

**Draft Minutes of the  
Mineral Springs Town Council  
Regular Meeting  
May 9, 2024 – 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, May 9, 2024.

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

Absent: None

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 7:31 p.m. on May 9, 2024, Mayor Becker called the regular meeting to order.

Councilwoman Critz delivered the invocation.

Pledge of Allegiance.

**2. Public Comments**

There were no public comments.

**3. Consent Agenda – Action Item**

Councilwoman Coffey motioned to approve the consent agenda containing the April 11, 2024 Regular Meeting Minutes, the March 2024 Union County Tax Report, and the March 2024 Finance Report as presented, and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

**4. Discussion and Consideration of Proceeding with or Indefinitely Tabling a Nuisance Ordinance – Action Item**

Mayor Becker referred to the memo from Ms. Vicky Brooks about the nuisance ordinance and commented it was straightforward on what the costs were for the next steps. Mayor Becker stated the cost of everything had gone up, it will even cost the town a lot of money to get N-Focus here to talk about whether the council wants to do it.

Councilwoman Coffey commented that in light of the financial burden it would put on the town, it was her opinion that the council needed to have some more thought about it. Right now, the council should indefinitely table the discussion until they can gather some hard facts and understand what the long-term plan could cost the town and if they wanted to invest to that degree, because it would mean increasing taxes to pay for it.

Councilwoman Critz commented that the expense was a lot and then explained that last year there were situations in her neighborhood that they contacted Union County for different things and they showed up and did their job. It is not like the county won't do it, so constituents are not left without any options.

Councilman Muller explained the reason he brought up the nuisance ordinance originally was because of a meeting he had with a resident at town hall who was complaining about a neighbor with household garbage piling up. Councilman Muller stated his original thought was to reintroduce it with the some safeguards to keep it from being abused or scaling it back to where it would not be an overreaching ordinance. Through the discussions the council had at their session, it seemed that nobody was willing to scale it back. Additionally, the town could not build in the safeguards Councilman Muller thought could be done. If the town is not able to levy penalties against abusers, and if the council could not scale it back to just household garbage, Councilman Muller agreed it should be tabled.

Councilwoman Cureton motioned to table the topic indefinitely and Councilwoman Critz seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

#### **5. Consideration of the 2024-2025 Budget and Calling for a Public Hearing – Action Item**

Mayor Becker explained there were no changes in the appropriations, the few things he had to estimate were close enough that the town will be able to cover it. Mayor Becker stated he was conservative projecting the revenues, although the property tax revenues will be increased a little bit (\$1,200) with the annexation and new construction (13 houses). The sales tax will stay flat, but Mayor Becker stated he had to be careful with those. Mayor Becker thought that because of the Fed's decision to table any changes, the interest rates would stay higher for the next few months, so that would keep that revenue source steady. The budget was recommended with no tax increase and would stay 2.1 cents. The Operating Budget is \$366,679 and the Capital Budget is \$62,296, which was not designated to any specific project at this time. The total revenues and expenditures are \$428,975. If the council wanted to proceed, they just needed to call for a public hearing on June 13 at 7:30 at the Mineral Springs Town Hall for the purpose of discussing the budget and possibly adopting it at that meeting.

Councilwoman Coffey motioned to call for a public hearing on June 13 at 7:30 p.m. at the Mineral Springs Town Hall for the purpose of discussing the budget and possibly adopting it at that meeting and Councilwoman Critz seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker noted a copy of the budget had been filed with the clerk, who was directed to advertise the public hearing in due time for that meeting.

#### **6. Announcement of the Charlotte Regional Transportation Planning Organization (CRTPO) Presentation**

Mayor Becker explained that the Town of Weddington had had CRTPO at one of their meetings to do a presentation explaining what they do. The presentation was focused on some of the things like what Mineral Springs was benefitting from (sidewalk grants). During a regular meeting of the Western Union Municipal Alliance (WUMA), the board decided to open it up and have CRTPO come back to do a presentation during a regular WUMA meeting on May 23<sup>rd</sup> at the Wesley Chapel Town Hall at 7:00 p.m. Mayor Becker commented if anybody (members of the public/everybody) had time they should attend that meeting.

#### **7. Announcement of Proposed Small Intersection Improvements**

Mayor Becker commented "we are a go" for putting left turn arrows downtown. North Carolina Department of Transportation (NCDOT) will be doing both directions on Highway 75, and they have the software capability to change the timing for morning and afternoon, so it will help where it is needed. Even though leaving town hall in the afternoon turning left from Potter Road to Highway 75 (or northbound) can be grueling, NCDOT does not want to add to possible backups across the tracks on the southbound traffic. The good news is that NCDOT will be paying for it, the town will not have to pay the \$10,000 cost.

Councilwoman Critz asked if NCDOT was going to widen the area.

Mayor Becker responded there would be no change in the road, it will just be the signals. Mayor Becker added that the town will see what happens with the intersection improvement and whether NCDOT puts it into the P 7.0 CRTPO process as a regular road project, as well as the possibility of the town, in future years, going for some grant money. The town will see what happens this cycle with NCDOT putting the intersection project on to see how it scores later this year and if there is any possibility it could happen through the regular process in 10 years or less.

Councilwoman Krafft asked about NCDOT fixing the pothole.

Mayor Becker responded he would talk with NCDOT about that independently of the signal changes.

Mayor Becker moved onto the “fork” at Potter and Pleasant Grove, which NCDOT has brought back after they admitted they had dropped the ball on that \$88,000 Spot-Safety Funding project. When Mayor Becker reached back out to NCDOT earlier this year or late last year, they reevaluated the cost and said, “We can do this in house and save a lot of money, we don’t need to let it as a contractor project, we can have our own crews do it.” Mayor Becker noted that NCDOT did not give him a number, but it would be substantially less money. The plan is to eliminate some pavement to make it more of a turn and to have defined stop signs. Initially, it would be an “All-Way Stop” just for safety, which could be permanent. NCDOT wants to see how it works. The project has been put through for “Spot-Safety Funding,” again, and the answer should be available any day now. The project scored a 17 on the “Benefits-Cost Ratio,” and anything above 15 is competitive. Mayor Becker noted this was a quarterly cycle for NCDOT, because it was internal funding priorities; if the project does not make it, it will be put on again.

Councilwoman Critz commented that she knew they put up signs when they change intersections to warn people, but that is one of those areas where people drive automatically, so she wondered if the town could request a bigger temporary flashing sign. The town could also put it in a newsletter or the website closer to the time that the change may happen.

Mayor Becker responded the town would have to wait and see if the project got funded first and then he would work with NCDOT.

Mayor Becker noted there was a wreck at the fork at Potter and Pleasant Grove, north of town. It is bad when heading south on either part of Pleasant Grove, because Potter gets to stop. “You can’t see Pleasant Grove and Pleasant Grove really just doesn’t have a turn, it just curves around,” Mayor Becker said.

Councilman Muller commented he thought people said the wreck last week was because the people coming down Potter never stopped. Rumble strips might help.

Councilwoman Critz mentioned that it was a bad situation, but it had been that way for so long.

Mayor Becker responded that it had been, but nobody really asked until the town started talking about it two or three years ago. Mayor Becker stated he was amazed to get anything out of NCDOT quickly, but he was trying to work with the current crew, and he would talk with them about transitioning and making it safer.

Mayor Becker commented that his thoughts were the reason all of the wrecks did not attract a lot of attention was because there had not been a fatality (at least not during his time in Mineral Springs).

#### **8. Consideration of Authorizing the Purchase of Replacement Banners – Action Item**

Ms. Brooks noted that the downtown banners were rough looking, so she did reach out to SignPro for a quote to replace all of them in the same design.

Mayor Becker mentioned that right now the banners are in differing degrees of being faded; the best ones were fairly bad, and the worst ones are horrible.

Councilwoman Critz asked if there was a huge price increase from the last time they were replaced.

Mayor Becker responded he did not think so at \$130 each and that he remembered them being over \$100 four years ago. The banners are vinyl, so that is what you would expect.

Ms. Brooks noted that SignPro owner Matt Rorie, had said the banners only last a couple of years, so the town is getting their money's worth out of them.

Councilwoman Coffey motioned to approve purchasing replacement banners and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**9. Staff Updates**

There were no staff updates.

**10. Other Business**

Mayor Becker explained that May 5<sup>th</sup> through the 11<sup>th</sup> of 2024 was the 55<sup>th</sup> Annual Municipal Clerk's Week. A Proclamation was adopted by Mayor Becker honoring the town's municipal clerk and all municipal clerks on behalf of the International Institute of Municipal Clerks declaring May 5<sup>th</sup> through May 11<sup>th</sup> Municipal Clerk's Week.

The Proclamation is as follows:

**Proclamation  
55th Annual Municipal Clerks Week, May 5 - 11, 2024**

**Whereas**, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

**Whereas**, The Office of the Professional Municipal Clerk is the oldest among public servants; and

**Whereas**, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

**Whereas**, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

**Whereas**, The Professional Municipal Clerk serves as the information center on functions of local government and community; and

**Whereas**, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

**Whereas**, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

**Now, Therefore, I**, Frederick Becker, Mayor of The Town of Mineral Springs, do recognize the week of May 5 through 11, 2024, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Vicky A. Brooks and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

**Dated** this the 9<sup>th</sup> day of May, 2024

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

Councilwoman Cureton asked if there was any way to stop people from flying down her street. People have told Councilwoman Cureton they nearly had an accident in their driveway and pulled out in the road with somebody flying down the street.

Mayor Becker responded he would find out what the process was for NCDOT to lower the speed limit to 25 and post a sign.

Councilman Countryman suggested Councilwoman Cureton call the Union County Sheriff to have them put somebody out there.

Speed bumps were suggested by Councilwoman Critz.

Mayor Becker noted the NCDOT would not install speed bumps.

Ms. Brooks commented there was a petition for residents to have NCDOT to do a study. If NCDOT agreed to lower the speed limit, they would ask the town to do a concurring speed limit.

Councilwoman Krafft mentioned there was a 25 mile an hour street sign put up in the neighborhood of Nablus that she did not believe was put there by NCDOT.

Councilwoman Krafft explained there had been an accident in front of her house and her neighbor's house damaging their yards, they called DOT who said they would send someone out to do the repairs, but that was six to eight weeks ago.

Mayor Becker suggested the Monroe DOT Office would handle those types of repairs.

Councilwoman Critz shared that the four (Mineral Springs) council women made the list of the 100 most powerful women in Union County. Councilwoman Critz stated in addition to being honored by being considered for it, she felt like it was a powerful statement for a community as small as Mineral Springs to have all four councilwomen to be recognized.

**11. Adjournment** – Action Item

At 8:04 p.m. Councilwoman Krafft motioned to adjourn the meeting and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, June 13, 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