

**Draft Minutes of the
Mineral Springs Town Council
Public Legislative Hearings / Regular Meeting
April 11, 2024 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Public Legislative Hearings 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, April 11, 2024.

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

Absent: Councilwoman Janet Critz and Councilwoman Bettylyn Krafft.

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

Visitors: Wendy Burke, Jeff Carroll, Jeff Floyd, Matt Hubert, James Kelly, and John Maida.

1. Opening

With a quorum present at 7:31 p.m. on April 11, 2024, Mayor Becker called the regular meeting to order.

Councilman Countryman delivered the invocation.

Pledge of Allegiance.

2. Legislative Public Hearing – Proposed Map Amendment

Mayor Becker opened the legislative public hearing at 7:31 p.m.

Zoning Administrator Vicky Brooks stated the legislative public hearing for the proposed map amendment was legally advertised as required by the General Statutes and the Mineral Springs Development Ordinance: a legal ad was posted in the Enquirer Journal for two consecutive weeks; it was posted on the town bulletin board: the property was posted; and the adjacent property owners were notified.

Ms. Brooks explained the proposed map amendment application was submitted by Mr. John Maida, who was the potential buyer of the property. Included with the application was a Certificate of Authorization signed by the authorized representatives of St. John Pentecostal Church. The proposed map amendment is to rezone tax parcel #06-019-004A consisting of 0.3 acres located at 6016 Waxhaw Highway from RA20 to General Business. In advance of this hearing, Ms. Brooks explained she had only received one inquiry about the proposed rezoning; the property owner wanted to make sure it wasn't her property being rezoned and she was assured that was not the case.

Mr. John Maida explained he owned a piece of property that was where the church was behind him, and it seemed to be landlocked. The piece of property that Mr. Maida owns has the church water line that crosses his property and Duke Energy just came through to replace the electric and had to leave an easement on the other side of the property. Now both sides of his property have an easement. It has also been found that the church septic tank was on his property. Union County will not allow Mr. Maida to use the septic tank anymore, because the septic tank and the field is on another property. Union County informed Mr. Maida that because the church property does not front on Highway 75, sewer could not be connected to it. The only thing that can be done is to merge the two properties together, so that it has road frontage. Otherwise, the church building will have to go away. Mr. Maida plans to put a building up in front of the church to make everything blend to make it look right. "Otherwise, we're going to have split-zoning and we're going to have residential behind it and GB in the front."

There were no public comments.

Mayor Becker closed the legislative public hearing at 7:37 p.m.

3. Legislative Public Hearing – Proposed Text Amendments

Mayor Becker opened the legislative public hearing at 7:37 p.m.

There were no public comments.

Ms. Brooks stated the hearing was legally advertised according to General Statutes and Article 3 of the Mineral Springs Development Ordinance: a legal ad was posted in the Enquirer-Journal for two consecutive weeks and the bulletin board was posted.

Ms. Brooks explained that there were three proposed text amendments in TA24-01.

- 1) Article 4, Permitted Uses. To amend the use of Manufactured Homes, Class A in R20. Currently, a Special Use Permit is required. The RA20 zoning district does not require a Special Use Permit (it is a use by right). There is very little difference between RA20 and R20; therefore, it does put an extra burden and expense on property owners who wish to have a Class A Manufactured Home.
- 2) Article 4, Permitted Uses. To amend Accessory Dwellings from a Special Use Permit to a by right in the RR zoning district. Accessory Dwellings are allowed by right in the AR zoning district. The difference between AR and RR is a half-acre, they are both large lots. This is burdensome and expensive for the residents in the RR zoning district with little difference in the two zoning districts.
- 3) Article 4, Section 4.4.1.C. The planning board recommended deleting “C”. “The tract must contain at least one acre for every livestock animal housed in such barn provided that if this density figure is exceeded as a result of birth, the offspring may remain for weaning purposes for a period of not to exceed six months.” If the council approved of the deletion of “C”, “D” would become “C”, and “E” would become “D”. The reasoning behind this proposed text amendment was that when the language was originally put in the town zoning ordinance back in 2002, the word “horse” was used instead of “livestock”. The definition of “livestock” is vast. It is “domesticated four legged mammals, including but not limited to cows, horses, sheep, goats, llama, swine, rabbits, and similar animals, anything greater than 15 pounds.” The language specifically speaks to livestock housed in a barn. Ms. Brooks asked, “what if there is not barn;” it seemed like the limitation was on the number of livestock one could have would not apply.

Mayor Becker closed the legislative public hearing at 7:42 p.m.

4. Public Comments

Jeff Carroll – 3304 Collins Road.

Wendy Burke – 6426 Snow White Field Road.

Jeff Floyd – 6426 Snow White Field Road.

James Kelly – Town of Waxhaw.

Matt Hubert – Town of Waxhaw.

5. Consent Agenda – Action Item

Councilwoman Coffey motioned to approve the consent agenda containing the March 14, 2024 Special Meeting / Regular Meeting Minutes, the February 2024 Union County Tax Report, and the February 2024 Finance Report as presented, and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

6. Presentation of the Audit Report

Mayor Becker explained that Kendra [Gangal] could not make it tonight and that she has made it clear that she does not have to present. The council has the audit report and the LGC signed off on it, so the council does not need Kendra to come, if the board is willing to not have her. Mayor Becker noted that the council would be approving a new contract in a couple months for next year's audit, so he will let Kendra know that the council did not have any questions, but if they do, they have her number.

7. Consideration of a Proposed Map Amendment – Action Item

Ms. Brooks explained that the application was in the agenda packet along with the planning board statement of consistency and reasonableness. Ms. Brooks pointed out that she had prepared a Statement of Consistency and Inconsistency and Reasonableness for the map amendment and explained that it was both consistent and inconsistent. It was consistent with the Comprehensive Plan, but it was inconsistent with the future land use map. If the council approved the map amendment, it would automatically change the future land use map.

Councilman Jim Muller asked Ms. Brooks about the discrepancy in the parcel numbers found in the documentation. Most documents referenced the parcel as 06-019-004A; however, the Certificate of Authorization signed by Melvin Torrence and Margretta Torrence Morrison referred to it as 06-019-005A. Councilman Muller asked if that was a typographical error or if it posed any issue.

Ms. Brooks addressed Ms. Margretta Torrence Morrison who was at the meeting acknowledging the discrepancy in the parcel number provided on the signed authorization, offering to correct the error by updating the Certificate of Authorization with the correct parcel number, and seeking the confirmation from Ms. Morrison that she wished to proceed with the correction.

Ms. Morrison confirmed.

Mayor Becker stated that Ms. Morrison was on the record that the correct number is "4A".

Ms. Morrison confirmed that was correct.

Mayor Becker clarified that the property under discussion was the one with the church on it to avoid any confusion regarding the specific piece of property being referenced and noted Ms. Morrison's confirmation.

Attorney Bobby Griffin advised that the record show that Ms. Morrison was made aware that there was an incorrect designation in the Certificate of Authorization that she and Melvin Torrence had signed, and that she wished to amend that to 06-019-004A rather than 06-019-005A in the signed letter to be consistent with the copy of the map that was presented with it and that it is the lot being referenced.

Councilman Muller motioned to accept the parcel id number correction on the Certificate of Authorization from 06-019-005A to 06-019-004A and Councilman Countryman seconded. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

Councilman Muller motioned to adopt Ordinance O-2023-08 to amend the zoning map of Mineral Springs and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

Ordinance-2023-08 is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF MINERAL SPRINGS AS
ESTABLISHED BY THE MINERAL SPRINGS DEVELOPMENT ORDINANCE DATED JULY 12, 2019
O-2023-08**

WHEREAS, the Mineral Springs Planning Board has recommended to the Mineral Springs Town Council that Tax Parcel #06-019-004A located at 6016 Waxhaw Highway be re-classified from RA20 to General Business (GB); and

WHEREAS, pursuant to NC General Statutes 160D, Article 6 and Article 3, Section 3.9 of the Mineral Springs Development Ordinance, the Mineral Springs Town Council may amend the Official Zoning Map after holding a legislative public hearing and after the Mineral Springs Planning Board has had the opportunity to review, comment, and make a recommendation to the Town Council regarding the map amendment as well as whether the same is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable; and

WHEREAS, the Mineral Springs Planning Board reviewed the proposed map amendment at a regular meeting on February 27, 2024, held in accordance with law; and

WHEREAS, the Mineral Springs Planning Board recommended in a vote of 6 to 0 on February 27, 2024, that the Mineral Springs Town Council amend the Official Zoning Map based on the Community Vision for the Future was to have more retail, businesses, and shopping as stated in the Mineral Springs Comprehensive Plan; and

WHEREAS, in accordance with NC General Statute 160D-601 and the provisions set forth in Article 3, Section 3.9.1, Steps 5 and 6 of the Mineral Springs Development Ordinance, the Town Council duly advertised and held a public legislative hearing to consider the proposed map amendment; and

WHEREAS, after reviewing the written recommendation from the Mineral Springs Planning Board on the proposed map amendment, conducting a legislative public hearing on April 11, 2024, and careful review, the Town Council determines that:

1. The map amendment to the Official Zoning Map identifies with the results of town survey conducted prior to the adoption of the Mineral Springs Comprehensive Plan, which indicated the community vision was to have more retail, businesses, and shopping in the future, which makes the map amendment consistent with the Mineral Springs Comprehensive Plan; and
2. The map amendment to the Official Zoning Map has also been found to be inconsistent with the Mineral Springs Future Land Use Map shown in the Mineral Springs Comprehensive Plan; and
3. The Town Council acknowledges the map amendment adopted has the effect of also amending the Future Land Use Map without an additional request or application for a plan amendment per NC General Statute 160D-605(a).
4. The Town Council finds the map amendment to be reasonable because Tax Parcel #06-019-004A adjoins property that is currently zoned GB on the east side, and it abuts the railroad tracks on the north side.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF MINERAL SPRINGS, NORTH CAROLINA THAT:

Section 1. The Official Zoning Map established by the Mineral Springs Development Ordinance effective July 12, 2019, and as subsequently amended, is hereby amended to rezone Tax Parcel #06-019-004A consisting of 0.3 acre located at 6016 Waxhaw Highway, and more specifically shown on the attached Exhibit A, from RA20 zoning. Said property shall now be zoned GB (General Business).

Section 2. The Zoning Administrator for the Town of Mineral Springs is hereby authorized and directed to have said changes made upon the Official Zoning Map of the Town of Mineral Springs and to consequently have said changes made upon the Future Land Use Map without further requests or applications for plan amendments; and

Section 3. This map amendment to the Official Zoning Map of the Town of Mineral Springs is effective upon adoption.

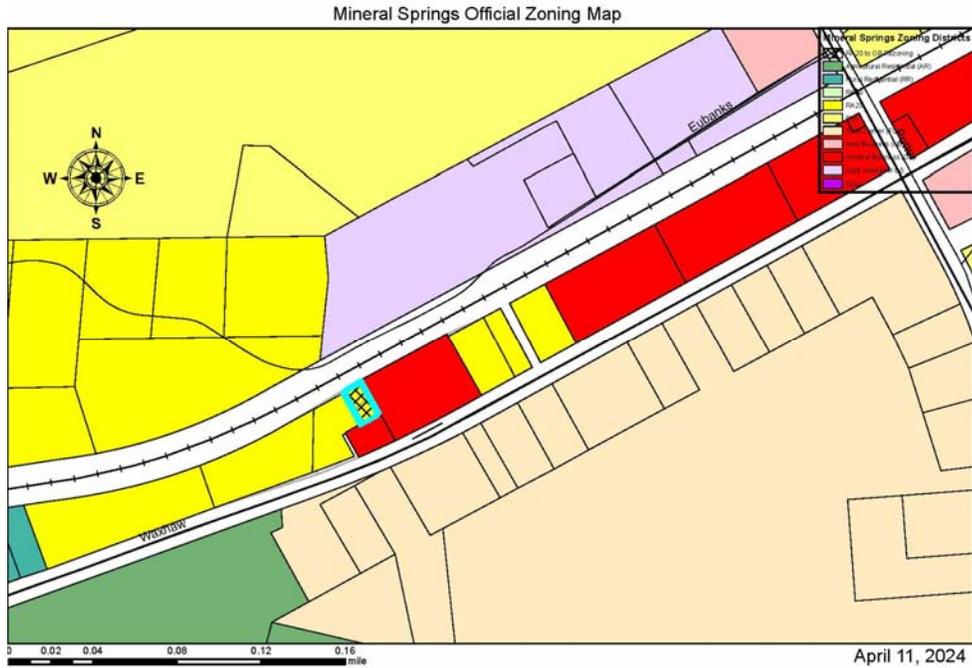
ADOPTED this 11th day of April, 2024.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC, CZO

EXHIBIT A



Councilwoman Coffey motioned to adopt the Statement of Consistency and Reasonableness for the Map Amendment and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

The Statement of Consistency and Reasonableness is as follows:

**TOWN OF MINERAL SPRINGS
TOWN COUNCIL**

**STATEMENT OF CONSISTENCY/INCONSISTENCY
AND REASONABLENESS**

**Mineral Springs Development Ordinance
Map Amendment**

In reference to the proposed map amendment from RA20 to General Business (GB) to the property located at 6016 Waxhaw Highway on Tax Parcel #06-019-004A.

The Mineral Springs Town Council hereby declares the proposed map amendment is "**consistent**" with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

- 5. The Community Vision for the Future is to have more retail, businesses, and shopping.

The Mineral Springs Town Council hereby declares that the proposed map amendment is "**inconsistent**" with the Mineral Springs Future Land Use Map, which calls for this property to be zoned Town Center (TC) in the future. The Mineral Springs Town Council acknowledges that the Future Land Use Map will automatically be amended with the passage of the proposed map amendment.

The Mineral Springs Town Council finds the proposed map amendment to be "**reasonable**" based on:

- 1. The property is adjoined by GB and the railroad tracks.

ADOPTED by the Mineral Springs Town Council on this the 11th day of April, 2024.

Frederick Becker III, Mayor

Attest:

Vicky Brooks, CMC, NCCMC, CZO

8. Consideration of Proposed Text Amendments and Adoption of Ordinance-2023-06 – Action Item

Mayor Becker explained the proposed text amendments and the ordinance were in the agenda packet.

Ms. Brooks added that the planning board’s Statement of Consistency was also in the agenda packet.

Councilman Countryman motioned to adopt the ordinance amending the text of Article 4 of the Mineral Springs Development Ordinance (O-2023-06) and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

Councilman Muller motioned to approve the Statement of Consistency for Mineral Springs Development Ordinance, Article 4 and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

O-2023-06 is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE TEXT OF ARTICLE 4 OF THE MINERAL SPRINGS DEVELOPMENT
ORDINANCE
O-2023-06**

WHEREAS, the Town of Mineral Springs maintains an ordinance concerning numerous development regulations; and

WHEREAS, pursuant to NC General Statutes 160D-601; 160D-604, and Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Mineral Springs Town Council may amend its development regulations after holding a public hearing and after the Mineral Springs Planning Board has had the opportunity to review, comment, and make a recommendation to the Town Council regarding the amendment as well as whether the same is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable; and

WHEREAS, the Mineral Springs Planning Board reviewed the proposed amendments at a regular meeting on February 27, 2024, held in accordance with law; and

WHEREAS, the Mineral Springs Planning Board recommended in a vote of 6 to 0 on February 27, 2024, that the Mineral Springs Town Council adopt the proposed amendments based on implementation of ongoing updates to the town’s development regulations and enhancing the quality of life in the Mineral Springs Comprehensive Plan; and

WHEREAS, in accordance with NC General Statute 160D-601 and the provisions set forth in Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Town Council duly advertised and held a public hearing to consider the proposed amendments; and

WHEREAS, after reviewing the written recommendation of the Mineral Springs Planning Board, the proposed amendments, conducting a legislative public hearing on April 11, 2024, and careful review, the Town Council determines that:

1. The amendments to Article 4 identifies with the “Implementation” of the Mineral Springs Comprehensive Plan to have ongoing updates to the Town’s development regulations; and

NOW THEREFORE, BE IT ORDAINED BY THE MINERAL SPRINGS, NORTH CAROLINA THAT:

Section 1. That this Town Council does hereby adopt the proposed amendments as outlined in TA-2024-01 attached hereto.

Section 2. That if any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and

Section 3. That all ordinances and clauses of ordinance in conflict herewith be and are hereby repealed to the extent of such conflict.

Section 4. This ordinance is effective upon adoption.

ADOPTED this 11th day of April, 2024.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC, CZO

TEXT AMENDMENTS TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE TA-2024-01				
Article	Section #	Subsection #	Current Language	Amendment
4	Permitted Uses	Manufactured homes, Class A (one unit per lot) - R20	S	P
4	Permitted Uses	Accessory dwellings – RR	S	P
4	4.4.1.1	C	The tract must contain at least one (1) acre for every livestock animal housed in such barn, provided that if this density figure is exceeded as a result of birth, the offspring may remain for weaning purposes for a period not to exceed six (6) months.	Delete Section 4.4.1.1 (C) "D" will become "C" "E" will become "D"

9. Consideration of Adopting an Ordinance-2023-07 to Amend the Budget – Action Item

Mayor Becker explained it was near the end of the fiscal year and this was the first budget amendment. Duke Power’s rate structure for streetlights is crazy; it just goes up constantly, so that budget category was under by \$250. An increase of \$650 to Employee Overhead will come from Contingency to balance that. An increase to Office of \$18,000 for the major maintenance (landscaping, driveway sealcoating) will come from Capital. The total budget amendment is \$18,900.

Councilman Countryman motioned to approve the Ordinance amending the budget of the Town of Mineral Springs for the fiscal year 2023-2024 (O-2023-07) and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

O-2023-07 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 2023-2024
O-2023-07**

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 #2023-01:

INCREASE		DECREASE	
Street Lighting	\$250	Contingency	\$900
Employee Overhead	\$650	Capital	\$18,000
Office	\$18,000		
Total	\$18,900	Total	\$18,900

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

ADOPTED this 11th day of April, 2024. Witness my hand and official seal:

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Clerk

10. Consideration of Approving the Proposed Downtown Sidewalk Plan – Action Item

Mayor Becker mentioned that he had touched on the sidewalk plan with the council previously. The sidewalk plan will help the town get started downtown in critical areas centered at the crossroads, with as little new construction put in as possible that would be ripped out for the intersection improvements when those occur (could be as soon as five years or it may not). Mayor Becker explained he had given the council interim reports on the sidewalk plan, but this was the final report by the Charlotte Regional Transportation Planning Organization (CRTPO) folks and the engineer.

The sidewalk plan is a mile and a half or so. The proposals are shown in yellow on the map, which will allow the town to have sidewalks from Gordon's Gas and Grill up past the Fire Department. Some of those sidewalks are in already place and then some are new construction Mr. Maida will be doing on the corner where Hal Rape's buildings used to be. There will be some additional curb cuts and ramps to enable painted crosswalks to make everything accessible. There are sidewalks in front of Spiro's Shopping Center already and at the Post Office on the other side. The south side of 75 will be roughly from where the three shops (the ones facing sideways) are, going along that way set back from the road, because the property owner is happy to do that in an effort to make sure those are set back farther, because some of that road will be widened for the intersection improvements. The same thing will be with Circle K, cutting through their islands. The hope is to go down Potter Road to the south to intersect the sidewalk at town hall. There is one leg crossing the railroad tracks by Farley's Pizza to the north; according to CRTPO and the engineer, CSX does not like it touching their tracks at all, but asphalt, if it is considered a shoulder widening, CSX will usually work on something as small as that where we can get the track crossed to get up to Eubanks Street to begin the next phase of Potter Road.

The estimated cost is \$1,700,000 for five separate phases; they could all be done separately, or they could all be done at once. If the sidewalk plan is adopted, the town will have the opportunity in October to apply for a grant with the "call for projects with CRTPO." These are called Strategic Transportation Block Grant Direct Attributable (STBG-DA), which are federal grants, and are very competitive. The "bike-ped ones" come out of a different pot from the "road ones", and they require a minimum 20% match. If the town put up a 25 or 30% match, they would stand a far better chance of receiving the grant. This would enable the town to do the sidewalks all at once with a \$400,000 match; "it might be able to get a little bit of a cut from NCDOT, one of their players who said they could put something in it with some of their bike ped allocations." Adopting the sidewalk plan opens the town up to being able to apply for the grant.

Councilwoman Coffey motioned to approve the sidewalk plan as submitted and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

Mayor Becker announced he would be talking to the grant writing people to see if that could be moved forward.

11. Consideration of Approving the Resolution-2024-01 – Action Item

Mayor Becker explained R-2024-01 was a clarification on the CRTPO CTP amendment for the Waxhaw Parkway on the southeast leg that goes through Mineral Springs and the leg that is south of Mineral Springs.

Mayor Becker presented the history of the Waxhaw Parkway/Waxhaw Bypass/Waxhaw Thoroughfare; it has gone by different names over the years, and it has changed and moved around. This has made it tough on people who live in sight of that project.

The PowerPoint presentation slides included:

- 1) A 2002 recorded plat showing the first 10 lots of Waxhaw Meadows Plantation with the approximate 1997 location of the "Waxhaw Thoroughfare."

- 2) A 2011 Town of Waxhaw study showing a new route of the Waxhaw Parkway 2000 feet east of the 1997 location. The study was done without anybody knowing about it at the time.
- 3) Homes were built on the east side of Waxhaw Meadows Plantation to avoid the 1997 route and then the 2011 route ran through several of those developed properties.
- 4) At a 2016 Waxhaw Board of Commissioners meeting, they adopted the new eastern route of the Waxhaw Parkway.
- 5) The new eastern route through developed properties was adopted by the Waxhaw Board of Commissioners with little public awareness; Waxhaw Meadows Plantation residents did not know about the new route.
- 6) An excerpt from the March 8, 2016 Town of Waxhaw minutes showed an item that stated “to serve a different purpose”, but did not explain what the “different purpose” was or why the route was changed.
- 7) Subdivision residents and the Mineral Springs Mayor tried to get the route changed back to its former location on the CTP, but Waxhaw and Union County refused. Acting in good faith, residents began to build on the western edge of the subdivision since they had been assured that the route would not be changed.
- 8) Another study of the alignment began in 2022 and all jurisdictions initially agreed on a new western route that was close to what Mineral Springs had asked for in 2018; however, when Mineral Springs learned that residents had built houses on the west side of Waxhaw Meadows Plantation in response to the refusal to move the route in 2018, the town could not support the new route.
- 9) Meanwhile, a grade separation west of Waxhaw near Helms Road had been “fast-tracked” in 2018 as a Rail Project; that project is currently underway decades sooner than a highway project would be and will soon provide a bypass around the NC16/NC75 intersection without disrupting an established neighborhood.

Mayor Becker wrapped up his PowerPoint presentation and explained that the proposed resolution before the council was simply to restate what had already been adopted. Mayor Becker noted that he had spoken with Mr. Bjorn Hanson of Union County to tell him, “We’ll clarify, we oppose that amendment, because we were not in favor of it, but we would really like CRTPO to be planning on reevaluating that leg of the parkway, rather than keeping it on the CTP as is.”

Mayor Becker noted that he had brought up the western Helms Road overpass as an example of some of the alternatives that are “before us that could really help everybody if we focus more on those and work together and Mineral Springs to CRTPO and the TCC to really look favorably with their project review committee on getting that last leg funded for Waxhaw to join, so that when the overpass and the loop around are done, maybe that connection to 16 up by the post office is done too, and we actually have a way to at least get some of the traffic out. If a truck has to turn right to go left and has to go an extra mile, truckers are used to that. I think they’d rather go that extra mile than get hung up on the track and be stuck there for six hours waiting for Secret to come and get them out and worry about whether the train is going to come.”

Councilwoman Coffey motioned to adopt the R-2024-01 clarifying the earlier resolution from September and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

The resolution is as follows:

TOWN OF MINERAL SPRINGS

RESOLUTION TO CLARIFY THE POSITION OF MINERAL SPRINGS ON A
PROPOSED AMENDMENT TO THE COMPREHENSIVE
TRANSPORTATION PLAN INVOLVING THE WAXHAW PARKWAY

R-2024-01

WHEREAS, the Mineral Springs Town Council adopted Resolution R-2023-03 on September 14, 2023 expressing its non-endorsement of a proposed amendment to the Comprehensive Transportation Plan (CTP) to be considered by the Charlotte Regional Transportation Planning Organization (CRTPO) altering the alignments of the routes of the northeastern and southern legs of the proposed Waxhaw Parkway; and

WHEREAS, R-2023-03 also requested that CRTPO and NCDOT consider eliminating the northeastern and southern legs of the proposed Waxhaw Parkway and seek alternate mobility solutions for the region that would be less likely to promote unsustainable new development and less disruptive to Mineral Springs residents and property owners; and

WHEREAS, the findings expressed in R-2023-03 are hereby restated in their entirety in this resolution; and

WHEREAS, both the current and new alignments of the northeastern leg of the proposed Waxhaw Parkway cut through and severely damage the character, environmental protection goals, and desirability of a unique and well-established conservation-based neighborhood located in the town of Mineral Springs formerly known as Waxhaw Meadows Plantation and now known as The Meadows at Mineral Springs; and

WHEREAS, CRTPO staff has offered to facilitate a discussion between Union County, the town of Waxhaw, and the town of Mineral Springs in an effort to arrive at a more viable alternative to the northeastern and southern legs of the proposed Waxhaw Parkway; and

WHEREAS, the Mineral Springs Town Council wishes to clarify its position on the proposed new alignment of the Waxhaw parkway preparatory to any further CRTPO-facilitated discussion;

NOW, THEREFORE BE IT RESOLVED that the Mineral Springs Town Council does not endorse the proposed new alignment for the northeastern and southern legs of the Waxhaw Parkway; and

BE IT FURTHER RESOLVED that the Mineral Springs Town Council requests that CRTPO and NCDOT consider eliminating the northeastern and southern legs of the Waxhaw Parkway from the Comprehensive Transportation Plan and instead seek alternate mobility solutions for the region including targeted improvement of existing roads, modification of traffic flow patterns including the possible introduction of one-way streets, and encouraging the dispersal of traffic over a more widespread network of existing roads rather than constructing a completely new highway through an existing Mineral Springs neighborhood the conservation values of which are irreplaceable; and

BE IT FURTHER RESOLVED that the Mineral Springs Town Council hereby expresses its willingness to participate in a CRTPO-facilitated discussion and review of alternatives to the proposed Waxhaw Parkway.

Adopted this 11th day of April, 2024.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

12. FY2024-2025 Budget: Preliminary Departmental Appropriations – Action Item

Mayor Becker explained this was the beginning of the budget process. There are certain things that are not happening this upcoming year, such as this is not an election year, the council already added some maintenance expenses for this year, which the town will have again next year. The bottom line is that even with the staff salary increases, which are to benchmark with the League of Municipalities figure (the method the council suggested last year), the operating plan budget is \$3,000 less than last year. The preliminary departmental appropriations worksheet does not include any revenues (that will come later), but the town is talking about an estimated \$366,679 operating budget for 2024-2025 for the entirety, not including capital, that would simply be the operating budget.

Mayor Becker stated the council had the chance to look at the spreadsheet and a little bit of a summary. At this stage, the council could ask Mayor Becker questions, but when it came to adopting the budget, the council will need to decide whether the salary figures for the staff are appropriate, because Mayor Becker did like to work those in because it affected the budgeting for the benefits and workers comp, etcetera. The council will decide whether all proposed amendments should be included and decide whether there are any they would like to increase or decrease before the full budget gets submitted next month.

Councilman Countryman motioned that Mayor Becker just go ahead and use the figures he provided the council and develop a budget for 24-25 and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

13. Staff Updates

There were no staff updates.

14. Other Business

There was no other business.

15. Adjournment – Action Item

At 8:42 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Muller. Nays: None.

The next regular meeting will be on Thursday, May 9, 2024 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker, Mayor