

**Minutes of the
Mineral Springs Town Council
Regular Meeting
January 9, 2025 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, January 9, 2025.

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

Absent: Councilwoman Lundeen Cureton.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Administrative Assistant/Deputy Town Clerk Sharelle Quick.

Visitors: None.

1. Opening

With a quorum present at 7:30 p.m. on January 9, 2025, Mayor Frederick Becker called the regular meeting to order.

Councilwoman Critz delivered the invocation.

Pledge of Allegiance.

2. Public Comments

None.

3. Consent Agenda – Action Item

Councilman Countryman motioned to approve the consent agenda containing the December 12, 2024 Regular Meeting Minutes, the November 2024 Union County Tax Report, and the November 2024 Finance Report as presented, and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

4. Selection of 10 of the 16 NCLM Proposed Goals and Consideration of Appointing a NCLM Voting Delegate – Action Item

Mayor Becker explained this was the League priorities for their 2025 Legislative Goals and he hoped that the council had a chance to go through the 16 items [in order to select the 10 most important items for Mineral Springs].

After a lengthy discussion, the council selected 10 of the 16 items to submit to the NCLM as follows:

- Expand funding opportunities for disaster resiliency and recovery efforts.
- Establish long-term funding streams that adequately address water, sewer, stormwater, transportation and other infrastructure needs.
- Create incentives to encourage the development of diverse housing options.
- Provide resources to rehabilitate or purchase blighted properties.
- Reduce regulatory conflicts between state agencies that discourage voluntary consolidation, merger and interconnection of municipal utility systems.
- Create an orphan road program whereby the state improves those roads to N.C. Department of Transportation standards before municipalities assume maintenance responsibilities.

- Support technical assistance programs to assist municipalities with securing or maintaining grants or other necessary municipal resources.
- Address the needs of a changing municipal workforce through state assistance that supports employee retention, including training and recruitment.
- Preserve authority for extraterritorial jurisdiction to ensure that growth is well-planned and investments by homeowners and business owners are protected.
- Protect the ability of municipal elected officials, acting on behalf of local voters, to determine election formats, districts and other election matters currently under their purview.

Councilman Countryman nominated James Muller as the voting delegate to this process and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

5. Consideration of Adopting a Budget Amendment – Action Item

Mayor Becker pointed out that he had made an extensive memo on the three budget amendments to move stuff around and reduce Capital to cover some additional expenditures that the town had or would incur. The total amendment was to reduce Capital by \$12,480, adding \$250 to Street Lighting, \$8,500 to Community Projects, and \$3,730 to Planning to have a balanced budget.

Councilwoman Coffey motioned to adopt Ordinance O-2024-03 to transfer \$12,480 from Capital Outlay to operating expenditures and Councilwoman Critz seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Krafft, and Muller. Nays: None.

O-2024-03 is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE BUDGET OF
THE TOWN OF MINERAL SPRINGS
FOR THE FISCAL YEAR 2024-2025
O-2024-03**

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;

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

SECTION 1. Appropriations and Amounts. Amendment #2024-01:

INCREASE		DECREASE	
Street Lighting	\$250	Capital	\$12,480
Community Projects	\$8,500		
Planning	\$3,730		
Total	\$12,480	Total	\$12,480

SECTION 2. Effective Date. This ordinance is effective upon adoption.

ADOPTED this 9th day of January, 2025. Witness my hand and official seal:

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Clerk

6. Consideration of Reappointing a Board of Adjustment Member – Action Item

Councilman Countryman motioned to reappoint William Reynolds to the Board of Adjustment and Councilwoman Krafft seconded.

Councilwoman Critz asked Ms. Brooks if she could arrange training for the boards.

The aforementioned motion by Councilman Countryman passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

7. 2024 Zoning and Planning Report

Zoning Administrator Vicky Brooks reported that there were 41 zoning permits, 12 foundation permits, 10 certificates of zoning compliance (new residential), 11 commercial permits, 1 sign permit, 4 fence permits, and 23 accessory permits issued in 2024. There were 5 special use permits approved by the Board of Adjustment and there were 3 zoning violations issued. The planning board is in the process of reviewing the comprehensive plan.

8. Staff Reports

Mayor Becker reported that he was at Charlotte Regional Transportation Planning Organization (CRTPO) today for a training/work session on submitting projects to the Metropolitan Transportation Plan (MTP), which is the next step above the Comprehensive Transportation Plan (CTP). It was suggested during a quarterly meeting that CRTPO look at some smaller projects. For the first time, CRTPO and NCDOT suggested including some intersection projects as MTP projects, which means that there will be one more bucket to put some projects in that may bring them closer to fruition as NCDOT projects. The Highway 75/Potter Road intersection was specifically addressed and there was a lot of support from Union County, NCDOT, and CRTPO staff; they believed it was a good candidate project. If the intersection makes the MTP, it could become something on the NCDOT project list, which might happen in 10 years instead of 25 years. This is a project submittal and is not like a grant application, so the town would not be committing to a financial obligation. It is a structural thing to build a "wish list" at the CRTPO level. Mayor Becker explained that the submittal period opens on the 13th and ends on the 14th, so he would like to put that through in the next four weeks. The council does not need to vote on it, because it is a technical thing.

Mayor Becker mentioned that NCDOT Representative Sean Epperson made an interesting point to him at lunch. Looking at congestion problems, when driving through Mineral Springs, the intersection is backed up, but Highway 75 does not need to be four lanes, the problem isn't the road, it is a few of the intersections. Mr. Epperson explained that NCDOT had not been looking at the intersections as much as they should, they need to be looking at getting some more "bang for the buck" on scheduling smaller projects as part of the NCDOT State Transportation Improvement Plan (STIP). Some jurisdictions, Union County, Monroe, or Waxhaw, might put projects through as a grant project, because they can afford a three- or four-million-dollar match, but Mineral Springs can't, and Mr. Epperson understands that. Smaller jurisdictions may have projects that are valuable that NCDOT should have in that bucket in case the money comes up.

Mayor Becker shared another piece of good news that is "unofficial", but it looked good for the town's sidewalk grant. The town may find out after the February CRTPO meeting if it was recommended by the Project Oversight Committee (POC).

Ms. Brooks announced that the town received a major subdivision sketch plan. The property is on Potter Road (the Winchester/Penegar properties), which consisted of approximately 45 acres in the R20 zoning district.

Ms. Brooks mentioned that the legislators just made it to where counties and municipalities can no longer "down zone" properties. For example, if the town was looking at the Future Land Use Map (FLUM) and the properties were shown as RA40 on that map and the town (as the town) wanted to rezone to a lower density such as AR, they are no longer allowed to do that. The new rule also applies to anything that was done 180 days prior to the bill passage [December 11, 2024].

Mayor Becker added that properties zoned R20 right now, R20 or denser is what they will be, because the legislature said, "you're not allowed to", the developers got to them, and they managed to stuff that into the disaster funding bill.

It was clarified that the town had already zoned everything in the 2019 revision.

Ms. Brooks mentioned when the FLUM was done after the revision, there were reasons why certain areas that are currently R20 or RA20 was designated as RA40.

Mayor Becker added that the town didn't rezone, because there were no specifics; it was a long-term comp plan.

Mayor Becker also added that it wasn't just "zoning", it applies to the Table of Uses. Things cannot be taken out of the Table of Uses that would make a property less usable in any way.

Ms. Brooks mentioned she would be meeting with a developer who potentially wanted to rezone a property on McNeely Road from AR to RA40.

Mayor Becker added that the council was in control of that and is not forced to rezone to a higher density.

9. Other Business

Councilman Countryman mentioned an email that the council received from somebody in Valley Farms that was adjacent to another property who had a bunch of dogs that he lets out. According to the person filing the letter, these are vicious dogs. The wife came home, and the dogs would not let her out of her car for 30 minutes. Another neighbor told him to shoot the dogs, but they don't have a gun, but the neighbor offered to possibly loan them a gun. The property owner asked what the Town of Mineral Springs was going to do about it.

It was clarified that this was something that Union County Animal Services would handle, which was who told the property owner to shoot the dogs.

Deputy Town Clerk Sharelle Quick shared that one of the property owners had been in the office that morning and noted that she would be contacting Animal Control again (her husband already had) and potentially an attorney about civil matters.


Councilwoman Critz reminded the council that she would be absent from the February meeting.

10. Adjournment – Action Item


At 8:27 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, February 13, 2025 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:


Vicky A. Brooks, CMC, NCCMC, Town Clerk




Frederick Becker, Mayor