newsletter would be going out on Monday or Tuesday of next week.

## 9. Other Business

Ms. Brooks mentioned to the council that Ms. Quick had been talking to the people at Cork and Ale in Waxhaw who are interested in being a festival sponsor; however, they also wanted to have some wine samples [tasting] and to sell their bottles of wine at the festival, but the town has an illegal drug and alcohol policy.

Mayor Becker explained when the town was getting the grant from the Clean Water Management Trust Fund, there was a requirement from the state for the town to adopt a drug free workplace policy. At that time, the town also adopted a policy for an alcohol-free policy on town premises, so with a policy like that in place, the town could not have a sponsor like Cork and Ale. Mayor Becker added that he did not know why the town did the policy that way, but it was back when everything was dry; there was a county-wide beer and wine ban. Mayor Becker asked the council if they wanted to look at amending the policy for special events only.

Councilman Countryman responded that he thought the town could amend the ordinance, because life had moved on and beverages are sold in the area now. The policy could be changed for specific functions, not just in general use, but it would open the door for something like the festival and it would still be very limited.

Councilwoman Coffey agreed.

Councilwoman Krafft stated she liked the idea for special events.

Mayor Becker mentioned in those cases there may be more law enforcement, which would be more oversight.

Councilman Countryman mentioned there was a great winery down the road that may someday want to be a sponsor. "I think, it's very reasonable to have an amendment to the ordinance that offer, that offers that situation during special events."

Councilman Muller suggested the council would have to discuss what the special events criteria would be. In the meantime, if that did not happen fast enough, could the town look at doing a special use permit.

Ms. Brooks responded no, because it is a town policy, not an ordinance. Ms. Brooks explained she was trying to get a feel from the council if they were willing to consider a policy amendment.

Mayor Becker commented that he and Ms. Brooks would look at the current policy and do some highlighting of it and present it to the council next month for discussion.

Councilwoman Coffey responded, "definitely and it needs to be ready for this festival".

Mayor Becker commented there was a pretty strong consensus that the council would like to have Cork and Ale be able to have the wine tasting.

#### **10. Adjournment** – Action Item

At 8:33 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

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

Respectfully submitted by:

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Vicky A. Brooks, CMC, NCCMC, Town Clerk

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Frederick Becker III, Mayor