

Town Council Members

Valerie Coffey – 2015 ~ Jerry Countryman – 2017 ~ Lundeen Cureton – 2015

Peggy Neill – 2015 ~ Melody LaMonica – 2017

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Town of Mineral Springs  
Mineral Springs Town Hall  
3506 S Potter Road ~ Mineral Springs  
Town Council  
Public Hearing / Regular Meeting  
March 13, 2014 ~ 7:30 PM

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Agenda

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1. **Opening**

The meeting will be called to order, an invocation will be delivered and the Pledge of Allegiance will be recited.

2. **Public Hearing – Proposed Text Amendments**

3. **Public Comments**

The Town Council will hear comments from members of the public on any matters of interest to them during this ten-minute period.

4. **Consent Agenda**

- A. March 13, 2014 Regular Meeting Minutes
- B. February 2014 Tax Collector's Report
- C. Tax Refund
- D. February 2014 Finance Report

5. **Consideration of the Proposed Text Amendments**

The council will consider approving the proposed text amendments to Articles 3 & 4 of the Mineral Springs Subdivision Ordinance.

6. **Consideration of McNeely Farms Subdivision Preliminary Plat (Revised)**

The council will consider approving the revised McNeely Farms Subdivision Preliminary Plat.

7. **Mineral Springs Volunteer Fire and Rescue Department Report**

Chief Donald Gaddy will update the council on fire department activities.

8. **Union County Community Arts Council**

Barbara Faulk will make a brief presentation and request funding for the Union County Community Arts Council.

9. **Consideration of a Proclamation for Child Abuse Prevention and Sexual Assault Awareness Month**

The council will consider a proclamation declaring April as Child Abuse Prevention and Sexual Assault Awareness month.

10. **Festival Update**

Ms. Barbara Erps will update the council on the Mineral Springs 15<sup>th</sup> Anniversary Festival.

11. **Consideration of Scheduling a Town Council Retreat, a Town Hall Meeting and a Training Session**  
The council will consider scheduling a retreat, a town hall meeting and a training session.
12. **2014-2015 Budget – Proposed Departmental Appropriations**  
The council will consider recommended appropriations for the 2014-2015 budget.
13. **Traffic Safety Update**  
Mayor Becker will update the council on the progress of various traffic safety discussions.
14. **Consideration of a Land Purchase and Going into Closed Session**  
The council will consider the purchase of property in the Harrington Hall Subdivision and calling for a closed session under NC G.S. 143-318.11(a)(5).
15. **Staff Updates**  
The staff will update the council on any developments that may affect the town.
16. **Other Business**
17. **Adjournment**

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Town Hall  
3506 S. Potter Road  
Town Council  
Public Hearings / Regular Meeting  
March 13, 2014 ~ 7:30 PM

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*Minutes Draft*

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The Town Council of the Town of Mineral Springs, North Carolina, met in Public Hearings and a Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, March 13, 2014.

**Present:** Mayor Frederick Becker III, Mayor Pro Tem Janet Critz, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Melody LaMonica, Councilwoman Peggy Neill, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk/Tax Collector Janet Ridings.

**Absent:** None.

**Visitors:** Michael Caldwell, Lee Jenson, Brian Matthews, Tony Patterson, Nancy Rutherford, Richard Stone and Vonn Stone.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of March 13, 2014 to order at 7:32 p.m.

1. **Opening**

- Councilwoman Cureton delivered the invocation.
- Pledge of Allegiance.
- Vonn Stone sang the Star Spangled Banner.

2. **Public Hearing – Proposed Text Amendments**

- Mayor Becker opened the Public Hearing on the Proposed Text Amendments at 7:35 p.m.
- Zoning Administrator Vicky Brooks stated that she would be turning this over to Mr. Lee Jenson [Union County Zoning Administrator] who had volunteered. Mr. Jenson explained that each of these amendments pertained to Union County wanting to construct a sewer pump [station]; pump stations are generally small in nature. The couple of different proposed text amendments will probably help accommodate that type of facility. The first is an amendment to the definition of what a subdivision is; that is submitted in two places, it's defined in the Subdivision Ordinance and again in the Zoning Ordinance. The basic amendment is to change that definition to exempt a lot for a pump station of this size from the definition of a subdivision; generally these things don't need a lot of land to function, but you still need a small piece of property. The second amendment is to classify this type of pump station as a Class IV Essential Service; this will allow it to be constructed and

meet the general setbacks of that zoning district. Again, that is just because of the size of these things; anything greater than a 5,000 square foot fenced compound is a Class II, thereby still having to meet those larger setbacks. Mr. Jenson stated that was it in a “nut shell” and that he will take any questions if the council had them. Mr. Jenson noted that he was accompanied by a representative from public works. Mayor Becker asked Ms. Brooks if anyone had signed up to speak. Ms. Brooks responded no. Mayor Becker asked if the council had any questions at this time for Mr. Jenson or the representative from public works. Councilwoman Critz asked if there would be a need for an additional pump station if there was an opportunity to expand the sewer line even further. Mr. Michael Caldwell from Union County Public Works responded that a pump station may be needed in the future depending on the location of it; currently they can serve a very large area with this pump station and it will serve all that was asked for by the town. In the future it can go away, because if a sewer line comes up the creek for a new subdivision out in the fields (right now), this thing will be gone. There is a chance to serve a lot with it, but it won't serve everything. Mayor Becker asked if there were any other questions or if either public works, Union County Planning and Zoning or if Ms. Brooks had any additional comments about the procedures that we've gone through to date on these text amendments. Ms. Brooks commented that the planning board had unanimously recommended approval and that the Public Hearing was advertised as required.

- Mayor Becker closed the Public Hearing on the Proposed Text Amendments at 7:43 p.m.

### 3. **Public Hearing – Conditional Use District Rezoning Request**

- Mayor Becker opened the Public Hearing on the Conditional Use District Rezoning Request at 7:44 p.m.
- Ms. Brooks introduced the applicant Mr. Tony Patterson who was requesting to rezone his property from RA20/B4 to CD-LI, which is a conditional district. Ms. Brooks presented a PowerPoint. The property [an aerial view was shown] is located off of Waxhaw Highway along McNeely Road, next to the current mini-storage owned by Mr. Patterson [elder]. Ms. Brooks pointed out that the council had the site plans in their agenda packet. When viewing the site plan, Mr. Patterson pointed out that it shows the lay out, the retention pond and the driveway entrance. Showing the landscaping plan, Ms. Brooks clarified that Mr. Patterson will be doing this project in phases (as money allows). Mr. Patterson responded that's right. The next slides showed the phase 2 erosion, side doors, details, the stormwater plan and the lighting plan. Ms. Brooks pointed out that the lighting plan contained language which shows that the site will comply with the Mineral Springs Lighting Ordinance. Mr. Patterson commented that he will try to keep that as a minimum and use full cut off lights; “the lights are scattered out pretty good where it won't be lit up like a ball field, so when you ride by it should be real subtle”. Mr. Patterson stated that he believed that the town was asking for the light to be as minimal as possible. They tried to dress the front of it up with the office with an awning over the top of the door, brick veneer, quoins on the corners, soldier courses on the windows and the brick front of the second building is going to have the appearance of doors, the bricks are set back to make it look like doors (to dress it up), soldier courses over it and the buildings are going to be a different color

(evergreen and sandstone). Mr. Patterson explained that a lot of storage facilities have gone to that color, it kind of blends in with the trees and nature. The buildings are going to be 390 feet long (two of them) and 45 feet wide; they are trying to get about 250 units with a lot of them being climate controlled. Mr. Patterson stated that he thought that was where the market was heading to (climate controlled), because they actually turned someone away this week that wanted climate control; the community needs it and is ready for it. There will be pavement from one end to the other and there will be a nice decorative fence (aluminum wrought iron look) along the front with an aluminum gate and the rest of the fence will be black vinyl, so it will fit in nice; it won't stand out like your typical galvanized fence. You've got your handicapped parking (which is a requirement) and the office is going to have a full handicapped bathroom inside. Councilwoman LaMonica asked Mr. Patterson (in reference to the pull down doors for the storage areas) what they were made of and how they will be maintained; often times with these types of units that is where you really see the rust, because it degrades faster than everything else around it. Mr. Patterson responded that they have gotten better over the years and they make a product (similar to polyurethane) now that you can apply to them in a few years; it brings them back and they must be maintained. Mr. Patterson added that it was going to be a nice facility; it is going to be higher priced, because of the climate control, which forces him to make it stay nice. In addition, the trees are going to help shade, if they were just set down there baking in the sun, the sun would really fade them a lot. Councilwoman Critz referred to the pavement and commented that typically Mineral Springs likes to keep things a little more natural, but certainly pavement is applicable and even necessary in some situations; however, there are products out there now that are more porous. Councilwoman Critz asked Mr. Patterson if he had looked at that rather than just standard paving, so that he would have a less impervious surface. Mr. Patterson responded that he had not, but he could look into it; he didn't know there was anything else out there except for concrete and pavement. Councilwoman Critz commented that there was and Mayor Becker might know a little more about the product itself, but she knew that Waxhaw has used it in some areas and it is semi-impervious, which creates less run off. Mayor Becker noted that Kevin Herring, the engineer [for the project] was present and he pointed out that MJ Namin, our town consultant has reviewed the detention and run off plans to make sure that the detention and stormwater post construction facilities are able to mitigate any potential run off, even if the pavement is impervious. Mr. Patterson commented that the engineer would be glad to answer those questions.

- Ms. Brooks continued the PowerPoint presentation: The required Public Informational Meeting (PIM) was held on January 28, 2014, and no negative feedback was received at that meeting. One comment was received through the mail from Mr. Mike Campbell indicating that he did not have a pro or con position; however, he would oppose the rezoning until he could do some further investigation. After sending Mr. Campbell a letter along with some documentation about the rezoning, Ms. Brooks did not hear back from him (that letter was included in the agenda packet). A letter was received from Ms. Virginia Edgeworth from Phoenix Lumber, who wanted to go on record in support of the rezoning request (that letter is also in the agenda packet). The Planning Board has reviewed this application and they have recommended approval as submitted. Notice of this public hearing was provided in accordance with North Carolina General Statutes

and the Mineral Springs Zoning Ordinance. Town Engineer, MJ Namin has reviewed and approved these plans based on the minimum acceptable standards of the town as noted: 1) the driveway pipe should be 15 inches; that has been corrected on the plan. 2) the BMP design for water quality must be approved by the State DWQ (Division of Water Quality); that approval is on file and 3) the driveway location and design needs to be approved by DOT; that has also been approved. Mr. Patterson is not seeking any conditions that are less restrictive than those required by the ordinance. For example: design, density, signage, screening, landscaping or dimensional standards. The plans submitted are in compliance with the regulations set forth in our zoning ordinance. Town Council shall have the authority to grant the application as submitted, deny approval of the application, or approve the application with additional conditions and or deviations from the requirements of the ordinance per Section 5 below, which are usually agreed on by the applicant and the town council. The council can submit the application back to planning board for further study. In approving the petition or the reclassification of the property to a CD District, the town council may require that reasonable and appropriate conditions be attached to the approval of the petition. Such conditions shall be limited to those that address the conformance of the development and use of the site to any town ordinances and officially adopted comprehensive Land Use Plan or other officially adopted plan and those that address the impacts reasonably expected to be generated by the development or use of this site. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the town council. Except as provided, none of these conditions shall be less restrictive than any requirements that would otherwise pertain to that particular development if it were located in the corresponding general zoning district. Section 12.1.11(d) of the zoning ordinance states that any action taken by this town council on a conditional district rezoning shall be accompanied by statements that: 1) analyze whether the rezoning is consistent with an adopted comprehensive plan and any other officially adopted plan and 2) why it considers the action taken to be reasonable and in the public interest. Ms. Brooks explained that the Future Land Use Plan shows this property as Highway Corridor, which is defined in the Land Use Plan as an area that allows for the development of corporate office campuses and institutional uses, which shall be permitted only through the Conditional Zoning process. The Land Use Plan speaks to non-residential uses outside of the town center by encouraging a variety of non-residential land uses, which will be aesthetically pleasing, adding long term economic benefit to the community and which will not ultimately lead to commercial sprawl, which will be done by concentrating Light Industrial development along Highway 75 at the outskirts of town as shown on the Future Land Use plan. The town is going to encourage business campuses along Highway 75 in the area designated on the Future Land Use plan as Highway Corridor. The action plan called for in the Land Use Plan is for the town to amend the zoning ordinance to include campus business. This type of zoning allows for the development of corporate office campus, institutional and light industrial uses. We are going to minimize the impacts of business and industrial uses on neighboring uses. The action plan called for in the Land Use Plan is to review and strengthen screening requirements and to review minimal lots sizes for industrial uses. The action set out in the Land Use Plans calls for this area to be campus business, as designated on Future Land Use map, which allows for the

development of corporate office campus and institutional light industrial; therefore rezoning this property to CD-LI is consistent with an officially adopted plan. The proposed amendment is reasonable as it follows the Land Use Plan for non-residential uses outside of the town center concentrating light industrial development along Highway 75 at the outskirts of town as shown on the Future Land Use map. It will serve the public interest by providing additional storage units. Ms. Brooks asked the town council if they had anything to add that they would deem appropriate or if they had any questions or if they wanted to wait until they get to that agenda item. Mayor Becker responded that was up to the council and asked if anyone had signed up to speak at the Public Hearing. Ms. Brooks responded that no one had signed up. Councilwoman Critz asked if the specific lighting had been reviewed and if it fell under the ordinance regulations. Ms. Brooks responded nothing specific yet, but yes it will fall under our lighting ordinance; it has to. Mr. Patterson offered that the setbacks are 80 feet, so the lights themselves will be 56 feet off the property line and they will shine from the fence towards the unit, so there won't be any pollution at all on neighbors. Mr. Patterson added that they are going to save pine trees across the front and down the sides; they will probably be leveled up a little bit and cleaned up, so they will grow better and it should look pretty good. Mr. Patterson didn't think it was going to jump out at you when you go through there. Mr. Patterson has not picked out where the sign is going to be yet, because he hasn't started clearing, but he will get up with Ms. Brooks later on and make sure that it is in compliance; it will be a little small sign out front just to let them know who they are.

- Mayor Becker closed the Public Hearing on the Conditional Use District Rezoning Request at 8:02 p.m.

#### 4. **Public Comments**

- Richard Stone – 4023 Highway 205, Marshville, NC.
- Nancy Rutherford – 2807 Valley Farm Road, Waxhaw, NC.

#### 5. **Consent Agenda**

- **Councilwoman Coffey** made a ***motion*** to pass the consent agenda as it was presented containing the following:

- February 13, 2014 Regular Meeting Minutes, February 18, 2014 Special Meeting Minutes and February 27, 2014 Regular Meeting Minutes*
- January 2014 Tax Collector's Report*
- Duplicate Tax Refund*
- January 2014 Finance Report*

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

*Ayes: Coffey, Countryman, Critz, Cureton, LaMonica and Neill*  
*Nays: None*

6. **Consideration of the Proposed Text Amendments**

- Mayor Becker explained that this is the first of the zoning changes and he would turn it back over to Ms. Brooks and open the discussion of considering the proposed text amendments, which was the first Public Hearing presented by Mr. Jenson. Ms. Brooks asked that the council seriously consider approving the text amendments, so that Union County can bring that sewer line to us. Mayor Becker commented that we have an official staff recommendation and asked if there was a planning board recommendation. Ms. Brooks responded yes. Councilwoman Critz commented that she would like to make a motion to approve the Zoning Ordinance Article 2. Ms. Brooks asked that the council adopt the Statement of Reasonableness and Consistency first. Councilman Countryman noted that it was the Subdivision Ordinance [also]. Councilwoman Critz read the Statement of Reasonableness and Consistency as follows: "In reference to the proposed text amendments of Article 2 of the Mineral Springs Zoning Ordinance: The Town of Mineral Springs hereby declares the proposed text amendments to be 'reasonable' as they will enable Union County Public Works to construct a pump station that is required for the installation of the sewer line that will provide sewer service to properties in the downtown area along Highway 75. The Town of Mineral Springs hereby declares the proposed text amendment to be 'consistent' with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, which specifically calls for periodic review to make sure that the Zoning Ordinance is as up-to-date as possible. Adopted this the 13<sup>th</sup> day of March 2014".
- **Councilman Critz** made a **motion** to approve the Statement of Reasonableness and Consistency and **Councilwoman Neill** seconded. The motion passed unanimously as follows:
  - Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica
  - Nays: None
- Councilwoman Critz stated that she would like to officially say thank you again to those that worked on staff and have worked so diligently with our staff. "I want to thank Richard Helms, who took the initiative, he was not the only county commissioner, it was a unanimous vote, so we need to give a shout out to all the county commissioners, but Mr. Helms took the initiative and I want to thank him for that because we were kind of at a stalemate and the right hand didn't seem to know what the left hand was doing and we have come together for what we think are going to be some really exciting opportunities, so thank you so much", Councilwoman Critz said. Mayor Becker noted that the council adopted the Statement of Reasonableness and Consistency for the text amendment to Article 2 – Definitions, and called for a motion to support the amendments to the Zoning Ordinance, Article 2 – Definitions.
- **Councilwoman Critz** made a **motion** to adopt the amendments to Zoning Ordinance Article 2 – Definitions and **Councilwoman Coffey** seconded. The motion passed unanimously as follows:
  - Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica
  - Nays: None



- Mayor Becker noted that the council now has the Statement of Reasonableness and Consistency for the Subdivision Ordinance, Article 1 – Introductory Provisions amendment to consider.
- **Councilwoman LaMonica** made a **motion** to adopt the Statement of Reasonableness and Consistency for Subdivision Ordinance, Article 1 – Introductory Provisions and **Councilwoman Neill** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica  
Nays: None

- Mayor Becker noted that the final follow up is to have a motion to adopt the amendments to the Subdivision Ordinance, Article 1 – Introductory Provisions.
- **Councilwoman Critz** made a **motion** to adopt the amendments for Subdivision Ordinance, Article 1 – Introductory Provisions and **Councilwoman LaMonica** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica  
Nays: None

- The text amendments are as follows:

#### ARTICLE 1 – Subdivision Ordinance

**Add:**

**Section 110. “Subdivision Defined”**

**5. The division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provision of water and sewer service.**

#### ARTICLE 2

#### DEFINITIONS OF TERMS USED IN THIS ORDINANCE

**Amend:**

b) **Class II.**

Booster stations, pumping stations, **with a total fenced compound area greater than 5,000 square feet,** switching facilities, substations, lift stations, or other similarly required facilities in connection with telephone, wireless communications, electricity, stream, water, water storage, sewer, or other similar utilities. This classification is not intended to govern apparatus and functions set out in Essential Services Class IV more particularly defined below.

d) **Class IV.**

Subterranean neighborhood or cabinet style switching facilities designed to handle telephone transmissions within the immediate vicinity of the Town of Mineral Springs **and pumping stations with a fenced compound area of 5,000 square feet or less.**

**Subdivision.**

The division of a tract of land into two (2) or more lots, building sites, or other divisions when any

one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition: (I) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance, (II) the division of land into parcels individually greater than ten (10) acres where no street right-of-way dedication is involved; or (III) the public acquisition by purchase of strips of land for widening or opening streets; or (IV) the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance; **or (4) the division of a tract for the sole purpose of the placement of permanent equipment and buildings for the provision of water and sewer service.**

- Mayor Becker pointed out the letter that was in front of the council and stated that he thought it was appropriate at this time to bring to everyone's attention that Scott Honeycutt, Engineering Division Manager of Public Works was confirming that the low bid was approved by the Board of Commissioners on January 21<sup>st</sup>; this was the last technical hurdle. The Notice to Proceed will be issued March 24<sup>th</sup> with a contract expected completion date of 180 days (October 19<sup>th</sup>). Anybody who has business property who might be here tonight can certainly start getting in touch with public works to get themselves set up for being able to be one of the first to hook onto this and bring us some really good businesses. Mayor Becker commented that he would like to echo Councilwoman Critz' thanks; this has been an uphill battle. The town made formal requests way back when there was an allocation plan that had been adopted amidst much controversy in public works and the Board of Commissioners. The town was "begging", sending letters and adopting resolutions saying "please put us on, at least put us on the phase III", but "no" we weren't getting on. This is something the town has been waiting for and we are really grateful that the county is showing this confidence to put this type of investment of rate payer money into our town to help facilitate our economic development, which Mayor Becker believes will certainly pay the county back as well. It's going to be a win/win for everybody, especially the residents of Union County.

7. **Presentation by Union County Executive Director of Growth Management**

- Ms. Brooks informed Mr. Brian Matthews that she had distributed the letter from the North Carolina Department of Transportation (NCDOT) and a copy of the article that she had sent to him and to the council. Mr. Matthews thanked the council and Mayor Becker. Mr. Matthews explained that he is new to his position as the Executive Director for Growth Management for Union County, but he is not new to Union County. He has been in Union County for over 12 years and was the manager in Stallings for 12 years, so he is very familiar with the municipal side of government and is looking forward to his role with the county. Mr. Matthews thanked the council for their help with the project that they just approved; "when municipalities benefit, the county benefits, so it is a partnership and that's going to be sort of our mantra here at the county". The county is looking to partner with their communities on growth management and that means smart growth, which means preparing for commercial as well as residential developments.
- Mr. Matthews explained that he had a discussion with the District Engineer for NCDOT today. In light of those comments, Mr. Matthews stated that his presentation was probably going to be very short and he thought that the council

was going to enjoy what he learned today. Mr. Matthews explained that the NCDOT (the Division Office here in our area) had previously issued a letter to all municipalities saying that they would no longer review plans, inspect or do any maintenance for subdivision streets within municipalities and that was not common for them. Over the years, they have for towns like Mineral Springs, Wesley Chapel and a lot of our smaller communities done the inspections and they have taken over maintenance and ownership of those streets, but that's become a bit of a burden, so they took the position of "we are not going to take any more of these streets, we are not going to do any more plan review, inspections", which sort of threw everybody into a bit of a pickle, because a lot of these small towns do not have the staff or the abilities to take on some of those roles. However, at the Raleigh level, they did discuss this matter and determined that it was not appropriate for them to essentially exclude that service from non-Powell Bill communities. Powell Bill funds are funds received by towns that choose to be part of the maintenance system, which own and maintains roadways; a town must have a certain tax rate in order to receive those funds. Those municipalities that count on NCDOT will no longer have NCDOT doing plan review, any type of inspections or accepting ownership and maintenance of those streets. Within municipalities that do not have Powell Bill funds, the NCDOT will continue to review, inspect and accept ownership and maintenance of those streets. Mr. Matthews stated that that letter has not gone out yet, but it will be going out soon and Mineral Springs will get a copy of it. Mr. Matthews further explained that he believed that the intent here was really more related to those municipalities that receive some level of funding and those municipalities should be responsible for maintenance of streets. If you don't receive any funding, you are not in any kind of danger of having to take that role on; however, if the town reaches the point where they qualify for Powell Bill funds the NCDOT will not review plans, inspect or take over maintenance. Mayor Becker clarified that a municipality that gets Powell Bill funding gets a fairly generous allocation from the State; one portion is based on population and one portion is based on miles of road in the town, so even for a town as small as Mineral Springs it could be in the hundreds of thousands a year. That would give the town the money to be able to maintain those subdivision roads and that is what they intended it for. In order to qualify for Powell Bill funding you must have a tax rate of at least five cents per one hundred dollars [in valuation]. Mineral Springs has two and half cents, we have never really had the urge from the public to double the taxes and find ways to spend it; therefore, we couldn't get Powell Bill money if we wanted to participate. Mayor Becker referred to Mr. Matthews and stated that was one of the things that worried us, so his news was welcome. Mr. Matthews responded that Ms. Brooks had sent him the article, he had heard a little bit, but he hadn't seen the article and then today he got confirmation from the District Engineer that that was the position. The town will receive something formally to that affect, but Mr. Matthews thought it would make the town very happy. Councilman Countryman commented that it was reasonable to say that if a community doesn't have a road and highway department that somebody else needs to take care of it and only those communities that grow to the point where they would be eligible for that funding that would then command them to do the job. If you don't have the resources to do any of those tasks, realistically the road system in North Carolina would probably go away if somebody didn't take care of them. Councilwoman Critz added that without this revision, Mineral Springs would

be forced to raise taxes and forced to take on a role that isn't really reasonable for a community the size of ours. Mr. Matthews responded that they understand and that Ms. Brooks and he had discussed this, which was one of the reasons why he was coming here this evening; if it had stayed in place "what could the county do to help you with some of those things"? Obviously, the county couldn't take over ownership and maintenance, but what were the other things they could assist the town with; fortunately we don't have to worry about that now. Mr. Matthews wanted the council to understand that the county views their role as a partner and that was the whole purpose behind his original intent to come to this meeting; to show the council that the county is a partner and not just for the sewer, but everything that they do. The mayor and council thanked Mr. Matthews.

8. **Consideration of the Conditional Use District Rezoning Request**

- Mayor Becker explained that this agenda item was the rezoning request, which was the subject of the second Public Hearing tonight. Ms. Brooks noted that she had given her presentation earlier and at this time the council could talk with Mr. Patterson and Mr. Herring. Mayor Becker commented "in case they have more questions" and asked Ms. Brooks if there was a Statement of Reasonableness. Ms. Brooks responded that it was included in the agenda packet. Councilwoman Critz stated that she would like to make a comment to the landowner/developer and the public; this piece of property lies between existing storage and a future church building and there are not a lot of things that would fit well in that area that wouldn't conflict or would suit nicely. Councilwoman Critz stated that "this is a great idea", there is more and more need for climate controlled storage (with musical instruments and other valuables). The proposal that has been made with the aesthetic appreciation is a huge plus for all of us, because "none of us want to see any of our small communities known as the storage unit town", but Councilwoman Critz thought this was tastefully presented and she appreciated them going the extra mile to do that.
- **Councilwoman Critz** made a **motion** to accept the Statement of Reasonableness and Consistency for the Conditional Use Rezoning District, in reference to the proposed map amendment Tax Parcel #06-060-007H from RA20/B4 to CD-LI and **Councilwoman Neill** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica

Nays: None

- Mayor Becker asked the council if there were any conditions in addition that they wish to impose or do they wish to approve the actual rezoning request.
- **Councilwoman LaMonica** made a **motion** to approve the rezoning request from RA20/B4 to CD-LI for Tax Parcel #06-060-007H with all conditions in the site plan presented by the Zoning Administrator and approved by the Planning Board and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica

Nays: None

- Mayor Becker commented that this was the “first one” [Conditional Use District] and the town is looking forward to a new project. Councilwoman Neill mentioned that she knew Mr. Patterson’s dad and she thinks that he does a great job maintaining his property on the corner, so she knows he will put him to shame. Mr. Patterson responded that he would take real good care of it, he guaranteed the council; “and it is going to very nice”. Mr. Patterson personally thanked Ms. Brooks and explained that she had been a great help and worked with him through this whole project and gave him good advice. “I just want to give her kudos on that”, Mr. Patterson said. Councilwoman Critz responded that “she is top notch”. The council thanked Mr. Patterson. Mayor Becker thanked Mr. Patterson for all the detail and effort to really do a good project.

9. **Discussion on the Literacy Council of Union County Spelling Bee**

- Mayor Becker pointed out the memo in the agenda packet, as well as the email he had received from Caroline Cate. The Literacy Council is changing the structure of the Union County Spelling Bee, which has become a tradition for us after two short years of the Town of Mineral Springs participating as the Mineral Stings. It is up-in-the-air right now; it’s certainly not taking place this month, which is too bad because it was a really good partnership. Last year, we were able to partner with Parkwood High School and had a Senior Honors English student (who had turned 18 in time to qualify) and a Senior Honors English teacher that joined Mayor Becker on the Mineral Stings team, which placed in the final four of 16 teams. Mayor Becker stated “we were proud of that”. The Mineral Stings also won the Spirit Stick Award, which is given to the team with the loudest cheering section. The cheering section was made up of students from Julie Johnson’s Honors English class at Parkwood High School and several of her girls’ varsity soccer players from Parkwood High School. During the breaks (it’s a long spelling bee that goes on for about three hours) people would go up to Mayor Becker and say “where did you find all those wonderful young people who are so enthusiastic” and he would tell them “that is Parkwood High School for you, one of our finest schools in the county and we are proud of them, proud of their teacher, proud of the student named Amy Brooks” (who was the participant). If the event is moved to the fall, we may not have an 18 year old student available, because it is an adult spelling bee, so things may change. Mayor Becker explained that was the announcement, the question becomes, we have been supporting the Literacy Council, if the spelling bee takes place in the fall, it won’t be this fiscal year, does the council have any interest in making a contribution this fiscal year anyway (it would have been our application fee of \$300) and take this up next year to see if there is something we can participate in or do we just want to let them go? The funding decision is a council decision and the postponement of the spelling bee is something we have no control over. Councilwoman Coffey responded that it is imperative that we continue to support the Literacy Council, that doesn’t minimize it, because they are not having the spelling bee and all the fun that takes place; “we still need literacy”. Councilwoman Coffey believes that we certainly need to give them \$300. Councilwoman Neill stated that it has certainly benefitted our community in the past, so she believed we should.
- **Councilwoman Coffey made a motion to fund the Union County Literacy Council at the \$300 level and Councilwoman Cureton seconded.** Mayor Becker clarified

even though we can't be the Mineral Stings this year. Councilwoman Neill commented that she can't tell you how much fun the spelling bee is and she hoped that when they do have it, more of the council will go; it is great, so we need to support it. *The aforementioned motion by Councilwoman Coffey passed unanimously as follows:*

*Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica*

*Nays: None*

**10. Consideration of Purchasing a Steeplechase Ad**

- Mayor Becker explained that April 26<sup>th</sup> is the Queen's Cup Steeplechase, which will be held at Brooklandwood Farms (right behind us here in Mineral Springs). Mayor Becker believed this was the 14<sup>th</sup> running in Mineral Springs, since they became part of our community. For several years, the town has been advertising in their race program; it is a full page black and white ad, which shows our sign and specifies that our philosophy is "Conservation by Design" and that we welcome conservation buyers and horse owners to keep our town on the map. Mayor Becker explained that the race program is a separate funding source within the Steeplechase operation and all net proceeds from advertising go directly to the charity. This year the Queen's Cup is benefitting the Alzheimer's Association. Mayor Becker further explained that he just spoke with Race Director Carrington Price this morning. The Queen's Cup has sponsored very fine nonprofits over the years: Catawba Lands Conservancy, Make-a-Wish Foundation, Purple Heart Homes and Susan G. Komen. These are just a wrath of high quality beneficial nonprofits that benefit from it (to the tune of as much as \$50,000 a year). Ms. Price said that she has never had the enthusiasm that she's getting back to her with the Alzheimer's Association as the beneficiary; it's something that has touched so many of us in our families and will continue to touch many more of us as our families age, so it is certainly a cause. Mayor Becker stated that "we encourage you all to buy your tickets to the Steeplechase and attend; it's a great event and Mineral Springs is proud to be the home of the Queen's Cup". Mayor Becker explained that he didn't want to just give them \$300 for an ad; the council likes to approve it every year if they still feel it is appropriate to support.
- **Councilman Countryman** made a **motion** to approve it at the \$300.00 rate for a full page black and white ad and **Councilwoman LaMonica** seconded. *The motion passed unanimously as follows:*

*Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica*

*Nays: None*

**11. Consideration of Participating in 2015 Urban Archery Season**

- Ms. Brooks explained that this was our annual renewal in the Urban Archery Season, which runs from January 10<sup>th</sup> to February 14<sup>th</sup>, 2015. Councilman Countryman explained that this is archery hunt only and the idea of it is it's a way to manage the ever growing deer population particularly in Union County and in other urban areas. Deer are probably one of the most adaptable animals out there and as long as they can secure food, water and cover there are virtually no or very minimal predators on the deer population in North Carolina, so it is growing

exponentially. We are all faced with the deer in our backyards at times consuming vegetable gardens and plants. Urban Archery Season is a way to effectively manage the deer population once the general deer season concludes. It is very specific, it's within town boundaries with very explicit hunting zones and it also insures that every archer that participates has to have specific landowner permission to conduct those activities. Councilman Countryman stated that he has been a proponent of ensuring that this Urban Archery Season continues through each succeeding year; it is an essential part of our game management strategy.

- **Councilman Countryman** made a **motion** to approve once again the Urban Archery Season as it was designated by Ms. Brooks for the year 2015 and **Councilwoman Coffey** seconded. Councilwoman Critz commented that her husband is also an archery hunter and they know people who grow crops in McNeely Road and Collins Road areas that are damaged, some significantly, by the deer population, so it is eating into the profits of our farmers. Councilwoman Critz also mentioned that there was a woman that was brutally killed on Highway 16 in the Waxhaw City limits this year by a deer coming through her front windshield; this is a serious issue. This is certainly not the only thing that we should be looking to do, but as Councilman Countryman said it is an important component of our management program. Councilman Countryman added that we have a new business in Mineral Springs called Skip's Archery; they moved here from Indian Trail. Councilman Countryman encouraged those people that have an interest to support this great addition to our community. Councilwoman Cureton commented that she hit a deer on Highway 200, he went over her car and she was not hurt, but the deer was killed. *The aforementioned motion by Councilman Countryman passed unanimously as follows:*

*Ayes: Coffey, Countryman, Critz, Cureton, Neill and LaMonica*

*Nays: None*

## 12. Staff Updates

- Ms. Brooks pointed out that she had given everybody a copy of an email that she had received this week.

## 13. Other Business

- Councilwoman Critz requested that the council consider an item for next month's agenda for some dialogue concerning the festival. Councilwoman Critz noted that she knew there were some volunteers and that Ms. Barbara Erps [Festival Coordinator] was present this evening and she wondered if the council would like to advertise and have a "town hall" type meeting to have a more dialogue environment for that one issue. This would be separate meeting that would also give the town an opportunity to advertise and pull in more volunteers for Ms. Erps to enlist from the community; it would give a broader opportunity to pull them in. Councilwoman Critz stated that it was just a thought and she knew that some of the other council members had thoughts as to how the town might go about this, but she thought that we needed to increase our volunteer base. As expressed in the last meeting and the comments made by Ms. Rutherford tonight, the town needs a better way to get information out there. Councilwoman Critz commented that council meetings are not an appropriate place for that type of dialogue, but "town

hall” meetings are and we haven’t had one in a really long time. Councilwoman Critz stated that she thought this was a good idea and requested that that be a suggestion for the council to think about for the next month’s agenda; to call for it sometime pretty soon.

- Councilwoman Neill offered that in our last newsletter Ms. Brooks placed a request for people in our community to submit their email [addresses] to the town. Councilwoman Neill asked Ms. Brooks how many newsletters were mailed out and how many people submitted their emails with that request. Ms. Brooks responded 1,025 and three people are on our email list. Mayor Becker commented that was a good question and explained that he was talking to somebody who is *not* in our community about that and was told that the town should advertise that in every newsletter just to keep reminding them. Mayor Becker stated that he hoped that Ms. Brooks would offer that in the next newsletter. Ms. Brooks responded yes, it will stay. Mayor Becker continued that it will stay as a regular thing and maybe we can grow that email notification list; three is a start. Ms. Brooks added that she was somehow going to fit it onto the website. Councilwoman Critz commented that she thought people need to understand, because like Councilwoman Cureton does not have an email, and she doesn’t frequent her own email as much as some people do, so you wouldn’t want to give people the impression that it would be seen immediately by all of the council. Councilwoman Coffey commented that the council emails are on the town website along with their phone number. Councilman Countryman referred to Ms. Brooks and commented that it is important for Ms. Brooks to clarify, as she has with the council, the use of email to the audience. Mayor Becker added “the public records nature”. Ms. Brooks responded that all emails to and from anyone one on the council, herself or anyone in the town is a public record and is subject to review by third parties. Emails must be retained for a specific amount of time; it really depends on what’s in the email as to how long it has to be saved. Ms. Brooks noted that the council needs to “brush up” on their records retention rules if they are going to start communicating by email. Ms. Brooks explained that council emails, whether personal or business, are public record if it has to do with town business and the council are the custodians of that public record and are therefore subject to people asking them for public records. Ms. Brooks advised the council to figure out how to keep a record of them. Ms. Brooks gave an example [of an email that someone may not think is a public record]: if someone emails and says “hey why don’t we go to lunch today at 12:00 p.m.” and “oh, by the way there is a pot hole on Highway 75 at such and such, what can you do about it”. The whole email then becomes a public record. It is the same for a text; if someone texts the same thing, then that council member has to figure out how to maintain that text. As far as complaints go, they must be retained for a year. Ms. Brooks explained that she and Councilman Countryman were talking one night about all of the classes and updates she gets, it would be great for the council to get all of those updates; Ms. Brooks has the documentation that she could share with the council and maybe the council could have a meeting to have a lesson. Councilwoman Critz responded that she thought they should. Councilman Countryman suggested a work session. Mayor Becker commented that perhaps Ms. Brooks could do what Fleming Bell would do and teach the council in an hour long thing; that would be a great benefit to the council. Councilwoman Coffey suggested a council retreat. Mayor Becker responded “we are not going that far”, but those specific requests that Councilwoman Critz and the



commenters have brought up and Ms. Brooks' comments could sort of be merged into next month. Ms. Brooks asked if Mayor Becker meant a work session. Councilwoman Coffey responded that the council needed to put a retreat on the calendar; there are some issues now. Councilwoman Critz concurred. Mayor Becker responded that was something they could work on; maybe that can be brought in next month too. Councilwoman Coffey commented that she wanted to bring it up so everybody could be thinking about it, because we have a world traveler. Councilwoman Critz mentioned that the town had done one at Wingate College and it was great and very helpful. Councilwoman Coffey agreed and stated that the council needs that as soon as it can be calendared. Ms. Brooks asked Councilwoman Coffey if she wanted that to be placed on the next agenda for consideration. Councilwoman Coffey responded yes and everybody can be thinking about a specific date that will work best for them. Ms. Brooks asked if the council would also want a facilitator for it. Mayor Becker responded that it is always best to have a third party. Ms. Brooks stated "so I should also be looking for someone who does..." Councilwoman Coffey responded right.

- Councilwoman LaMonica requested to be put on the agenda for next month and explained that at the last council meeting she had offered to take a look at the flow of the meetings to see what we might be able to do to pick up, either reorder or additional public comments; next month Councilwoman LaMonica will present some recommendations.

#### 14. **Adjournment**

- **Councilwoman Coffey** made a **motion** to adjourn and **Councilwoman Cureton** seconded. *The motion passed unanimously as follows:*

*Ayes: Coffey, Countryman, Critz, Cureton, LaMonica and Neill*

*Nays: None*

- The meeting was adjourned at 8:50 p.m.
- The next regular meeting will be on Thursday, March April 10, 2014 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

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Vicky A. Brooks, CMC, Town Clerk

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Frederick Becker III, Mayor

FEBRUARY 2014  
TOWN OF MINERAL SPRINGS  
PERCENTAGE REPORT

<b>FEBRUARY 28, 2014 REGULAR TAX</b>	<b>2013</b>	<b>2012</b>
BEGINNING CHARGE	65,006.70	66,162.67
TAX CHARGE		
PUBLIC UTILITIES		
DISCOVERIES		
NON-DISCOVERIES	1.86	
ABATEMENTS	(48.52)	
<b>TOTAL CHARGE</b>	<b>64,960.04</b>	<b>66,162.67</b>
BEGINNING COLLECTIONS	59,861.92	65,141.36
COLLECTIONS - TAX	1,638.34	61.63
COLLECTIONS - INTEREST	45.35	5.76
<b>TOTAL COLLECTIONS</b>	<b>61,500.26</b>	<b>65,202.99</b>
BALANCE OUTSTANDING	3,459.78	959.68
<b>PERCENTAGE OF REGULAR</b>	<b>94.67%</b>	<b>98.55%</b>
<b>COLLECTION FEE 1.5 %</b>	<b>25.26</b>	<b>1.01</b>

## Mineral Springs 1999 Property Taxes Unpaid as of 2/28/2014

<b>Name</b>	<b>Acct. Number</b>	<b>Property Description</b>	<b>Tax Due</b>
BARNETT, SHELBY H HEIRS	06-084-041	1.33 Ac. #40 LEISURE ACRES	\$40.28
MASSEY, CARRIE M	05-006-009A	4.77 Ac. LEMMONDS	\$24.76
MORRISON, BOBBY RAY & WF LAMA	09-417-014	9.13 Ac. #3 MORRISON	\$7.32
TRUESDALE, LULA HEIRS	06-060-013	3 Ac. CRAWFORD	\$12.08
WENTZ, RAYMOND LEE	06-039-011A	5.58 Ac. WENTZ	\$5.04
<b>Total Amount Unpaid:</b>			<hr/> <b>\$89.48</b>

Mineral Springs Prior Years Property Tax Report  
February 2014

February 28, 2014	2011	2010	2009	2008	2007	2006	2005
<b>BEGINNING CHARGE</b>	<b>\$64,878.42</b>	<b>\$64,737.60</b>	<b>\$63,911.13</b>	<b>\$65,443.06</b>	<b>\$52,276.82</b>	<b>\$51,397.02</b>	<b>\$49,217.72</b>
PUBLIC UTILITIES	\$1,319.20	\$1,251.60	\$1,218.28	\$1,112.42	\$1,056.90	\$779.12	\$624.69
MINIMAL RELEASES	(\$145.21)	(\$152.88)	(\$157.18)	(\$158.76)	(\$150.55)	(\$50.50)	(\$47.49)
DISCOVERIES	\$59.06	\$318.85	\$46.46	\$46.72	\$117.44	\$417.27	\$199.93
ABATEMENTS (RELEASES)	(\$272.06)	(\$443.92)	(\$86.25)	(\$1,297.04)	(\$31.68)		
PERSONAL PROPERTY WRITEOFFS							
<b>TOTAL CHARGE</b>	<b>\$65,839.41</b>	<b>\$65,711.25</b>	<b>\$64,932.44</b>	<b>\$65,146.40</b>	<b>\$53,268.93</b>	<b>\$52,542.91</b>	<b>\$49,994.85</b>
PREVIOUS COLLECTIONS	\$64,907.14	\$64,864.97	\$64,142.45	\$64,476.81	\$52,790.92	\$52,089.98	\$49,612.40
<b>PREVIOUS BALANCE DUE</b>	<b>\$932.27</b>	<b>\$846.28</b>	<b>\$789.99</b>	<b>\$669.59</b>	<b>\$478.01</b>	<b>\$452.93</b>	<b>\$382.45</b>
COLLECTIONS - TAX	\$21.80	\$21.80	\$21.80	\$3.15			\$17.15
COLLECTIONS - INTEREST/FEES	\$12.60	\$14.21	\$16.44			\$14.62	\$19.45
GROSS MONTHLY COLLECTIONS	\$34.40	\$36.01	\$38.24	\$3.15		\$14.62	\$36.60
MISC. ADJUSTMENTS							
<b>TOTAL TAX COLLECTED TO DATE</b>	<b>\$64,928.94</b>	<b>\$64,886.77</b>	<b>\$64,164.25</b>	<b>\$64,479.96</b>	<b>\$52,790.92</b>	<b>\$52,089.98</b>	<b>\$49,629.55</b>
<b>BALANCE OUTSTANDING</b>	<b>\$910.47</b>	<b>\$824.48</b>	<b>\$768.19</b>	<b>\$666.44</b>	<b>\$478.01</b>	<b>\$452.93</b>	<b>\$365.30</b>
<b>PERCENTAGE COLLECTED</b>	<b>98.62%</b>	<b>98.75%</b>	<b>98.82%</b>	<b>98.98%</b>	<b>99.10%</b>	<b>99.14%</b>	<b>99.27%</b>

Mineral Springs Prior Years Property Tax Report  
February 2014

	2004	2003	2003A	2002	2001	2000	1999	
<b>BEGINNING CHARGE</b>	<b>\$41,651.21</b>	<b>\$34,338.14</b>	<b>\$960.75</b>	<b>\$36,425.60</b>	<b>\$36,176.12</b>	<b>\$34,514.63</b>	<b>\$25,779.82</b>	
PUBLIC UTILITIES	\$618.17	\$629.63		\$629.07	\$629.28	\$660.85		
MINIMAL RELEASES	(\$45.06)	(\$102.84)		(\$101.90)	(\$104.80)	(\$78.96)	(\$60.40)	
DISCOVERIES	\$662.98			\$50.45	\$18.98			
ABATEMENTS (RELEASES)	(\$12.99)	(\$21.37)		(\$26.49)	(\$27.40)	(\$675.29)		
PERSONAL PROPERTY WRITEOFFS								
<b>TOTAL CHARGE</b>	<b>\$42,874.31</b>	<b>\$34,843.56</b>	<b>\$960.75</b>	<b>\$36,976.73</b>	<b>\$36,692.18</b>	<b>\$34,421.23</b>	<b>\$25,719.42</b>	
PREVIOUS COLLECTIONS	\$42,589.31	\$34,666.97	\$960.75	\$36,497.31	\$36,523.02	\$34,317.98	\$25,629.94	
<b>PREVIOUS BALANCE DUE</b>	<b>\$285.00</b>	<b>\$176.59</b>	<b>\$0.00</b>	<b>\$479.42</b>	<b>\$169.16</b>	<b>\$103.25</b>	<b>\$89.48</b>	<b>\$5,854.42</b>
COLLECTIONS - TAX	\$17.15	\$11.19						\$114.04
COLLECTIONS - INTEREST/FEES	\$19.94	\$17.18						\$114.44
GROSS MONTHLY COLLECTIONS	\$37.09	\$28.37						\$228.48
MISC. ADJUSTMENTS								
<b>TOTAL TAX COLLECTED TO DATE</b>	<b>\$42,606.46</b>	<b>\$34,678.16</b>	<b>\$960.75</b>	<b>\$36,497.31</b>	<b>\$36,523.02</b>	<b>\$34,317.98</b>	<b>\$25,629.94</b>	
<b>BALANCE OUTSTANDING</b>	<b>\$267.85</b>	<b>\$165.40</b>	<b>\$0.00</b>	<b>\$479.42</b>	<b>\$169.16</b>	<b>\$103.25</b>	<b>\$89.48</b>	<b>\$5,740.38</b>
<b>PERCENTAGE COLLECTED</b>	<b>99.38%</b>	<b>99.53%</b>	<b>100.00%</b>	<b>98.70%</b>	<b>99.54%</b>	<b>99.70%</b>	<b>99.65%</b>	

# Mineral Springs Unpaid Property Taxes - Real and Personal as of February 28, 2014

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
2K CONTRACTING INC	50087944		\$3.18	\$2.76	\$2.41	\$2.26	\$1.96	\$1.71	\$1.49		\$8.25			
A TO Z HANDYMAN	50096422		\$12.95	\$11.25	\$9.79	\$9.20								
A TO Z HANDYMAN, VONLI	308615	\$12.95												
ALSPAUGH, JAMES MICHAEL	06019007	\$12.63	\$10.91											
AUTRY, ELVIS VERDELL & WIFE	05033051	\$17.37	\$17.37	\$17.37	\$17.37	\$14.76	\$14.76	\$14.76	\$14.76		\$8.33			
B & S CONCRETE	50056640													\$7.98
B C R INC	50057978										\$21.14			
BAILEY, GEORGE ALLEN & BROTHERS	06039008	\$14.54	\$14.54	\$29.09										
BARNETT, SHELBY HEIRS	06084041	\$37.57	\$37.57	\$37.57	\$37.58	\$40.80	\$40.80	\$40.80	\$40.80		\$41.24	\$41.24	\$41.24	\$41.24
BLESSED HOPE BAPTIST CHURCH	05033008 7											\$249.61		
BOND, CELESTE B	06054063			\$27.92										
BOXER CONSTRUCTION	50103026		\$6.88											
BOXER CONSTRUCTION	222723	\$6.88												
BRIDGES JAMES CORBETT	50084062						\$1.84	\$1.91	\$2.04			\$2.57		
BROOKS, STEPHEN R	50089854							\$1.13	\$1.24					
BROOME, JAMES ANDREW	06060007E	\$17.08	\$17.08	\$17.08	\$17.08	\$13.58	\$13.58	\$13.58	\$13.58		\$7.40	\$7.40		
BROOME, REBECCA G	06060007A	\$9.02	\$9.03											
CAROLINA STREET SUPPLY	50103059		\$6.88											
CAROLINA STREET SUPPLY,	848391	\$6.88												
CHILDRESS, ANNIE UNELL	06039007F	\$23.29	\$23.29	\$23.29	\$23.29	\$22.52	\$22.52	\$22.52	\$22.52		\$22.08			
CMH CONTRACTING INC	50092570						\$14.85							
COFFEY, LILLIE MAE	05033021	\$19.25	\$19.25	\$19.25	\$19.25	\$9.82								
COOMBER CUSTOM MASONS	1812652	\$10.44												
COSMETICS SPA HAIR	601739	\$2.75												
COSMETICS SPA HAIR	50102370		\$2.75											

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
COVINGTON, JIMMIE H	05033014	\$38.80	\$38.80	\$38.80	\$38.80	\$40.81	\$40.81	\$40.81	\$40.81			\$31.31		
CURVES OF MINERAL SPRIN	50092178						\$8.54							
CUSTOM DESIGN CONCRET	50092179			\$12.02	\$10.46	\$9.82	\$8.54							
DAMEFF, ANNE MARIE	06114042							\$33.02						
D'AMICO, JAMES L	06054024	\$27.68	\$27.68	\$27.68										
DBT	50096338					\$7.43								
DEESE MARY NIXON	50082349								\$1.00			\$1.31		
DELMARIE, ANTHONY & BA	06060013				\$18.65	\$17.15	\$17.15					\$11.19	\$11.19	\$11.19
DRIVEWAYS ETC	50068446		\$4.45				\$1.74							
DRIVEWAYS ETC	200234858	\$4.44												
DUNCAN, DORA	06054057	\$10.14												
DUNCAN, DORA	06054019	\$13.40												
DUNCAN, DORA	06054018	\$14.05												
DUNCAN, ROBERT W	50100863			\$2.63										
ELLIOTT, JAMES EDWARD &	06060006E	\$24.00	\$24.00	\$24.00	\$24.00	\$10.37	\$10.37	\$10.37						
EPIC REALTY GROUP INC	50094704			\$10.46	\$9.10	\$8.54	\$7.43							
FATHER & SON PAINTERS	50093623		\$2.41	\$2.09			\$1.53							
FATHER & SON PAINTERS	264482	\$2.41												
FAULKNER, LONNIE	375789	\$8.72												
FAULKNER, LONNIE JR	50093190		\$8.72	\$8.76	\$5.18	\$10.02		\$8.64						
FOX ANN H & TONY WAYNE	50077079											\$1.22	\$1.25	
FUNDERBURK, MARGARET	06039007D	\$8.21	\$8.21			\$5.66	\$1.50	\$1.50	\$1.68					
GRADY, DEITRICH	06018045D	\$8.73	\$8.73	\$8.73	\$8.73	\$7.08		\$7.08	\$7.08			\$2.72	\$2.72	
GRIFFIN, FAIRLEY J	05033026	\$6.20	\$6.20	\$6.20	\$6.20	\$3.78	\$3.78	\$3.78	\$3.78		\$1.21			
HALLS PRESSURE WASHING	50096449		\$4.18	\$3.64	\$3.17	\$2.97								
HALLS PRESSURE WASHING	269402	\$4.18												
HARRIS, ALLIE JANE MASSE	05033047	\$20.36	\$20.36	\$20.36	\$20.36	\$17.72	\$17.72	\$17.72						
HELMS, DARYL J & HELMS,	06036005	\$34.20	\$34.20											

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
HERRON ENTERPRISES INC	50071162		\$10.54	\$9.58	\$8.78									
HERRON ENTERPRISES INC	100052852	\$10.54												
HOUGH TGAHLIA TERRA	50082108		\$4.48	\$4.48	\$3.14	\$4.99						\$2.25	\$6.24	
HOUGH, TAHLIA TERRA	2026069	\$4.48												
HOWARD, ULYSESS	05033036	\$9.43	\$9.43	\$9.43	\$9.35	\$7.90	\$7.90	\$7.90	\$7.90		\$3.50	\$3.50	\$3.50	\$3.50
HUNTLEY, ANNETTE HOUST	05033061	\$11.92	\$11.92	\$11.92	\$11.83	\$10.79								
IMAGE DESIGN PRODUCTIO	50069103					\$5.64								
IMAGE DESIGN PRODUCTIO	2016613	\$3.69												
J & S MEAT PROCESSING	50093774		\$3.64	\$3.17										
JUS 4 U II	50090771							\$8.54	\$7.43					
KIDZ UNITED CLUB	50094388		\$2.41	\$2.09			\$1.49							
KIDZ UNITED CLUB % SHAL	591578	\$2.41												
KNIGH DORIS J	50089641										\$1.49			
KNIGHT, BRENDA S	50100309			\$6.86	\$2.51									
LEE, JERRY OSCAR & LEE, A	05033048	\$17.39		\$17.39	\$17.39	\$15.44	\$15.44							
LEIGH'S BOOKS 'N SUPPLIES	50094248			\$12.02	\$9.10	\$8.54	\$7.43							
LOWE, EMMA J	06039009A	\$31.93	\$31.93	\$31.93	\$31.93	\$25.38								
MASSEY, JAMES ALLEN & E	06039007B	\$7.96	\$7.96	\$7.96	\$7.96									
MASSEY, MARCUS A	05006009J	\$21.76	\$21.76	\$21.76	\$21.76	\$20.46	\$20.46	\$20.46	\$20.46			\$2.91	\$2.91	\$2.91
MATHENY, VERNA	455325	\$2.22												
MCDOUGALL, SHERRY CAR	06084001L	\$6.86	\$6.86	\$6.86	\$6.86									
MCGEE, BOBBY E & MCGEE	06039007A	\$14.99	\$14.99	\$14.99	\$14.99	\$12.94								
METHENY, VERNA	50094323		\$2.22	\$2.44			\$2.38							
MEXICAN PAINTERS (THE)	50092685							\$7.43						
MORRISON, BOBBY R	09417006K	\$7.45												
MORRISON, BOBBY R	09417006H	\$52.29	\$9.90											
MORRISON, BOBBY RAY	09417014	\$53.78	\$53.78	\$53.78	\$53.78		\$22.68					\$12.33	\$12.33	
MOSS, TERRY LYNN	06084012D										\$4.59	\$4.59	\$4.59	\$4.59



Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
NOBLE WATERS COMPANY	915182	\$13.83												
NOBLE WATERS COMPANY,	50092867		\$13.83	\$12.02	\$10.46	\$9.82	\$8.54	\$7.43						
PANGLE ANDREW HOYLE	50084019											\$2.35		
POWLES, DAVID G	06036018											\$31.63	\$31.63	
R & D MASONRY INC	50092552						\$8.54							
REALTY INVESTORS INC	50082898						\$1.02							
ROBERTO BONILLA CUSTO	50104497		\$2.75											
ROBINSON, JERALDINE	05033034	\$9.66	\$9.66	\$9.66	\$9.66		\$8.42							
ROBINSON, SHEILA ANN &	06039019A	\$30.96	\$30.96											
S & S PLUMBING	50101044		\$7.91	\$6.88										
S & S PLUMBING % SAMUE	248507	\$7.91												
SMITH, MARVIN D & SMITH	06054094	\$31.44	\$31.44	\$31.44	\$31.44									
SNYDER, DOROTHY L	06114092	\$20.37	\$20.37	\$20.37	\$20.37	\$20.69	\$20.69							
STARNES MARGARET H	50073018						\$2.01	\$2.12	\$2.16			\$3.20	\$3.52	
STARR TROY ALLEN	50090015						\$1.62	\$1.71	\$1.77					
STRAING GRACIE M	50082038		\$3.12	\$3.12		\$3.70	\$3.70	\$3.36	\$3.70			\$2.41		
STRAING, GRACIE M	2026048	\$3.12												
STRAING, GRACIE M	05033081	\$6.92	\$6.92	\$6.92	\$6.92	\$3.78	\$3.78	\$3.78	\$3.78					
STRAING, GRACIE M	05033080	\$20.46	\$20.46	\$20.46	\$20.54	\$29.20	\$29.20	\$29.20	\$29.20		\$20.58	\$20.58	\$20.58	\$4.38
TARLTON, AMANDA C	06054036	\$24.85	\$24.85											
TORRENCE MELVIN CONCR	50060184		\$8.10	\$7.04	\$6.12									
TORRENCE MELVIN CONCR	200231240	\$8.10												
TORRENCE, MELVIN & TOR	05033045	\$7.45	\$7.45	\$7.45	\$7.45	\$3.78	\$3.78	\$3.78						
TORRENCE, REGINAL C/O	50070455						\$1.63							
TZMR RECORDS	2182257	\$2.75												
WADDELL, LONNIE J	05033070											\$19.51	\$19.51	\$19.51
WAXHAW ALL TILE	50099231				\$6.88									
WENDY GREENE AND ASSO	50093112						\$12.13	\$9.59						

Name	Tax Map N	2011	2010	2009	2008	2007	2006	2005	2004	2003-A	2003	2002	2001	2000
WENTZ-BROWN, AMANDA	06039011A		\$32.40	\$32.40	\$32.40	\$13.32	\$13.32	\$13.32	\$13.32		\$7.95	\$7.95	\$7.95	\$7.95
WHITE, ERIC DARRYL	05033028	\$28.27	\$23.71	\$23.71	\$6.16									
WILLIAMS, RUTH & HUSBA	05033179	\$19.11	\$19.11	\$19.11	\$19.11	\$27.35	\$27.35	\$27.35	\$27.35		\$17.64	\$17.64		
WILLIS, GENE E JR	06114054				\$18.13									
Total		\$910.47	\$824.48	\$768.19	\$666.44	\$478.01	\$452.93	\$365.30	\$267.85		\$165.40	\$479.42	\$169.16	\$103.25

Agenda Item  
# 4-C  
4/10/14

**Town of Mineral Springs  
Duplicate Property Tax Refunds  
4/10/14**

<b>Acct Num</b>	<b>Name</b>	<b>Address</b>	<b>Amt</b>	<b>Description</b>
09-417-014	MORRISON BOBBY	4109 DOSTER RD MONROE NC 28112	\$54.96	PAID BY DEBT SETOFF AFTER BEING PAID BY EMPLOYER GARNISHMENT
	<b>TOTAL REFUNDS</b>		<b>\$54.96</b>	

Agenda Item

# \_\_\_\_\_

4/10/14

## **Town of Mineral Springs**

# **FINANCE REPORT FEBRUARY 2014**

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III  
Finance Officer

**April 10, 2014**

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# Cash Flow Report FY2013 YTD

7/1/2013 Through 2/28/2014

3/24/2014

Page 1

Category Description	7/1/2013- 2/28/2014
<b>INCOME</b>	
Dup Prop Tax	
Receipts	159.41
Refunds	-98.24
TOTAL Dup Prop Tax	61.17
Franchise	
Cable	2,311.00
Util	60,148.00
TOTAL Franchise	62,459.00
Interest Income	1,083.20
Other Inc	
Zoning	3,760.00
TOTAL Other Inc	3,760.00
Prop Tax 2013	
Receipts 2013	
Int	16.86
Tax	59,861.92
TOTAL Receipts 2013	59,878.78
TOTAL Prop Tax 2013	59,878.78
Prop Tax Prior Years	
Prop Tax 2001	
Receipts 2001	
Int	8.32
Tax	1.95
TOTAL Receipts 2001	10.27
TOTAL Prop Tax 2001	10.27
Prop Tax 2002	
Receipts 2002	
Int	47.26
Tax	24.45
TOTAL Receipts 2002	71.71
Refunds 2002	
Int	-7.16
TOTAL Refunds 2002	-7.16
TOTAL Prop Tax 2002	64.55
Prop Tax 2003	
Annexation 2003	
Receipts 2003	
Int	4.22
Tax	5.25
TOTAL Receipts 2003	9.47
TOTAL Annexation 2003	9.47
Receipts 2003	
Int	152.31
Tax	108.49
TOTAL Receipts 2003	260.80
TOTAL Prop Tax 2003	270.27
Prop Tax 2004	
Receipts 2004	

# Cash Flow Report FY2013 YTD

7/1/2013 Through 2/28/2014

3/24/2014

Page 2

Category Description	7/1/2013- 2/28/2014
Int	350.75
Tax	233.80
<b>TOTAL Receipts 2004</b>	<b>584.55</b>
Refunds 2004	
Int	-12.59
<b>TOTAL Refunds 2004</b>	<b>-12.59</b>
<b>TOTAL Prop Tax 2004</b>	<b>571.96</b>
Prop Tax 2005	
Receipts 2005	
Int	216.55
Tax	190.74
<b>TOTAL Receipts 2005</b>	<b>407.29</b>
<b>TOTAL Prop Tax 2005</b>	<b>407.29</b>
Prop Tax 2006	
Receipts 2006	
Int	204.40
Tax	161.81
<b>TOTAL Receipts 2006</b>	<b>366.21</b>
<b>TOTAL Prop Tax 2006</b>	<b>366.21</b>
Prop Tax 2007	
Receipts 2007	
Int	166.75
Tax	132.57
<b>TOTAL Receipts 2007</b>	<b>299.32</b>
<b>TOTAL Prop Tax 2007</b>	<b>299.32</b>
Prop Tax 2008	
Receipts 2008	
Int	215.65
Tax	192.61
<b>TOTAL Receipts 2008</b>	<b>408.26</b>
Refunds 2008	
Int	-18.03
<b>TOTAL Refunds 2008</b>	<b>-18.03</b>
<b>TOTAL Prop Tax 2008</b>	<b>390.23</b>
Prop Tax 2009	
Receipts 2009	
Int	258.90
Tax	350.71
<b>TOTAL Receipts 2009</b>	<b>609.61</b>
Refunds 2009	
Int	-18.18
<b>TOTAL Refunds 2009</b>	<b>-18.18</b>
<b>TOTAL Prop Tax 2009</b>	<b>591.43</b>
Prop Tax 2010	
Receipts 2010	
Int	222.72
Tax	358.20
<b>TOTAL Receipts 2010</b>	<b>580.92</b>
Refunds 2010	
Int	-11.71

# Cash Flow Report FY2013 YTD

7/1/2013 Through 2/28/2014

3/24/2014

Page 3

Category Description	7/1/2013- 2/28/2014
TOTAL Refunds 2010	-11.71
TOTAL Prop Tax 2010	569.21
Prop Tax 2011	
Receipts 2011	
Int	177.43
Tax	348.60
TOTAL Receipts 2011	526.03
Refunds 2011	
Int	-14.24
TOTAL Refunds 2011	-14.24
TOTAL Prop Tax 2011	511.79
Prop Tax 2012	
Receipts 2012	
Int	18.04
Tax	297.46
TOTAL Receipts 2012	315.50
TOTAL Prop Tax 2012	315.50
TOTAL Prop Tax Prior Years	4,368.03
Sales Tax	
Cable TV	5,092.49
Natural Gas Excise	11.00
Refunds	
State	459.88
TOTAL Refunds	459.88
Sales & Use Dist	9,363.35
telecommunications	1,461.00
TOTAL Sales Tax	16,387.72
Veh Tax	
Coll	-39.96
2003	-0.08
2005	-0.02
2006	0.00
2008	-0.01
2009	-0.08
2010	-0.15
2011	-0.40
2012	-5.47
2013	-36.33
TOTAL Coll	-82.50
Int	
2012	0.42
TOTAL Int	0.42
Int 2003	2.23
Int 2005	0.44
Int 2006	0.17
Int 2008	0.22
Int 2009	1.50
Int 2010	2.25
Int 2011	4.28
Int 2012	24.59



# Cash Flow Report FY2013 YTD

7/1/2013 Through 2/28/2014

3/24/2014

Page 4

Category Description	7/1/2013- 2/28/2014
Int 2013	26.98
Tax 2003	2.53
Tax 2005	0.60
Tax 2006	0.25
Tax 2008	0.45
Tax 2009	4.16
Tax 2010	7.36
Tax 2011	23.09
Tax 2012	347.99
Tax 2013	3,905.03
TOTAL Veh Tax	4,272.04
<b>TOTAL INCOME</b>	<b>152,269.94</b>
<b>EXPENSES</b>	
Uncategorized	0.00
Ads	328.34
Attorney	3,177.08
Audit	4,500.00
Capital Outlay	
Beautification	2,283.33
TOTAL Capital Outlay	2,283.33
Community	
Donation	500.00
Greenway	582.90
Maint	2,836.65
Special Events	42.57
TOTAL Community	3,962.12
Dues	4,831.00
Elections	2,094.67
Emp	
Benefits	
Dental	584.00
Life	403.20
NCLGERS	6,819.21
Vision	112.00
TOTAL Benefits	7,918.41
Bond	450.00
FICA	
Med	992.08
Soc Sec	4,242.05
TOTAL FICA	5,234.13
Payroll	965.07
SUI	146.58
Work Comp	858.64
TOTAL Emp	15,572.83
Ins	3,714.38
Newsletter	
Post	280.58
Printing	520.01
TOTAL Newsletter	800.59

# Cash Flow Report FY2013 YTD

7/1/2013 Through 2/28/2014

3/24/2014

Page 5

Category Description	7/1/2013- 2/28/2014
<b>Office</b>	
Bank	2.59
Clerk	20,740.00
Council	4,800.00
Deputy Clerk	4,759.00
Equip	72.00
Finance Officer	19,264.00
<b>Maint</b>	
Materials	370.72
Service	6,247.25
TOTAL Maint	6,617.97
Mayor	3,200.00
Misc	220.31
Post	739.10
Supplies	1,583.42
Tel	5,180.45
Util	3,250.21
TOTAL Office	70,429.05
<b>Planning</b>	
Administration	
Contract	0.00
Salaries	17,933.00
TOTAL Administration	17,933.00
Misc	463.30
TOTAL Planning	18,396.30
Street Lighting	1,112.03
<b>Tax Coll</b>	
Bill	
Services	215.00
TOTAL Bill	215.00
Contract	902.93
Post	18.33
Sal	1,200.00
TOTAL Tax Coll	2,336.26
<b>Training</b>	
Officials	225.00
Staff	1,065.00
TOTAL Training	1,290.00
Travel	3,251.92
<b>TOTAL EXPENSES</b>	<b>138,079.90</b>
<b>TRANSFERS</b>	
FROM Check Min Spgs	90,000.00
FROM MM Sav ParkSterling	20,000.00
TO Check Min Spgs	-20,000.00
TO MM Sav ParkSterling	-90,000.00
TOTAL TRANSFERS	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>14,190.04</b>

## Account Balances History Report

(Includes unrealized gains)

As of 2/28/2014

3/24/2014

Page 1

Account	6/29/2013 Balance	6/30/2013 Balance	7/31/2013 Balance	8/31/2013 Balance	9/30/2013 Balance	10/31/2013 Balance	11/30/2013 Balance
<b>ASSETS</b>							
<b>Cash and Bank Accounts</b>							
Check Min Spgs	23,394.88	23,394.88	22,910.28	11,652.11	25,984.57	18,312.06	19,459.62
Copper Run Escrow	66,669.94	66,678.16	66,686.66	66,695.15	66,703.37	66,711.87	66,720.10
Estates at Soen Escrow	28,236.34	28,239.83	28,243.42	28,247.02	28,250.51	28,254.10	28,257.59
MM Sav Min Spgs	10,559.98	10,559.98	10,560.88	10,561.78	10,562.65	10,563.55	10,564.42
MM Sav ParkSterling	470,860.03	470,976.14	451,096.00	451,210.95	481,323.21	481,445.86	481,564.59
NCCMT_Cash	1,000.09	1,000.10	1,000.11	1,000.11	1,000.11	1,000.11	1,098.35
<b>TOTAL Cash and Bank Accounts</b>	<b>600,721.26</b>	<b>600,849.09</b>	<b>580,497.35</b>	<b>569,367.12</b>	<b>613,824.42</b>	<b>606,287.55</b>	<b>607,664.67</b>
<b>Other Assets</b>							
State Revenues Receivable	0.00	56,695.51	54,804.08	53,206.17	0.00	0.00	0.00
<b>TOTAL Other Assets</b>	<b>0.00</b>	<b>56,695.51</b>	<b>54,804.08</b>	<b>53,206.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>600,721.26</b>	<b>657,544.60</b>	<b>635,301.43</b>	<b>622,573.29</b>	<b>613,824.42</b>	<b>606,287.55</b>	<b>607,664.67</b>
<b>LIABILITIES</b>							
<b>Other Liabilities</b>							
Accounts Payable	0.00	1,525.71	0.00	0.00	0.00	0.00	0.00
Escrows	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00	94,382.00
<b>TOTAL Other Liabilities</b>	<b>94,382.00</b>	<b>95,907.71</b>	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>
<b>TOTAL LIABILITIES</b>	<b>94,382.00</b>	<b>95,907.71</b>	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>
<b>OVERALL TOTAL</b>	<b>506,339.26</b>	<b>561,636.89</b>	<b>540,919.43</b>	<b>528,191.29</b>	<b>519,442.42</b>	<b>511,905.55</b>	<b>513,282.67</b>

## Account Balances History Report

(Includes unrealized gains)

As of 2/28/2014

3/24/2014	12/31/2013 Balance	1/31/2014 Balance	2/28/2014 Balance
	22,742.99	27,527.81	21,400.31
	66,728.60	66,737.10	66,744.78
	28,261.19	28,264.79	28,268.04
	10,565.32	10,566.22	10,567.03
	541,694.70	541,832.74	541,957.45
	1,098.35	1,098.35	1,271.32
	<b>671,091.15</b>	<b>676,027.01</b>	<b>670,208.93</b>
	0.00	0.00	0.00
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>671,091.15</b>	<b>676,027.01</b>	<b>670,208.93</b>
	0.00	0.00	0.00
	94,382.00	94,382.00	94,382.00
	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>
	<b>94,382.00</b>	<b>94,382.00</b>	<b>94,382.00</b>
	<b>576,709.15</b>	<b>581,645.01</b>	<b>575,826.93</b>

Mineral Springs Budget Comparison 2013-2014

TOWN OF MINERAL SPRINGS									
BUDGET COMPARISON 2013-2014 (Includes amendments 2013-01 & 2013-02)									
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November
Advertising	\$ 1,800.00	\$ 1,471.66	\$ 328.34	18.2%	\$ -	\$ -	\$ 171.63	\$ -	\$ -
Attorney	\$ 9,600.00	\$ 6,422.92	\$ 3,177.08	33.1%	\$ 300.00	\$ 1,077.08	\$ 300.00	\$ 300.00	\$ 300.00
Audit	\$ 4,500.00	\$ -	\$ 4,500.00	100.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 19,900.00	\$ 15,937.88	\$ 3,962.12	19.9%	\$ 78.12	\$ -	\$ -	\$ 1,180.98	\$ -
Contingency	\$ 800.00	\$ 800.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Dues	\$ 5,725.00	\$ 894.00	\$ 4,831.00	84.4%	\$ 1,050.00	\$ 65.00	\$ -	\$ -	\$ -
Elections	\$ 4,200.00	\$ 2,105.33	\$ 2,094.67	49.9%	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 24,600.00	\$ 9,027.17	\$ 15,572.83	63.3%	\$ 2,574.13	\$ 2,253.39	\$ 1,761.97	\$ 1,731.28	\$ 1,751.66
Fire Department	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 4,500.00	\$ 785.62	\$ 3,714.38	82.5%	\$ 3,714.38	\$ -	\$ -	\$ -	\$ -
Newsletter	\$ 2,400.00	\$ 1,599.41	\$ 800.59	33.4%	\$ -	\$ -	\$ -	\$ -	\$ 457.24
Office	\$ 113,304.00	\$ 42,874.95	\$ 70,429.05	62.2%	\$ 9,961.20	\$ 8,288.77	\$ 9,777.35	\$ 8,493.99	\$ 8,051.52
Planning & Zoning	\$ 37,776.00	\$ 19,379.70	\$ 18,396.30	48.7%	\$ 2,575.00	\$ 2,238.65	\$ 2,271.35	\$ 2,255.00	\$ 2,255.00
Street Lighting	\$ 2,200.00	\$ 1,087.97	\$ 1,112.03	50.5%	\$ -	\$ 157.61	\$ 157.61	\$ 157.94	\$ -
Tax Collection	\$ 3,700.00	\$ 1,363.74	\$ 2,336.26	63.1%	\$ 150.00	\$ 223.36	\$ 247.33	\$ 237.57	\$ 375.18
Training	\$ 3,000.00	\$ 1,710.00	\$ 1,290.00	43.0%	\$ -	\$ 650.00	\$ -	\$ 225.00	\$ -
Travel	\$ 4,200.00	\$ 948.08	\$ 3,251.92	77.4%	\$ 1,069.90	\$ -	\$ 632.49	\$ -	\$ 802.32
Capital Outlay	\$ 50,075.00	\$ 47,791.67	\$ 2,283.33	4.6%	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 304,280.00</b>	<b>\$ 166,200.10</b>	<b>\$ 138,079.90</b>	<b>45.4%</b>	<b>\$ 21,472.73</b>	<b>\$ 14,953.86</b>	<b>\$ 15,319.73</b>	<b>\$ 14,581.76</b>	<b>\$ 13,992.92</b>
<b>Off Budget:</b>									
Tax Refunds									
Interfund Transfers									
<b>Total Off Budget:</b>			<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Mineral Springs Budget Comparison 2013-2014

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 114.42	\$ -	\$ 42.29					
Attorney	\$ 300.00	\$ 300.00	\$ 300.00					
Audit	\$ 4,500.00	\$ -	\$ -					
Community Projects	\$ 674.88	\$ 642.23	\$ 1,385.91					
Contingency	\$ -	\$ -	\$ -					
Dues	\$ 3,501.00	\$ 170.00	\$ 45.00					
Elections	\$ 2,094.67	\$ -	\$ -					
Employee Overhead	\$ 1,813.49	\$ 1,089.66	\$ 2,597.25					
Fire Department	\$ -	\$ -	\$ -					
Insurance	\$ -	\$ -	\$ -					
Newsletter	\$ -	\$ 343.35	\$ -					
Office	\$ 8,231.26	\$ 8,983.39	\$ 8,641.57					
Planning & Zoning	\$ 2,255.00	\$ 2,619.70	\$ 1,926.60					
Street Lighting	\$ 320.48	\$ 160.24	\$ 158.15					
Tax Collection	\$ 423.55	\$ 417.49	\$ 261.78					
Training	\$ -	\$ 415.00	\$ -					
Travel	\$ -	\$ 747.21	\$ -					
Capital Outlay	\$ 642.07	\$ -	\$ 1,641.26					
	<b>\$ 24,870.82</b>	<b>\$ 15,888.27</b>	<b>\$ 16,999.81</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Off Budget:</b>								
Tax Refunds	\$ -	\$ -	\$ -					
Interfund Transfers	\$ -	\$ -	\$ -					
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Mineral Springs Monthly Revenue Summary 2013-2014

TOWN OF MINERAL SPRINGS									
REVENUE SUMMARY 2013-2014									
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November
Property Tax - prior	\$ 3,000.00	\$ (1,368.03)	\$ 4,368.03	145.6%	\$ 347.41	\$ 624.50	\$ 439.08	\$ 1,655.69	\$ 585.84
Property Tax - 2013	\$ 64,280.00	\$ 4,401.22	\$ 59,878.78	93.2%	\$ -	\$ 183.70	\$ 3,143.68	\$ 2,489.46	\$ 10,659.93
Dupl. Property Tax	\$ -	\$ (61.17)	\$ 61.17		\$ -	\$ -	\$ -	\$ -	\$ -
Franchise Taxes: cable	\$ 2,400.00	\$ 89.00	\$ 2,311.00	96.3%	\$ -	\$ 764.00	\$ -	\$ -	\$ 768.00
Franchise Taxes: utility	\$ 180,000.00	\$ 119,852.00	\$ 60,148.00	33.4%	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Gross Receipts Tax	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 1,200.00	\$ 116.80	\$ 1,083.20	90.3%	\$ 132.86	\$ 127.94	\$ 124.84	\$ 135.64	\$ 131.32
Sales Tax	\$ 45,600.00	\$ 29,212.28	\$ 16,387.72	35.9%	\$ -	\$ -	\$ 1,743.46	\$ 1,549.14	\$ 2,031.07
Vehicle Taxes	\$ 4,800.00	\$ 527.96	\$ 4,272.04	89.0%	\$ -	\$ 400.58	\$ 494.80	\$ 439.96	\$ 693.88
Zoning Fees	\$ 3,000.00	\$ (760.00)	\$ 3,760.00	125.3%	\$ 275.00	\$ 125.00	\$ 625.00	\$ 775.00	\$ 500.00
Other	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 304,280.00</b>	<b>\$ 152,010.06</b>	<b>\$ 152,269.94</b>	<b>50.0%</b>	<b>\$ 755.27</b>	<b>\$ 2,225.72</b>	<b>\$ 6,570.86</b>	<b>\$ 7,044.89</b>	<b>\$ 15,370.04</b>
	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>June a/r</b>	
Property Tax - prior	\$ 377.98	\$ 55.35	\$ 282.18						
Property Tax - 2013	\$ 18,225.12	\$ 17,779.36	\$ 7,397.53						
Dupl. Property Tax	\$ -	\$ -	\$ 61.17						
Franchise Taxes: cable	\$ -	\$ -	\$ 779.00						
Franchise Taxes: utility	\$ 60,148.00	\$ -	\$ -						
Fund Balance Approp.	\$ -	\$ -	\$ -						
Gross Receipts Tax	\$ -	\$ -	\$ -						
Interest	\$ 143.11	\$ 151.04	\$ 136.45						
Sales Tax	\$ 8,120.52	\$ 1,361.57	\$ 1,581.96						
Vehicle Taxes	\$ 657.57	\$ 1,091.81	\$ 493.44						
Zoning Fees	\$ 625.00	\$ 385.00	\$ 450.00						
Other	\$ -	\$ -							
<b>Totals</b>	<b>\$ 88,297.30</b>	<b>\$ 20,824.13</b>	<b>\$ 11,181.73</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## February 2014 Cash Flow Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 1

Category Description	2/1/2014- 2/28/2014
<b>INCOME</b>	
Dup Prop Tax	
Receipts	61.17
TOTAL Dup Prop Tax	61.17
Franchise	
Cable	779.00
TOTAL Franchise	779.00
Interest Income	136.45
Other Inc	
Zoning	450.00
TOTAL Other Inc	450.00
Prop Tax 2013	
Receipts 2013	
Int	16.42
Tax	7,381.11
TOTAL Receipts 2013	7,397.53
TOTAL Prop Tax 2013	7,397.53
Prop Tax Prior Years	
Prop Tax 2003	
Receipts 2003	
Int	17.18
Tax	11.19
TOTAL Receipts 2003	28.37
TOTAL Prop Tax 2003	28.37
Prop Tax 2004	
Receipts 2004	
Int	19.94
Tax	17.15
TOTAL Receipts 2004	37.09
TOTAL Prop Tax 2004	37.09
Prop Tax 2005	
Receipts 2005	
Int	19.45
Tax	17.15
TOTAL Receipts 2005	36.60
TOTAL Prop Tax 2005	36.60
Prop Tax 2006	
Receipts 2006	
Int	14.62
TOTAL Receipts 2006	14.62
TOTAL Prop Tax 2006	14.62
Prop Tax 2008	
Receipts 2008	
Tax	3.15
TOTAL Receipts 2008	3.15
TOTAL Prop Tax 2008	3.15
Prop Tax 2009	
Receipts 2009	
Int	16.44



## February 2014 Cash Flow Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 2

Category Description	2/1/2014- 2/28/2014
Tax	21.80
<b>TOTAL Receipts 2009</b>	<b>38.24</b>
TOTAL Prop Tax 2009	38.24
Prop Tax 2010	
Receipts 2010	
Int	14.21
Tax	21.80
<b>TOTAL Receipts 2010</b>	<b>36.01</b>
TOTAL Prop Tax 2010	36.01
Prop Tax 2011	
Receipts 2011	
Int	12.60
Tax	21.80
<b>TOTAL Receipts 2011</b>	<b>34.40</b>
TOTAL Prop Tax 2011	34.40
Prop Tax 2012	
Receipts 2012	
Int	1.90
Tax	51.80
<b>TOTAL Receipts 2012</b>	<b>53.70</b>
TOTAL Prop Tax 2012	53.70
TOTAL Prop Tax Prior Years	282.18
Sales Tax	
Sales & Use Dist	1,581.96
<b>TOTAL Sales Tax</b>	<b>1,581.96</b>
Veh Tax	
Coll	-10.64
2008	-0.01
2010	-0.07
2011	0.00
2012	-0.37
2013	-2.34
<b>TOTAL Coll</b>	<b>-13.43</b>
Int	
2012	0.42
<b>TOTAL Int</b>	<b>0.42</b>
Int 2008	0.22
Int 2010	0.94
Int 2011	0.00
Int 2012	3.11
Int 2013	7.22
Tax 2008	0.45
Tax 2010	3.87
Tax 2011	0.00
Tax 2012	28.06
Tax 2013	462.58
<b>TOTAL Veh Tax</b>	<b>493.44</b>
<b>TOTAL INCOME</b>	<b>11,181.73</b>

### EXPENSES

## February 2014 Cash Flow Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 3

Category Description	2/1/2014- 2/28/2014
Ads	42.29
Attorney	300.00
Capital Outlay	
Beautification	1,641.26
TOTAL Capital Outlay	1,641.26
Community	
Greenway	462.55
Maint	900.82
Special Events	22.54
TOTAL Community	1,385.91
Dues	45.00
Emp	
Benefits	
Dental	73.00
Life	50.40
NCLGERS	1,711.60
Vision	14.00
TOTAL Benefits	1,849.00
FICA	
Med	121.88
Soc Sec	521.09
TOTAL FICA	642.97
Payroll	105.28
TOTAL Emp	2,597.25
Office	
Bank	-46.02
Clerk	2,764.48
Council	600.00
Deputy Clerk	420.00
Finance Officer	2,552.48
Maint	
Materials	12.72
Service	485.00
TOTAL Maint	497.72
Mayor	400.00
Supplies	132.28
Tel	336.16
Util	984.47
TOTAL Office	8,641.57
Planning	
Administration	
Contract	-500.00
Salaries	2,390.30
TOTAL Administration	1,890.30
Misc	36.30
TOTAL Planning	1,926.60
Street Lighting	158.15
Tax Coll	
Contract	111.78
Sal	150.00

February 2014 Cash Flow Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 4

Category Description	2/1/2014- 2/28/2014
TOTAL Tax Coll	261.78
<b>TOTAL EXPENSES</b>	<b>16,999.81</b>
<b>OVERALL TOTAL</b>	<b>-5,818.08</b>

# Register Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 1

Date	Num	Description	Memo	Category	Amount
2/1/2014	EFT	Debit Card (Home D... Survey stake locator (... Community:Greenway			-462.55
2/3/2014	EFT	Point And Pay	Permit - Fleming (FY2... Other Inc:Zoning		25.00
2/3/2014	EFT	American Communit... Service Charge refund... Office:Bank			24.19
2/4/2014	EFT	...NC State Treasurer	1/14 LGERS contributionOffice:Clerk		-156.48
			1/14 LGERS contributionOffice:Finance Officer		-144.48
			1/14 LGERS contributionPlanning:Administration:Salaries		-135.30
			1/14 employer contribu...Emp:Benefits:NCLGERS		-855.80
2/4/2014	EFT	American Communit... Service Charge refund... Office:Bank			25.13
2/6/2014	4179...	Sign Pro		Capital Outlay:Beautification	-1,400.00
				Community:Maint	-650.00
2/7/2014	EFT	American Communit... Service Charge refund... Office:Bank			23.53
2/9/2014	EFT	Debit Card (WalMart) Folders, CDs (FY2013)	Office:Supplies		-37.17
2/10/2014	4180	Conder Flag Compa... I/N 163782 Banner Bra... Capital Outlay:Beautification			-241.26
2/10/2014	4181	Jan-Pro Cleaning S... I/N 23408 Janitorial (F... Office:Maint:Service			-195.00
2/10/2014	4182...	Municipal Insurance...		Emp:Benefits:Life	-50.40
				Emp:Benefits:Dental	-73.00
				Emp:Benefits:Vision	-14.00
2/10/2014	4183	Taylor & Sons Mowi... I/N 1820 2/14 (FY2013)	Office:Maint:Service		-290.00
2/10/2014	4184	Xerox Corporation I/N 072242826 (FY2013)	Office:Supplies		-21.20
2/10/2014	4185	Union County Public... 84361*00 (FY2013)	Office:Util		-15.74
2/10/2014	4186	Clark, Griffin & McC... I/N 4305 2/14 (FY2013)	Attorney		-300.00
2/10/2014	4187	UNC School Of Gov... I/N IN43631 Intro. Zoni... Planning:Misc			-36.30
2/10/2014	4188	The Enquirer-Journ... 30065439 (FY2013)	Ads		-42.29
2/10/2014	EFT	...Union County		Prop Tax 2013:Receipts 2013:Tax	6,438.74
			Public Service	Prop Tax 2013:Receipts 2013:Tax	942.37
				Prop Tax 2013:Receipts 2013:Int	16.42
				Prop Tax Prior Years:Prop Tax 2012:...	51.80
				Prop Tax Prior Years:Prop Tax 2012:...	1.90
				Tax Coll:Contract	-111.78
				Veh Tax:Tax 2013	151.34
				Veh Tax:Int 2013	4.59
				Veh Tax:Coll:2013	-2.34
				Veh Tax:Tax 2012	21.53
				Veh Tax:Int 2012	3.11
				Veh Tax:Coll:2012	-0.37
				Veh Tax:Tax 2011	0.00
				Veh Tax:Int 2011	0.00
				Veh Tax:Coll:2011	0.00
				Veh Tax:Tax 2010	3.87
				Veh Tax:Int 2010	0.94
				Veh Tax:Coll:2010	-0.07
				Veh Tax:Tax 2008	0.45
				Veh Tax:Int 2008	0.22
				Veh Tax:Coll:2008	-0.01
2/14/2014	EFT	Debit Card (Harris T... Coffee, muffins for CW... Community:Special Events			-14.54
2/14/2014	EFT	Debit Card (Food Li... Turnovers, milk for CW... Community:Special Events			-8.00
2/18/2014	EFT	NC Department of R... 12/13 (FY2013)	Sales Tax:Sales & Use Dist		1,581.96
2/20/2014	EFT	Point And Pay	Permit - Best (FY2013)	Other Inc:Zoning	75.00
2/21/2014	EFT	...Union County		Veh Tax:Tax 2013	311.24
				Veh Tax:Int 2013	2.63

# Register Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 2

Date	Num	Description	Memo	Category	Amount
				Veh Tax:Tax 2012	6.53
				Veh Tax:Int:2012	0.42
				Veh Tax:Coll	-10.71
2/21/2014	EFT	Union County	Accrued Interest 10/13...	Veh Tax:Coll	0.07
2/21/2014	EFT	Debit Card (Lowe's)	Metal Cutting Blades (...)	Office:Maint:Materials	-12.72
2/21/2014	EFT	Debit Card (OfficeM...	Copy Paper (FY2013)	Office:Supplies	-40.53
2/23/2014	EFT	Debit Card (Lowe's)	Sign Mounting Bolts (F...	Community:Maint	-11.16
2/25/2014	EFT	Debit Card (PayPal)	Computer Battery - Fin...	Office:Supplies	-33.38
2/27/2014	4189	Heritage Propane	513970 2/03/14 (FY20...	Office:Util	-818.19
2/27/2014	4190	Windstream	061348611 (FY2013)	Office:Tel	-273.31
2/27/2014	4191	Windstream	061345970 (FY2013)	Office:Tel	-62.85
2/27/2014	4192	Duke Power	2035221941 (FY2013)	Street Lighting	-158.15
2/27/2014	4193	Duke Power	1803784140 (FY2013)	Office:Util	-150.54
2/27/2014	4194	Duke Power	1618851260 (FY2013)	Community:Maint	-239.66
2/27/2014	4195	NC Association Of Z...	Vicky Brooks 2014 Du...	Dues	-45.00
2/27/2014	EFT	...Advantage Payroll	Salary 2/14	Office:Clerk	-2,451.52
			Supplement 2/14	Office:Clerk	0.00
			Hours 2/14	Office:Deputy Clerk	-420.00
			Salary 2/14	Office:Finance Officer	-2,263.52
			Salary 2/14	Office:Mayor	-400.00
			Salary 2/14	Office:Council	-600.00
			Salary 2/14	Planning:Administration:Salaries	-2,119.70
			Salary 2/14	Tax Coll:Sal	-150.00
				Emp:FICA:Soc Sec	-521.09
				Emp:FICA:Med	-121.88
2/27/2014	EFT	...NC State Treasurer	2/14 LGERS contribution	Office:Clerk	-156.48
			2/14 LGERS contribution	Office:Finance Officer	-144.48
			2/14 LGERS contribution	Planning:Administration:Salaries	-135.30
			2/14 employer contribu...	Emp:Benefits:NCLGERS	-855.80
2/28/2014	EFT	Advantage Payroll F...	2/14 (FY2013)	Emp:Payroll	-105.28
2/28/2014	DEP	... Deposit	#486	Prop Tax Prior Years:Prop Tax 2003:...	17.18
			#486	Prop Tax Prior Years:Prop Tax 2003:...	11.19
			#486	Prop Tax Prior Years:Prop Tax 2004:...	19.94
			#486	Prop Tax Prior Years:Prop Tax 2004:...	17.15
			#486	Prop Tax Prior Years:Prop Tax 2005:...	19.45
			#486	Prop Tax Prior Years:Prop Tax 2005:...	17.15
			#486	Prop Tax Prior Years:Prop Tax 2006:...	14.62
2/28/2014	DEP	... Deposit		Other Inc:Zoning	350.00
				Franchise:Cable	779.00
				Planning:Administration:Contract	500.00
2/28/2014	EFT	American Communit...	Service Charge 2/14 (...)	Office:Bank	-26.83
2/27/2014	EFT	...Deposit - Debt Setoff		Prop Tax Prior Years:Prop Tax 2008:...	3.15
				Prop Tax Prior Years:Prop Tax 2009:...	16.44
				Prop Tax Prior Years:Prop Tax 2009:...	21.80
				Prop Tax Prior Years:Prop Tax 2010:...	14.21
				Prop Tax Prior Years:Prop Tax 2010:...	21.80
				Prop Tax Prior Years:Prop Tax 2011:...	12.60
				Prop Tax Prior Years:Prop Tax 2011:...	21.80
				Dup Prop Tax:Receipts	61.17
<b>TOTAL 2/1/2014 - 2/28/2014</b>					<b>-5,954.53</b>

# Register Report

2/1/2014 Through 2/28/2014

3/24/2014

Page 3

Date	Num	Description	Memo	Category	Amount
<b>TOTAL INFLOWS</b>					<b>11,631.63</b>
<b>TOTAL OUTFLOWS</b>					<b>-17,586.16</b>
<b>NET TOTAL</b>					<b>-5,954.53</b>

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February 2014  
Revenue Details



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# NC Sales & Use Distribution

**December 2013 Collections**

**Summary**

**February 12, 2014**

		ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION	(Ad Valorem)	\$ 1,208,603.37	\$ 857,785.57	\$ 644,546.68	\$ -	\$ 1,070.64	\$ -	\$ -	\$ (200,187.58)	\$ 2,511,818.68
	FAIRVIEW	\$ 643.19	\$ 456.49	\$ 343.01	\$ -	\$ 0.56	\$ -	\$ -	\$ 453.82	\$ 1,897.07
	HEMBY BRIDGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	INDIAN TRAIL	\$ 47,770.68	\$ 33,904.42	\$ 25,476.05	\$ -	\$ 42.32	\$ -	\$ -	\$ 33,705.84	\$ 140,899.31
	LAKE PARK	\$ 4,596.51	\$ 3,262.30	\$ 2,451.31	\$ -	\$ 4.07	\$ -	\$ -	\$ 3,243.20	\$ 13,557.39
	MARSHVILLE	\$ 5,500.86	\$ 3,904.14	\$ 2,933.60	\$ -	\$ 4.87	\$ -	\$ -	\$ 3,881.27	\$ 16,224.74
	MARVIN	\$ 4,016.44	\$ 2,850.60	\$ 2,141.97	\$ -	\$ 3.56	\$ -	\$ -	\$ 2,833.92	\$ 11,846.49
	MINERAL SPRINGS	\$ 536.34	\$ 380.66	\$ 286.03	\$ -	\$ 0.48	\$ -	\$ -	\$ 378.45	\$ 1,581.96
	MINT HILL *	\$ 41.64	\$ 29.55	\$ 22.20	\$ -	\$ 0.04	\$ -	\$ -	\$ 29.39	\$ 122.82
	MONROE	\$ 145,934.21	\$ 103,574.31	\$ 77,826.53	\$ -	\$ 129.28	\$ -	\$ -	\$ 102,967.67	\$ 430,432.00
	STALLINGS *	\$ 26,041.08	\$ 18,482.21	\$ 13,887.68	\$ -	\$ 23.07	\$ -	\$ -	\$ 18,373.96	\$ 76,808.00
	UNIONVILLE	\$ 769.74	\$ 546.31	\$ 410.50	\$ -	\$ 0.68	\$ -	\$ -	\$ 543.10	\$ 2,270.33
	WAXHAW	\$ 34,966.08	\$ 24,816.58	\$ 18,647.37	\$ -	\$ 30.98	\$ -	\$ -	\$ 24,671.23	\$ 103,132.24
	WEDDINGTON *	\$ 7,854.41	\$ 5,574.53	\$ 4,188.75	\$ -	\$ 6.96	\$ -	\$ -	\$ 5,541.88	\$ 23,166.53
	WESLEY CHAPEL	\$ 1,181.47	\$ 838.53	\$ 630.08	\$ -	\$ 1.05	\$ -	\$ -	\$ 833.63	\$ 3,484.76
	WINGATE	\$ 3,869.45	\$ 2,746.28	\$ 2,063.57	\$ -	\$ 3.43	\$ -	\$ -	\$ 2,730.22	\$ 11,412.95



7800 Crescent Executive Dr  
Charlotte, NC 28217

February 7, 2014

Town of Mineral Springs  
P.O. Box 600  
Mineral Springs, NC 28108-0600

734-Town of Mineral Springs

The following is a breakdown of gross revenues for the quarter ending  
December 30, 2013

<b>FRANCHISE FEES</b> 4th Quarter, 2013	
October, 2013	\$5,287
November, 2013	\$5,635
December, 2013	<u>\$4,653</u>
<b>TOTAL REVENUE:</b>	<b>\$15,575</b>
Franchise Fee %:	<u>5.00%</u>
<b>TOTAL FEE REMITTED:</b>	<b><u><u>\$779</u></u></b>

Any Questions related to this payment can be directed to:

Email address - [TWC.TASRoyalties@TWCable.com](mailto:TWC.TASRoyalties@TWCable.com) (Please include "Franchise Fees" in the  
Subject Line)  
Phone number 1-866-892-8923

Thanks!

Check Date: Feb/07/2014		Vendor Number: 000032211		Check No. 0004027007		Payment Handling: TS	
Invoice Number	Invoice Date	Business Unit	Voucher ID	Gross Amount	Discount Taken	Paid Amount	
FF42734Q413	Jan/31/2014	14010	00642474	779.00	0.00	779.00	
<i>PRIORITY-Return to MG-TAS</i>							
Check Number	Date	Total Gross Amount	Total Discounts	Total Paid Amount			
0004027007	Feb/07/2014	\$779.00	\$0.00	\$779.00			

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND



**TIME WARNER CABLE**  
**SHARED SERVICE CENTER**  
 7800 CRESCENT EXECUTIVE DRIVE  
 CHARLOTTE, NC 28217  
 1-866-892-8923

**THE BANK OF NEW YORK MELLON**      **0004027007**  
 Pittsburgh, PA  
 60-160/433

Date Feb/07/2014      Pay Amount \$779.00\*\*\*

Pay \*\*\*\*SEVEN HUNDRED AND SEVENTY-NINE AND XX / 100 DOLLAR\*\*\*\*

NOT VALID AFTER 180 DAYS

To The Order Of **TOWN OF MINERAL SPRINGS**  
**PO BOX 600**  
**MINERAL SPRINGS, NC 28108-0600**

*With Copy*  
*CMJ*

SAFER SAFETY - WITH PINK PROTECTION

THE ORIGINAL DOCUMENT HAS AN ARTIFICIAL WATERMARK ON THE BACK.

HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENT.

⑈0004027007⑈ ⑆043301601⑆ 008⑈5083⑈

DATE 1/31/14  
 TIME 13:16:59  
 USER PHH

UNION COUNTY

COLLECTIONS BY RCD/REV UNIT/YR-DATE RANGE  
 DEPOSIT DATE RANGE: 1/01/2014 THRU 1/31/2014  
 REPORT GROUP: 200 REGISTERED VEHICLE  
 REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 61  
 PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2008	.45		.22	.67	.01	.66
2010	3.87		.94	4.81	.07	4.74
2012	21.53		3.11	24.64	.37	24.27
2013	151.34		4.59	155.93	2.34	153.59
TOTAL	177.19		8.86	186.05	2.79	183.26

DATE 1/31/14  
TIME 13:16:59  
USER PHH

UNION COUNTY

COLLECTIONS BY RCD/REV UNIT/YR-DATE RANGE  
DEPOSIT DATE RANGE: 1/01/2014 THRU 1/31/2014  
REPORT GROUP: 150 STATE BOARD ASSESSED  
REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 39  
PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2013	942.37			942.37	14.14	928.23
TOTAL	942.37			942.37	14.14	928.23

DATE 1/31/14  
 TIME 13:16:59  
 USER PHH

UNION COUNTY

COLLECTIONS BY RCD/REV UNIT/YR-DATE RANGE  
 DEPOSIT DATE RANGE: 1/01/2014 THRU 1/31/2014  
 REPORT GROUP: 100 REAL AND PERSONAL  
 REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 27  
 PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2012	51.80		1.90	53.70	.81	52.89
2013	6,436.73	2.01	16.42	6,455.16	96.83	6,358.33
TOTAL	6,488.53	2.01	18.32	6,508.86	97.64	6,411.22

Invoice Date	Invoice Number	Description	Invoice Amount
01/31/2014	200.1-14/01	Tax/Fee/Int - JAN14	\$183.26
01/31/2014	150.1-14/01	Tax/Fee/Int - JAN14	\$928.23
01/31/2014	100.1-14/01	Tax/Fee/Int - JAN14	\$6,411.22

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00033711	02/10/2014	7,522.71



**County of Union**  
 500 North Main Street  
 Monroe, North Carolina 28112

Vendor Number    Check Date    Check Number  
 10870            02/10/2014    00033711

\*This disbursement has been approved as required by the Local Government Budget and Fiscal Control Act.\*

**\$7,522.71**

Pay Seven Thousand Five Hundred Twenty Two Dollars and 71 cents \*\*\*\*\*

To The            TOWN OF MINERAL SPRINGS  
 Order Of        PO BOX 600  
                      MINERAL SPRINGS NC 28108

**EFT COPY  
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P<sup>w</sup> 2-20-14

Delete

NCVT05  
Member Name: ncvtf1401

NCVT Tax Receipt Distribution  
For the month ending: 01/31/2014

---Date--- --Time-- Page  
02/17/2014 08:45:52 1

R/G M/I	Entity	VndNo-R	Inv No	Tax&Fee Amt	Int&L/L Amt	Com Amt	Net Amt	Sts
001	Union County	0-0		908,118.40	7,634.04	31,094.11	884,658.33	No Chk
015	Spring Fire Tax	638-	NCVT1401-1	2,653.77	19.57	89.88	2,583.46	
020	Stallings Fire Tax	440-	NCVT1401-1	5,613.56	48.80	194.83	5,467.53	
023	Hemby Bridge Fire Tax	310-	NCVT1401-1	8,453.40	70.56	296.93	8,227.03	
026	Wesley Chapel Fire Tax	636-	NCVT1401-1	5,948.55	50.25	214.29	5,784.51	
028	Waxhaw Fire Tax	634-	NCVT1401-1	4,551.58	42.61	160.45	4,433.74	
100	Monroe Schools	0-	NCVT1401-1	.00	.00	.00	.00	No Chk
101	Village of Marvin	1832-	NCVT1401-1	2,005.03	9.67	73.25	1,941.45	
190		0-	NCVT1401-1	.00	.00	.00	.00	
200	City of Monroe	103-7	NCVT1401-1	123,344.46	848.53	3,986.40	120,206.59	
222	Monroe Downtown Service District	103-7	NCVT1401-2	56.38	.84	1.92	55.30	
300	Town of Wingate	4064-	NCVT1401-1	3,808.82	34.25	122.68	3,720.39	
400	Town of Marshville	5861-	NCVT1401-1	3,890.25	26.75	117.38	3,799.62	
500	Town of Waxhaw	8268-	NCVT1401-1	30,710.52	309.32	1,092.25	29,927.59	
600	Town of Indian Trail	2924-	NCVT1401-1	39,697.92	364.59	1,370.00	38,692.51	
700	Town of Stallings	4860-	NCVT1401-1	20,992.85	158.56	746.20	20,405.21	
800	Town of Weddington	7518-	NCVT1401-1	4,587.45	40.13	164.68	4,462.90	
900	Village of Lake Park	1833-	NCVT1401-1	4,320.18	39.21	156.09	4,203.30	
930	Town of Fairview	19458-	NCVT1401-1	468.21	4.11	15.84	456.48	
950	Town of Hemby Bridge	11531-	NCVT1401-1	.00	.00	.00	.00	
970	Village of Wesley Chapel	9262-	NCVT1401-1	850.08	6.12	29.85	826.35	
980	Town of Unionville	11530-	NCVT1401-1	742.07	8.21	23.88	726.40	
990	Town of Mineral Springs	10870-	NCVT1401-1	317.77	3.05	10.71	310.11	
999	County Schools	0-	NCVT1401-1	.00	.00	.00	.00	No Chk

-----User Keyed Amounts-----  
Interest Amount... .00

-----Costs-----  
Billing Cost..... 32,388.12  
Credit Card Cost.. 7,573.50  
Debit Card Cost... .00

Total Costs..... 39,961.62

A/P Totals..... 263,012.85  
 No A/P Totals..... 908,118.40  
 Refund Totals..... .00  
 Grand Totals..... 1,171,131.25

2,085.13  
 7,634.04  
 .00  
 9,719.17  
 8,867.51  
 31,094.11  
 .00  
 39,961.62  
 1,140,888.80

256,230.47  
 884,658.33  
 .00  
 .00  
 OK  
 DAC  
 2-19-14

--- E N D ---

(F) 1,171,131.25 +  
 (G) 9,719.17 +  
 (H) 1,180,850.42 +  
 1,180,850.42 -  
 0 \*

County of Union, Monroe, NC 28112

Check Number: 00033854

Invoice Date	Invoice Number	Description	Invoice Amount
02/20/2014	NCVT1401-1	NCVT Tax/Fee/Int - JAN14	\$310.11

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00033854	02/21/2014	310.11



**County of Union**  
500 North Main Street  
Monroe, North Carolina 28112

Vendor Number    Check Date    Check Number  
10870            02/21/2014    00033854

"This disbursement has been approved as required by the Local Government Budget and Fiscal Control Act."

**\$310.11**

Pay Three Hundred Ten Dollars and 11 cents \*\*\*\*\*

To The            TOWN OF MINERAL SPRINGS  
Order Of        PO BOX 600  
                     MINERAL SPRINGS NC 28108

**EFT COPY  
NON-NEGOTIABLE**

		ADD Dec-ncvts Finance Rpt	ADD Dec-ncvts dep_int_alloc	DEDUCT Dec-ncvts cost alloc	DEDUCT Oct-ncvts dep_int_alloc	Dec_remit dated 1/28/2014 Grand Total	
001	UC	-	326.25	-	(173.86)	152.39	
015	Springs VFD	-	0.86	-	(0.49)	0.37	
020	Stallings VFD	-	1.70	-	(1.12)	0.58	
023	Hemby Bridge VFD	-	3.03	-	(1.62)	1.41	
026	Wesley Chapel VFD	-	2.11	-	(1.10)	1.01	
028	Waxhaw VFD	-	1.55	-	(0.82)	0.73	
100	Monroe Schools	-	-	-	-	-	
101	Marvin	-	0.71	-	(0.41)	0.30	
190	Marvin	-	-	-	-	-	
200	Monroe	-	46.76	-	(22.61)	24.15	
222	Downtown	-	0.06	-	(0.02)	0.05	
300	Wingate	-	1.39	-	(0.53)	0.86	
400	Marshville	-	1.61	-	(1.09)	0.52	
500	Waxhaw VFD	-	10.08	-	(5.54)	4.54	
600	IT	-	13.99	-	(7.67)	6.32	
700	Stallings	-	7.21	-	(4.37)	2.85	
800	Weddington	-	1.88	-	(0.87)	1.00	
900	Lake Park	-	1.61	-	(0.84)	0.76	
930	Fairview	-	0.19	-	(0.10)	0.09	
950	Hemby Br.	-	-	-	-	-	
970	Wesley Ch.	-	0.27	-	(0.15)	0.11	
980	Unionville	-	0.26	-	(0.13)	0.14	
990	MS	-	0.13	-	(0.06)	0.07	
999	County Schools	-	-	-	-	-	
		-	421.64	-	(223.41)	198.23	<<<<<<<< Ties to remittance advice 1/28/2014 CASH RECEIVED
							45.84

Rounding

Invoice Date	Invoice Number	Description	Invoice Amount
02/20/2014	1407-NCVTS	NCVTS OCT AND DEC 2013 INTERES	\$ .07

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00033853	02/21/2014	.07



**County of Union**  
 500 North Main Street  
 Monroe, North Carolina 28112

Vendor Number    Check Date    Check Number  
 10870            02/21/2014    00033853

"This disbursement has been approved as required by the Local Government Budget and Fiscal Control Act."

**\$.07**

Pay **Dollars and 7 cents \*\*\*\*\***

To The            TOWN OF MINERAL SPRINGS  
 Order Of        E. ANDREWS-HINSON, TAX COLLECT  
                     PO BOX 600  
                     MINERAL SPRINGS NC 28108

**EFT COPY  
 NON-NEGOTIABLE**

AP



**County of Union**  
 500 North Main Street  
 Monroe, North Carolina 28112

10870  
 00033853

**ADDRESS SERVICE REQUESTED**

TOWN OF MINERAL SPRINGS  
 E. ANDREWS-HINSON, TAX COLLECT  
 PO BOX 600  
 MINERAL SPRINGS NC 28108

**TOWN OF MINERAL SPRINGS  
PETITION FOR ZONING/SUBDIVISION TEXT AMENDMENT**

Petition Number P14-02

Date of Petition March 17, 2014

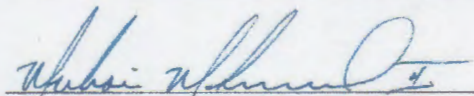
Fee Paid \$ 250.00

1. Petitioner's Name Muhsin Muhammad, II / Axum Capital Partners  
Address 6100 Fairview Road, Suite 1156  
Charlotte, NC 28210  
Phone \_\_\_\_\_

(Attach a separate sheet showing name, address, and phone of any co-petitioners)

2. State the exact nature of text change desired. Please make references to sections, page number, etc. Please make specific references to language that you desire deleted and/or language you desire to be added or to be put in place of deleted language. Interrelated changes may be made a part of the same application. Any change that is not interrelated to this change shall require a separate application. An example of an interrelated change is where a change in one section causes the need to change another section. If you need additional space, attach additional page(s).

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

3/17/2014  
\_\_\_\_\_  
DATE

**Application Processing Fee:** Attach Check Made Payable to Town of Mineral Springs  
in the amount of \$250.00.

**(To be Filled Out by the Zoning Administrator)**

Reviewed by Planning Board on March 24, 2014. Action of Planning Board  
The Planning Board unanimously recommended Town Council  
approval the proposed text amendments as submitted by  
the applicant. - see Statements of Reasonableness and  
consistency attached.

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Reviewed by Town Council on April 10, 2014. Action of Town Council

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Public Hearing Notice Filed in The Enquirer Journal on  
(Name of Newspaper)  
March 30, 2014 and April 6, 2014 (Attach newspaper affidavit)  
(Dates(s) Notice was Published)

Town Council Public Hearing Held on April 10, 2014.

Action by Town Council after Public Hearing

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**PROPOSED TEXT AMENDMENTS FOR GATED CONSERVATION  
SUBDIVISIONS WITH PRIVATE ROADS – MARCH 2014**

*(Proposed amendments shown in bold, italic, underline)*

**P14-02**

**SUBDIVISION ORDINANCE - ARTICLE 4**

**408.1 Private Roads**

Unlike other developments in Mineral Springs, **Conservation subdivisions meeting the yield plan requirement set forth in Section 314.1 (a) and** Large Lot subdivisions may be allowed to have private streets that are not owned and maintained by NCDOT. All such subdivisions must be developed in accordance with the regulations of this section, other applicable regulations of the Town of Mineral Springs Subdivision Ordinance, and the Mineral Springs Zoning Ordinance. In no case shall Large Lot subdivisions with private roads be gated; **however, a Conservation subdivisions may obtain approval for a gated residential subdivision per Section 314.5.**

**SUBDIVISION ORDINANCE – ARTICLE 3**

**314.3 Sketch Plan.**

Following the completion of the pre-planning site visit and the pre-planning site conference, the applicant shall submit a sketch plan for review by the planning board. The sketch plan shall be prepared by a registered architect, registered landscape architect, and/or registered engineer, and shall depict the following information. The sketch plan shall be designed following the four-step design process described in Section 314.3(a). The applicant is strongly encouraged to review the sketch plan with abutting property owners prior to its submittal to the planning board.

- a) The four phase design process: All sketch plans shall be prepared using a four-phase design process when determining the layout of the proposed open space, house sites, streets and lot lines, as described below. Applicants shall submit four separate maps, drawn at a consistent scale, indicating the findings of each of the following steps of the design process.
  - 1) Delineation of open space: Percentages and acreages shall be calculated in accordance with these regulations, and shall be designated using the existing resources and site analysis map as a base map and complying with Section 4.22 of the Town of Mineral Springs Zoning Ordinance.
  - 2) Alignment of streets: Upon designating house sites, following topography and other natural features, design a street plan that minimizes impacts on proposed open space.

- 3) Location of house sites: Using proposed open space lands as a base map, as well as other relevant data from the site analysis map such as topography and soils, locate potential house sites. House sites should generally be located no closer than 100 feet from primary conservation areas and 50 feet from secondary conservation areas, and should be located in a manner that reduces any negative impact on adjacent properties.
  - 4) Drawing in lot lines: Draw lot lines delineating boundaries of individual residential lots. Lots shall be drawn to satisfy the general development regulations associated with the underlying zone.
- b) The sketch plan shall include the following:
- 1) Name and address of landowner and applicant.
  - 2) Name and address of the professional land planner, architect, landscape architect, or engineer responsible for preparing the plan.
  - 3) Graphic scale not greater than 1 inch = 200 feet (although dimensions on this plan need not be exact), north arrow and date.
  - 4) Approximate tract boundaries, acreage of land to be subdivided, zoning district, utilities, easements, streets on and adjacent to tract both existing and proposed.
  - 5) Location map.
  - 6) Existing natural features shown on the "Existing Resources and Site Analysis Map," highlighting notable features of natural or cultural significance.
  - 7) Schematic layout of open spaces, house lots, streets, and other improvements.
  - 8) All public lands or easements, including existing greenway facilities and lands identified in the greenway network plan, general description of proposed method of water supply, sewage disposal and stormwater management.
  - 9) The date that the sketch plan was prepared.
  - 10) **Plans for any gated entrance as set forth in Section 408.1 of the Subdivision Ordinance if proposed.**

### **314.5 Gated Conservation Subdivision Entrances**

**Plans for a gated entrance in a Conservation Subdivision shall be submitted to the Subdivision Administrator as part of the sketch plan for the subdivision and shall be in accordance with the preliminary plat review process as set forth in Section 314.3. If the developer and/or the homeowners' association requests a gated entrance after final plat approval, the applicant shall submit a sketch plan along with the required fee**



**to the Subdivision Administrator for Planning Board and Town Council approval. All gated entrances shall meet the following requirements: a) have a minimum setback of 200 feet from any major, minor or local thoroughfare as designated in the Town of Mineral Springs Thoroughfare Plan; b) the number of lots in the subdivision shall not exceed sixty percent (60%) of the number of lots shown on the yield plan as described in Section 314.1 (a); c) all mechanical equipment for the gated functions shall be hidden from plain view and comply with noise ordinances; and d) all building materials for pillar/walls shall have a natural contour (i.e. stone, wood, etc.) and shall coincide with the overall preservation concepts adopted as Ordinances by the Town of Mineral Springs, including, but not limited to approved plants/shrubs per Article 17 of the Zoning Ordinance. The maintenance of the gated entrance shall be the sole responsibility of the developer and/or the homeowners association.**

# TOWN OF MINERAL SPRINGS

## STATEMENT OF REASONABLENESS AND CONSISTENCY

Subdivision Ordinance - Article 3 - Procedure for Review and Approval of Subdivision Plats

### Subdivision Ordinance – Article 4 – Required Improvements, Dedication, Reservation, and Minimum Standards of Design

3 &

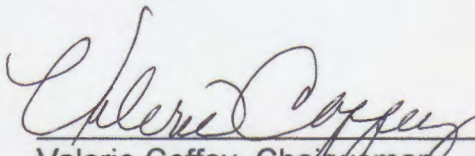
In reference to the proposed text amendments to Articles 4 of the Mineral Springs Subdivision Ordinance.

The Mineral Springs Planning Board recommends to the Mineral Springs Town Council that the proposed text amendments are "**reasonable**" as they will allow for gated residential (conservation) subdivisions, which will allow for a greater variety of residential developments that comply with the town's Conservation Subdivision regulations. Furthermore, the proposed text amendments will be in the public interest, because they will specifically lower the percentage of buildable lots in a Conservation Subdivision that seeks to have a gated entrance.

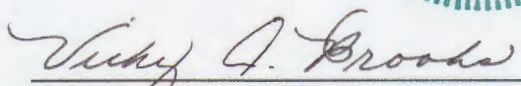
The Mineral Springs Planning Board recommends to the Mineral Springs Town Council that the proposed text amendments are "**consistent**" with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein. The Planning Board feels that the proposed text amendments follow the 'goal' to provide a variety of lot types and housing opportunities for citizens of Mineral Springs, while maintaining open space and rural character in outlying areas of town.

**RECOMMENDED** by the Mineral Springs Planning Board this the 24<sup>th</sup> day of March, 2014.



  
Valerie Coffey, Chairwoman

Witness:

  
Vicky A. Brooks, CZO

# TOWN OF MINERAL SPRINGS

## STATEMENT OF REASONABLENESS AND CONSISTENCY

### Subdivision Ordinance – Article 3 – Procedure for Review and Approval of Subdivision Plats and Article 4 – Required Improvements, Dedication, Reservation, and Minimum Standards of Design

In reference to the proposed text amendments to Articles 3 and 4 of the Mineral Springs Subdivision Ordinance.

The Town of Mineral Springs Town Council hereby declares that the proposed text amendments are “**reasonable**” as they will allow for gated residential (conservation) subdivisions, which will allow for a greater variety of residential developments that comply with the town’s Conservation Subdivision regulations. Furthermore, the proposed text amendments will be in the public interest, because they will specifically lower the percentage of buildable lots in a Conservation Subdivision that seeks to have a gated entrance.

The Town of Mineral Springs Town Council hereby declares that the proposed text amendments are “**consistent**” with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein. The Planning Board feels that the proposed text amendments follow the ‘goal’ to provide a variety of lot types and housing opportunities for citizens of Mineral Springs, while maintaining open space and rural character in outlying areas of town.

**ADOPTED** this the 10<sup>th</sup> day of April, 2014.

---

Frederick Becker III, Mayor

Attest:

---

Vicky A. Brooks, CZO

## SUBDIVISION ORDINANCE - ARTICLE 4

Amend:

### 408.1 Private Roads

Unlike other developments in Mineral Springs, **Conservation subdivisions meeting the yield plan requirement set forth in Section 314.1 (a) and** Large Lot subdivisions may be allowed to have private streets that are not owned and maintained by NCDOT. All such subdivisions must be developed in accordance with the regulations of this section, other applicable regulations of the Town of Mineral Springs Subdivision Ordinance, and the Mineral Springs Zoning Ordinance. In no case shall Large Lot subdivisions with private roads be gated; **however, a Conservation subdivisions may obtain approval for a gated residential subdivision per Section 314.5.**

## SUBDIVISION ORDINANCE – ARTICLE 3

Add:

### 314.3 Sketch Plan.

Following the completion of the pre-planning site visit and the pre-planning site conference, the applicant shall submit a sketch plan for review by the planning board. The sketch plan shall be prepared by a registered architect, registered landscape architect, and/or registered engineer, and shall depict the following information. The sketch plan shall be designed following the four-step design process described in Section 314.3(a). The applicant is strongly encouraged to review the sketch plan with abutting property owners prior to its submittal to the planning board.

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  - 2) Alignment of streets: Upon designating house sites, following topography and other natural features, design a street plan that minimizes impacts on proposed open space.

- 3) Location of house sites: Using proposed open space lands as a base map, as well as other relevant data from the site analysis map such as topography and soils, locate potential house sites. House sites should generally be located no closer than 100 feet from primary conservation areas and 50 feet from secondary conservation areas, and should be located in a manner that reduces any negative impact on adjacent properties.
  - 4) Drawing in lot lines: Draw lot lines delineating boundaries of individual residential lots. Lots shall be drawn to satisfy the general development regulations associated with the underlying zone.
- b) The sketch plan shall include the following:
- 1) Name and address of landowner and applicant.
  - 2) Name and address of the professional land planner, architect, landscape architect, or engineer responsible for preparing the plan.
  - 3) Graphic scale not greater than 1 inch = 200 feet (although dimensions on this plan need not be exact), north arrow and date.
  - 4) Approximate tract boundaries, acreage of land to be subdivided, zoning district, utilities, easements, streets on and adjacent to tract both existing and proposed.
  - 5) Location map.
  - 6) Existing natural features shown on the "Existing Resources and Site Analysis Map," highlighting notable features of natural or cultural significance.
  - 7) Schematic layout of open spaces, house lots, streets, and other improvements.
  - 8) All public lands or easements, including existing greenway facilities and lands identified in the greenway network plan, general description of proposed method of water supply, sewage disposal and stormwater management.
  - 9) The date that the sketch plan was prepared.
  - 10) **Plans for any gated entrance as set forth in Section 408.1 of the Subdivision Ordinance if proposed.**

### **314.5 Gated Conservation Subdivision Entrances**

**Plans for a gated entrance in a Conservation Subdivision shall be submitted to the Subdivision Administrator as part of the sketch plan for the subdivision and shall be in accordance with the preliminary plat review process as set forth in Section 314.3. If the developer and/or the homeowners' association requests a**

**gated entrance after final plat approval, the applicant shall submit a sketch plan along with the required fee to the Subdivision Administrator for Planning Board and Town Council approval. All gated entrances shall meet the following requirements: a) have a minimum setback of 200 feet from any major, minor or local thoroughfare as designated in the Town of Mineral Springs Thoroughfare Plan; b) the number of lots in the subdivision shall not exceed sixty percent (60%) of the number of lots shown on the yield plan as described in Section 314.1 (a); c) all mechanical equipment for the gated functions shall be hidden from plain view and comply with noise ordinances; and d) all building materials for pillar/walls shall have a natural contour (i.e. stone, wood, etc.) and shall coincide with the overall preservation concepts adopted as Ordinances by the Town of Mineral Springs, including, but not limited to approved plants/shrubs per Article 17 of the Zoning Ordinance. The maintenance of the gated entrance shall be the sole responsibility of the developer and/or the homeowners association.**



Town of Mineral Springs  
Zoning Administrator  
Vicky Brooks  
P O Box 600  
Mineral Springs, NC 28108  
704-289-5331  
704-243-1705 FAX  
[msvickybrooks@aol.com](mailto:msvickybrooks@aol.com)  
[www.mineralspringsnc.com](http://www.mineralspringsnc.com)

# MEMO

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To: Town Council  
From: Vicky Brooks  
Date: April 7, 2014  
Re: Proposed Text Amendments

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- Attached are proposed text amendments recommended by staff:
  - The amendments to Section 406.1 (a) & (c) and Section 406.5 are related to a recent council request to make it clear that the purpose of the land “dedication” by a developer is for public use.
  - The amendment to Section 408.1 (c) was found to be necessary because the language does not apply to private roads.

# PROPOSED TEXT AMENDMENTS TO THE MINERAL SPRINGS SUBDIVISION ORDINANCE

*(Proposed amendments are shown in bold, italic, underline and/or strike-through)  
Recommended by Planning Staff*

## ARTICLE 4 – Required Improvements, Dedication, Reservation, and Minimum Standards of Design

Amend:

### 406.1 Dedication of Land

a) General Provisions. Every subdivider who proposes a subdivision of land for residential purposes shall dedicate a portion of land or pay a fee in lieu thereof, in accordance with this Section, for public park, greenway, recreation, and open space sites to serve the recreational needs of the residents of the subdivision or development. **Nothing in this Section shall be construed to grant a right of exclusive use of this public land to the residents of the subdivision or development. Land dedicated as part of the Town's greenway plan shall also be dedicated to public use.**

c) Nature of Land to be Dedicated. Except as otherwise required by the Town Council at the time of preliminary plat approval, all dedications of land shall meet the following criteria:

Unity. The dedicated land shall form a single parcel of land, except where the Town Council determines that two or more parcels would be in the best interest of the public, given the type and distribution of open spaces needed to adequately serve the proposed development. In such cases, the Town Council may require that such parcels be connected by a dedicated strip of land at least thirty (30) feet in width.

Usability. Two-thirds (2/3) of the dedicated land shall be useable for active recreation. Furthermore, lakes and other bodies of water may not be included in computing any of the dedicated land area.

Shape. The shape of the portion of dedicated land which is deemed suitable for active recreation shall be sufficiently square or round to be usable for any or all recreational facilities and activities, such as athletic fields and tennis courts, when a sufficient amount of land is dedicated to accommodate such facilities. Land dedicated only for greenways need not follow the requirements of this sub-section.

Location. The dedicated land shall be located so as to **be** reasonably serve the recreation and open space needs of **accessible** residents of the subdivision **and dedicated to public use.**



**Amend:**

**406.5 Greenways**

Greenways may be credited against the requirements of Section 406 provided that such greenways are part of the Town's greenway plan **or have been accepted as additions to the Town's greenway plan during the plat approval process** and dedicated to public use.

- d) Nature of Land to be Dedicated. Except as otherwise required by the Town Council at the time of preliminary plat approval, all dedications of land shall meet the following criteria:

Unity. The dedicated land shall form a single parcel of land, except where the Town Council determines that two or more parcels would be in the best interest of the public, given the type and distribution of open spaces needed to adequately serve the proposed development. In such cases, the Town Council may require that such parcels be connected by a dedicated strip of land at least thirty (30) feet in width.

Usability. Two-thirds (2/3) of the dedicated land shall be useable for active recreation. Furthermore, lakes and other bodies of water may not be included in computing any of the dedicated land area.

Shape. The shape of the portion of dedicated land which is deemed suitable for active recreation shall be sufficiently square or round to be usable for any or all recreational facilities and activities, such as athletic fields and tennis courts, when a sufficient amount of land is dedicated to accommodate such facilities. Land dedicated only for greenways need not follow the requirements of this sub-section.

Location. The dedicated land shall be located so as to reasonably serve the recreation and open space needs of residents of the subdivision.

**Amend:**

**408.1 Private Roads**

Unlike other developments in Mineral Springs, Large Lot subdivisions may be allowed to have private streets that are not owned and maintained by NCDOT. All such subdivisions must be developed in accordance with the regulations of this section, other applicable regulations of the Town of Mineral Springs Subdivision Ordinance, and the Mineral Springs Zoning Ordinance. In no case shall Large Lot subdivisions with private roads be gated.

- a) All private roads, traffic signs and markings shall meet all applicable minimum right-of-way, pavement, construction and design standards for

public roads as established by the North Carolina Department of Transportation (NCDOT), except that a four-inch layer of crusher run rock is provided in lieu of paving. The Town of Mineral Springs reserves the right to have streets inspected during the construction phase to insure that they are being built in accordance with all applicable NCDOT standards. The developer of the subdivision shall bear all costs borne by the Town in association with such inspections.

- b) Prior to the approval of a final plat, the subdivider shall submit to the Town evidence that the subdivider has created a homeowners' association whose responsibility it will be to maintain private streets within the subdivision. Such evidence shall include filed copies of the articles of incorporation, declarations, and homeowners' association bylaws.
- c) ~~The maintenance and upkeep of internal streets, curb, gutter, and sidewalks shall be the sole responsibility of the subdivider and/or any duly incorporated and active homeowners' association. Accordingly, any maintenance bond accepted by the Town per Section 313.2 of the Town of Mineral Springs Subdivision Ordinance for a Large Lot subdivision shall be calculated using the construction costs of all facilities listed above (in addition to the cost of roads as provided in Section 313.2). The maintenance bond shall remain in place for two years following final plat approval of the Subdivision plat or until the Town Council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (one year, at a minimum, after a homeowners' association is incorporated and active), has made necessary assessments for payment of maintenance of the roads and facilities, and has otherwise taken over the full responsibility of maintenance of such facilities and the private roads within the subdivision. The decision to release the bond shall rest entirely with the Town Council and shall be made based upon the homeowners' association financial ability to properly maintain these roads and common facilities. After the maintenance bond is released by the Town Council, the homeowners' association shall be required to submit to the Town, by the 15<sup>th</sup> of January of each calendar year, the names, addresses, and telephone numbers of all duly elected members of their board of directors as well as a copy of their annual financial statement showing, at a minimum, the amount of funds budgeted to maintain such facilities. In the event the Town Council, in its discretion, believes the homeowners' association is not making necessary repairs to the roadways or facilities (amenities) or is not making assessments necessary to cover the cost of said repairs, it may after notice of hearing published as provided in this Ordinance, and notice provided to each lot owner within the subdivision, as shown on the tax scrolls of Union County as of January 1 of the prior year, require the homeowners' association to provide a maintenance bond as required in Section 313.2 of the Town of Mineral Springs Subdivision Ordinance. This~~

~~maintenance bond may be eliminated or reinstated at the discretion of the Mineral Springs Town Council upon notice as set out above.~~

- d) The subdivider and homeowners' association shall guarantee immediate access to all private streets by emergency and law enforcement vehicles. The subdivider and homeowners' association shall guarantee access to all private streets by the Town of Mineral Springs, Union County agencies, State of North Carolina agencies, and all public utility companies. Town of Mineral Springs, Union County, and State of North Carolina Officials and staff shall be permitted entry to the gated residential development to perform zoning, inspections and other governmental regulatory activities. Public Utility company vehicles and personnel shall be permitted entry to the gated residential development to perform installation and maintenance activities of public utility infrastructure. A statement to this effect shall appear on or accompany the final plat.

# TOWN OF MINERAL SPRINGS

## STATEMENT OF REASONABLENESS AND CONSISTENCY

[REDACTED]

### Article 4 – Required Improvements, Dedication, Reservation, and Minimum Standards of Design

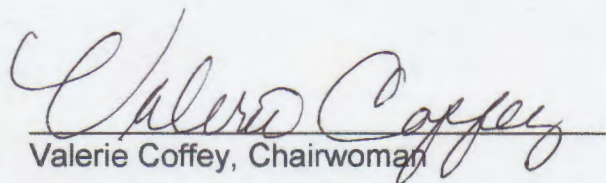
In reference to the proposed text amendments to Article [REDACTED] 4 of the Mineral Springs Subdivision Ordinance.

The Mineral Springs Planning Board recommends to the Mineral Springs Town Council that the proposed text amendments are "**reasonable**" as they will clarify that the intent of Dedication of Land under General Provisions is also intended for public use, that land can be added to the town's Greenway Plan and the private roads are not required to post a maintenance bond.

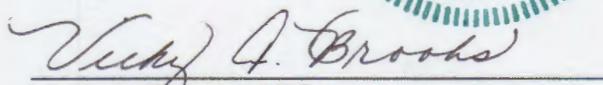
The Mineral Springs Planning Board recommends to the Mineral Springs Town Council that the proposed text amendments are "**consistent**" with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, which specifically calls for periodic review to make sure that the Zoning and Subdivision Ordinances are as up-to-date as possible.

**RECOMMENDED** by the Mineral Springs Planning Board this the 24<sup>th</sup> day of March, 2014.



  
Valerie Coffey, Chairwoman

Witness:

  
Vicky A. Brooks, CZO

# TOWN OF MINERAL SPRINGS

## STATEMENT OF REASONABLENESS AND CONSISTENCY

### Article 4 – Required Improvements, Dedication, Reservation, and Minimum Standards of Design

In reference to the proposed text amendments to Article 4 of the Mineral Springs Subdivision Ordinance.

The Town of Mineral Springs Town Council hereby declares that the proposed text amendments are “**reasonable**” as they will clarify that the intent of Dedication of Land under General Provisions is also intended for public use, that land can be added to the town’s Greenway Plan and the private roads are not required to post a maintenance bond.

The Town of Mineral Springs Town Council hereby declares that the proposed text amendments are “**consistent**” with the Mineral Springs Land Use Plan adopted October 12, 2006 and the Vision Plan contained therein, which specifically calls for periodic review to make sure that the Zoning and Subdivision Ordinances are as up-to-date as possible.

**ADPOTED** this the 10<sup>th</sup> day of April, 2014.

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

Attest:

\_\_\_\_\_  
Vicky A. Brooks, CZO

**SUBDIVISION ORDINANCE  
ARTICLE 4**

**Amend:**

**406.1 Dedication of Land**

- a) General Provisions. Every subdivider who proposes a subdivision of land for residential purposes shall dedicate a portion of land or pay a fee in lieu thereof, in accordance with this Section, for public park, greenway, recreation, and open space sites to serve the recreational needs of the residents of the subdivision or development. **Nothing in this Section shall be construed to grant a right of exclusive use of this public land to the residents of the subdivision or development. Land dedicated as part of the Town's greenway plan shall also be dedicated to public use.**

- c) Nature of Land to be Dedicated. Except as otherwise required by the Town Council at the time of preliminary plat approval, all dedications of land shall meet the following criteria:

Unity. The dedicated land shall form a single parcel of land, except where the Town Council determines that two or more parcels would be in the best interest of the public, given the type and distribution of open spaces needed to adequately serve the proposed development. In such cases, the Town Council may require that such parcels be connected by a dedicated strip of land at least thirty (30) feet in width.

Usability. Two-thirds (2/3) of the dedicated land shall be useable for active recreation. Furthermore, lakes and other bodies of water may not be included in computing any of the dedicated land area.

Shape. The shape of the portion of dedicated land which is deemed suitable for active recreation shall be sufficiently square or round to be usable for any or all recreational facilities and activities, such as athletic fields and tennis courts, when a sufficient amount of land is dedicated to accommodate such facilities. Land dedicated only for greenways need not follow the requirements of this sub-section.

Location. The dedicated land shall be located so as to **be** reasonably serve the recreation and open space needs of **accessible** residents of the subdivision **and dedicated to public use.**

**Amend:**

**406.5 Greenways**

Greenways may be credited against the requirements of Section 406

provided that such greenways are part of the Town's greenway plan **or have been accepted as additions to the Town's greenway plan during the plat approval process** and dedicated to public use.

**Amend:**

#### **408.1 Private Roads**

Unlike other developments in Mineral Springs, Large Lot subdivisions may be allowed to have private streets that are not owned and maintained by NCDOT. All such subdivisions must be developed in accordance with the regulations of this section, other applicable regulations of the Town of Mineral Springs Subdivision Ordinance, and the Mineral Springs Zoning Ordinance. In no case shall Large Lot subdivisions with private roads be gated.

- a) All private roads, traffic signs and markings shall meet all applicable minimum right-of-way, pavement, construction and design standards for public roads as established by the North Carolina Department of Transportation (NCDOT), except that a four-inch layer of crusher run rock is provided in lieu of paving. The Town of Mineral Springs reserves the right to have streets inspected during the construction phase to insure that they are being built in accordance with all applicable NCDOT standards. The developer of the subdivision shall bear all costs borne by the Town in association with such inspections.
- b) Prior to the approval of a final plat, the subdivider shall submit to the Town evidence that the subdivider has created a homeowners' association whose responsibility it will be to maintain private streets within the subdivision. Such evidence shall include filed copies of the articles of incorporation, declarations, and homeowners' association bylaws.
- c) The maintenance and upkeep of internal streets, curb, gutter, and sidewalks shall be the sole responsibility of the subdivider and/or any duly incorporated and active homeowners' association. ~~Accordingly, any maintenance bond accepted by the Town per Section 313.2 of the Town of Mineral Springs Subdivision Ordinance for a Large Lot subdivision shall be calculated using the construction costs of all facilities listed above (in addition to the cost of roads as provided in Section 313.2). The maintenance bond shall remain in place for two years following final plat approval of the Subdivision plat or until the Town Council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (one year, at a minimum, after a homeowners' association is incorporated and active), has made necessary assessments for payment of maintenance of the roads and facilities, and has otherwise taken over the full responsibility of maintenance of such facilities and the private roads within the subdivision.~~

~~The decision to release the bond shall rest entirely with the Town Council and shall be made based upon the homeowners' association financial ability to properly maintain these roads and common facilities. After the maintenance bond is released by the Town Council, the homeowners' association shall be required to submit to the Town, by the 15<sup>th</sup> of January of each calendar year, the names, addresses, and telephone numbers of all duly elected members of their board of directors as well as a copy of their annual financial statement showing, at a minimum, the amount of funds budgeted to maintain such facilities. In the event the Town Council, in its discretion, believes the homeowners' association is not making necessary repairs to the roadways or facilities (amenities) or is not making assessments necessary to cover the cost of said repairs, it may after notice of hearing published as provided in this Ordinance, and notice provided to each lot owner within the subdivision, as shown on the tax scrolls of Union County as of January 1 of the prior year, require the homeowners' association to provide a maintenance bond as required in Section 313.2 of the Town of Mineral Springs Subdivision Ordinance. This maintenance bond may be eliminated or reinstated at the discretion of the Mineral Springs Town Council upon notice as set out above.~~

- d) The subdivider and homeowners' association shall guarantee immediate access to all private streets by emergency and law enforcement vehicles. The subdivider and homeowners' association shall guarantee access to all private streets by the Town of Mineral Springs, Union County agencies, State of North Carolina agencies, and all public utility companies. Town of Mineral Springs, Union County, and State of North Carolina Officials and staff shall be permitted entry to the gated residential development to perform zoning, inspections and other governmental regulatory activities. Public Utility company vehicles and personnel shall be permitted entry to the gated residential development to perform installation and maintenance activities of public utility infrastructure. A statement to this effect shall appear on or accompany the final plat.



# Mineral Springs Volunteer Fire Department 2013 Annual Report

Mineral Springs VFD has a total of 47 members.

- Fire Chief – Donald Gaddy
- Assistant Chief – Tony Belk
- Assistant Chief – John Helms
- Captain – Michael Belk
- Captain – Robert Belk
- Lieutenant – Lamont Hazelton
- Lieutenant – Charles Derrick

## Part Time

- 14 Part-time Employees
- 2 Firefighters - 20 hours a day, 7 days a week.
- All part-time employees are EMT's

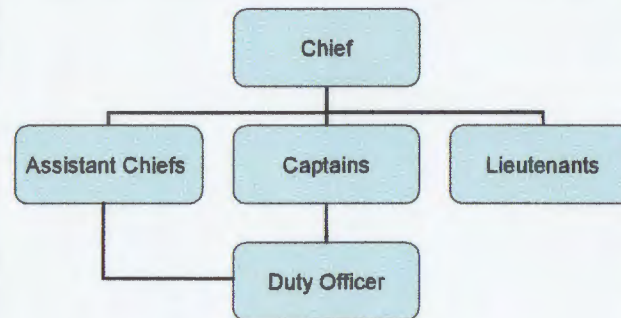
## The Mission Statement of the Mineral Springs VFD

The members of the Mineral Springs Volunteer Fire and Rescue Department shall strive to protect the lives and property of the citizens of the community of Mineral Springs through fire suppression services, pre-fire planning, basic life support medical services and public education. We will serve this community to the best of our abilities and training. We are committed to continuously improving our understanding of the properties of fire and the fire prevention needs of our residents, the community and the surrounding districts we may be called to assist.

## Services Provided

- Firefighting
- Medical First Responder
- Extrication
- Search and Rescue
- Mutual aid with surrounding departments
- Community Service

## Chain of Command



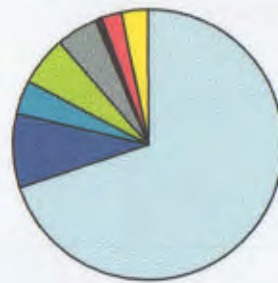
## Apparatus

- Engine 151 – 2000 Freightliner  
1,500 gpm pump, 1,250 gallon tank
- Engine 161 – 2000 Freightliner  
1,500 gpm pump, 1,250 gallon tank
- Tanker 153 – 1998 Freightliner  
1,500 gpm pump, 1,250 gallon tank
- Tanker 163 – 1998 Freightliner  
1,500 gpm pump, 1,250 gallon tank
- Brush 155 – 1984 GMC Pickup  
100 gpm pump, 200 gallon tank
- Brush 166 – 1984 Chevy Pickup
- Squad 157 – 2010 Ford F550
- Squad 167 – 1994 Ford F450
- Utility 158 – 2004 Ford F250
- UTV 159 – 2013 Polaris

## Accomplishments

- Purchased 18 new 800 radios
- Purchased 2 thermal imaging cameras
- Received and installed smoke detectors in our district
- Received UTV from town for remote area rescues.
- Added night-time staff

## Incident Report



- First Responder - 580
- MVA - 74
- Structure Fire - 35
- Fire Alarms - 50
- Brush Fire - 41
- Vehicle Fires - 5
- Marine Fires - 1
- Standby - 1
- Gas leaks - 21
- Misc. - 25

## Statistics

- Land Area: 43 sq. miles
- Population: 12,000
- Personnel: 47 members  
36 EMT's, 11 Firefighters, 4 Jr. Firefighters
- Total Calls: 833
- Average Response Time: 6.65 minutes
- 2013 Operating Budget: \$504,313



**Changing Lives  
Through The Arts**

TO: Town of Mineral Springs

FROM: Barbara Faulk

DATE: March 31, 2014

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On behalf of the board of directors of the Union County Community Arts Council, I would like to thank you and the Town of Mineral Springs for allowing to speak with you on April 10, 2014. The arts council has served the residents of Mineral Springs since its incorporation in 1980 and we look forward to a partnership that serves the entire Mineral Springs community in the future.

The Union County Community Arts Council was founded to promote and encourage arts education throughout Union County. Our organization's mission is to serve the people of Union County by promoting the arts as an essential component of community life and to provide exemplary arts programs and services within the Union County schools.

We are respectfully requesting funding in the amount of \$750.00 to support the cultural arts education programs and services provided by the council that directly relate to the residents of Mineral Springs including, but not limited to:

- **Arts in Education**  
Students in the Parkwood cluster schools
- **Special Populations Art Series**  
Daycare facilities
- **Arts Resource Agency** – providing arts information and services to area residents and to serve as support for all arts groups/individuals that currently live in the Mineral Springs area

**Cultural Arts Programs and Services  
Mineral Springs  
Budget Request  
2014-15**

A total of 56 Union County schools will be served in 2014-15. Total school enrollment is expected to exceed 42,000 students. Programs of the Union County Community Arts Council impact over 21,000 students annually. The UCCAC is in a position to serve the artistic needs of Union County students that far surpass the NC Curriculum Standards of the NC Department of Education.

The UCCAC has partnered with the Union County Public Schools since 1980 to provide projects for the growing student population in Union County. We work with school administrators, teachers and students to enhance and improve the curriculum established by the NC Dept. of education. Because our organization is education based, these programs are developed to provide the highest level of educational value possible.

Following are arts in education programs and services that will be conducted for students specific to the Parkwood area schools:

**Arts in Education**

Parkwood High School and all high schools within Parkwood attendance lines (3300+)

- Union County Performance Ensemble- high school students annual musical “Shrek” performance held at Central Academy of Technology and Arts
- Very Special Arts Festival – festival dedicated to students with mental and physical challenges organized by Parkwood High School.
- Special instruction in entering professional art shows
- Shakespeare Recitation Competition – recitation competition for all middle and high school literary art students
- Union County Student Artist Showcase – countywide art show and competition for over 600 students, including high school art students

Parkwood Middle School and all middle schools within Parkwood attendance lines (3100+):

- Children’s Theater of Charlotte production relevant to self-esteem and positive behaviors
- Union County Student Artist Showcase – countywide art show and competition for over 600 students, including middle school art students

Parkwood Cluster elementary schools (3000+)

- Children’s Theater production of “The Lady of Bullyburg”
- Title I elementary school special programming/workshops
- Unison Musical Festival
- Union County Student Artist Showcase – countywide art show and competition for over 500 students, including elementary school students

**Special Population Art Series**

- Grey Seal Pullets production of “The Owl Who Was Afraid of the Dark” for students throughout Mineral Springs area daycare facilities

**Arts Resource Agency**

The Union County Community Arts Council serves as a resource agency responsible for promoting quality of life through cultural arts programs and services. Our arts opportunities are available to residents throughout Union County, with a special emphasis on projects that promote education and instruction.

**TOTAL NUMBER OF MINERAL SPRINGS RESIDENTS RECEIVING ARTS PROGRAMS AND SERVICES – 6600+**

March 26, 2014

Dear Mayor and Council Members,

Founded in 1909, Safe Alliance's mission is providing hope and healing to people in crisis. Safe Alliance provides a continuum of critical crisis services to those victimized by sexual assault, physical abuse and other violent crimes. In Union County, we offer The Tree House Children's Advocacy Center, a 24-hour rape crisis program and hotline, forensic interviews, medical evaluations, safety planning, hospital accompaniment, case management, advocacy, support groups, court advocacy and accompaniment. We also specialize in trauma-informed counseling for those struggling with emotional crisis.

The Tree House Children's Advocacy Center (CAC) is nationally accredited by the National Children's Alliance. The Tree House enhances community interagency collaboration, coordination, and comprehensive services to ensure children are not re-victimized. Child and adult survivors are better able to recover and heal from the trauma of their victimization.

Without proper counseling and support, the long-term effects of sexual assault can be devastating. Child victims of sexual assault/abuse are prone to many long-term negative consequences, including being 3 times more susceptible to suffering from depression, post-traumatic stress disorder, and other chronic mental illnesses. Sexually and physically abused children are 13 times more likely to abuse alcohol and 26 times more likely to abuse drugs. Moreover, 75% of women in treatment programs for substance abuse report having been sexually abused as children.

The immediate economic impact of child abuse in Union County is \$1,452,127; the longer-term life time impact is \$849,135,135 (Darkness to Light/US Census Data). In 2013, Safe Alliance services reduced the cost of social services and law enforcement investigations by \$165,426 in Union County according to research by National Children's Advocacy Center, Huntsville, AL. With your support, Safe Alliance helps to reduce the future economic impact of abuse and enables victims to recover from their trauma.

Please join Safe Alliance in supporting victims and family members impacted by abuse and violent crimes by making a financial contribution of \$1,000. Funds received will be used as non-restricted funds for uncovered operating expenses for Victim and Clinical services. Thank you for your consideration in partnering with Safe Alliance enabling us to continue making a critical difference in the lives of families impacted by violence.

Please feel free to contact me at 704-290-0150 or [pamela.caskey@safealliance.org](mailto:pamela.caskey@safealliance.org) if you have any questions or would like additional information. Thank you for your consideration.

With Sincere Thanks & Appreciation,

*Pamela B. Caskey*

**Pamela B. Caskey** | Region Director

P 704.290.0150 | [pamela.caskey@safealliance.org](mailto:pamela.caskey@safealliance.org) | [www.safealliance.org](http://www.safealliance.org)



We strengthen our community by building a continuum of advocacy and counseling services to empower those struggling with sexual violence, child abuse and emotional trauma.

### Union County

Safe Alliance provides The Tree House Children's Advocacy Center, a Rape Crisis Center, a 24-hour rape crisis hotline, safety planning services, hospital accompaniment, case management, systems advocacy, support groups, court advocacy, accompaniment and legal representation. We also specialize in trauma-informed counseling for those struggling with emotional crisis and deliver these services to individuals, couples and families.

### Our Mission

We provide hope and healing to people in crisis

## The Tree House Children's Advocacy Center

The Tree House Children's Advocacy Center (CAC) is a nationally accredited CAC. Children seen at The Tree House receive a child/teen-friendly forensic interview and medical evaluation. Child and adult survivors served are eligible for trauma informed counseling for those struggling with emotional crisis; play therapy; crisis intervention; 24 hour hotline services; advocacy; case management; coordination; court education and accompaniment; support groups and prevention education. **The Tree House-Child Advocacy Center enhances** community interagency collaboration, coordination, and comprehensive services to ensure children are not re-victimized. Child and adult survivors are better able to recover from the trauma of their victimization through their journey of hope and healing.

- Child abuse is a community epidemic with long-term consequences for children, family, and society.
- 1 in 4 girls & 1 in 6 boys will be abused by 18.
- 9 out of 10 children do not tell; they may not recognize victimization as sexual abuse.
- 75% of disclosures are accidental.
- 87 of sexual assault victims are under age of 19.\*
- 67% of children served are under the age of 13.\*
- 28% are under the age of 5. \*
- 30% of children are victims of other children.
- 99% of offenders are parents, step-parent, family boy/girl friend, sibling, other relative or know person. \*
- Served 731 children, adults & their family members impacted by violence were served. (\* FY2013)

## Our New Logo: The Lotus Flower

Our logo is the lotus flower that begins life in the mud at the bottom of a pond. It grows upward through the water's waves and currents and blooms into a beautiful flower when it surfaces. We believe this process is symbolic of the inspirational journey our clients travel with Safe Alliance.

People come to us in a crisis that many would define as the worst of their lives. Clients utilize the knowledge, resources and tools gained through their engagement with Safe Alliance to empower themselves and blossom like the lotus flower.

The petals of our lotus flower are the national awareness colors for domestic violence (purple), sexual assault (teal), child abuse (blue) and mental health (green).

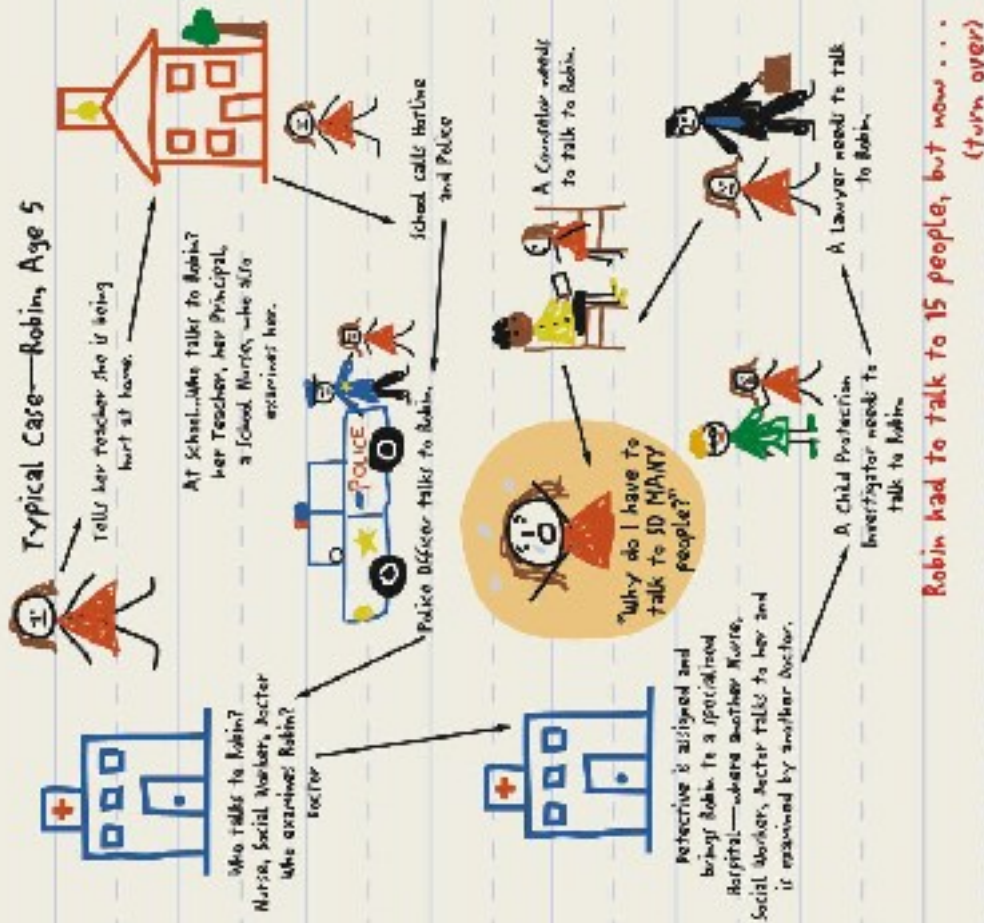


"The Tree House" by Barbara Funderburk

# Changing the Child Abuse System



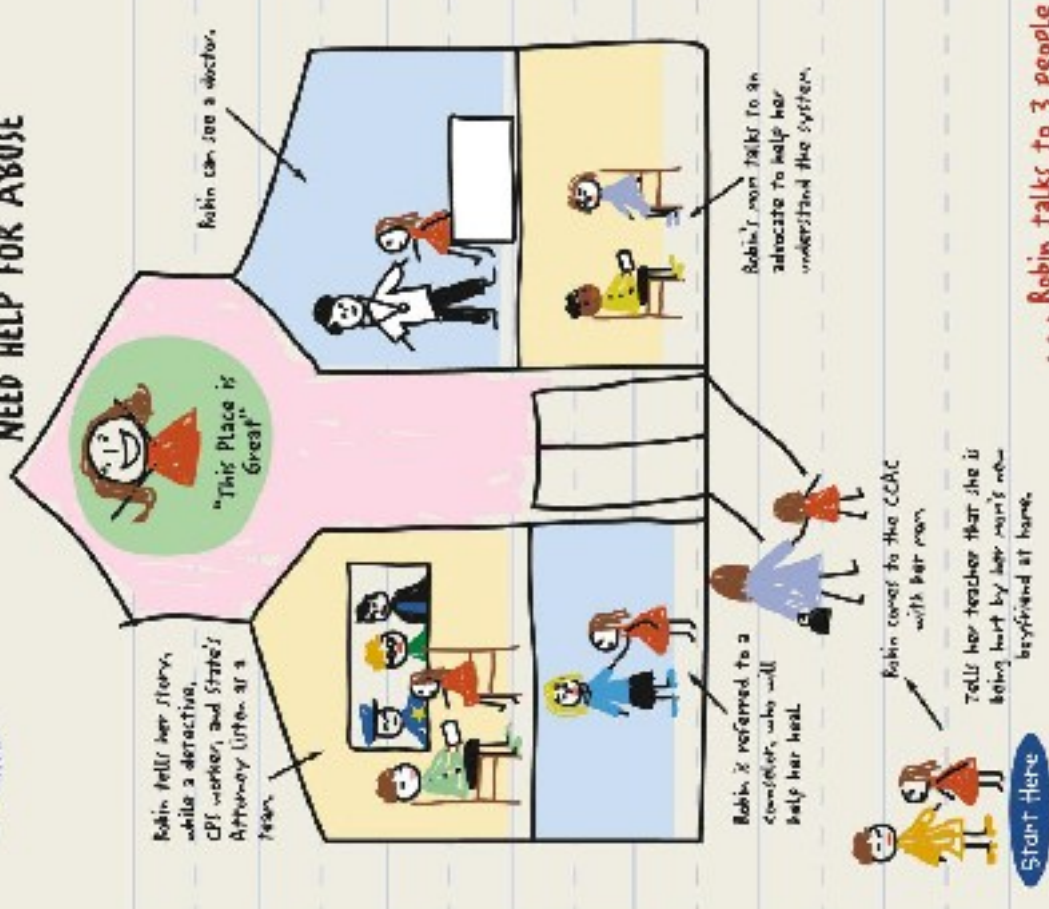
## WHAT USED TO HAPPEN WHEN KIDS NEEDED HELP FOR ABUSE



# Changing the Child Abuse System



## WHAT HAPPENS TODAY WHEN KIDS NEED HELP FOR ABUSE



# "The Tree House" Children's Advocacy Center



www.safealliance.org

*Child Abuse Prevention and  
Sexual Assault Awareness Month  
Proclamation  
April 2014*

*Whereas*, preventing child abuse and neglect, and sexual violence is a community problem affecting both the current and future quality of life of a community;

*Whereas*, Union County Department of Social Services accepted 1,293 reports of child abuse representing over 2,851 children in 2013;

*Whereas*, 731 children, adults and family members impacted by child abuse, sexual assault and victims of other crimes were served through Safe Alliance's Clinical and Victim Advocacy services including The Tree House Children's Advocacy Center during FY2013;

*Whereas*, 99% of the children served by the Tree House Children's Advocacy Center were sexually abused by a trusted relative or other known person and 30% of the children served were sexually abused by other children in FY2013;

*Whereas*, 87% of the sexual assault victims were under the age of 19; 67% of children served were under the age of 13; 28% were under the age of 5;

*Whereas*, child abuse and neglect not only cause immediate harm to children, but are also proven to increase the likelihood of criminal behavior, substance abuse, health problems, and risky behavior thereby increasing the cost of community support services;

*Whereas*, all citizens should be protected from sexual and physical violence;

*Whereas*, Safe Alliance's Victim and Clinical Services programs exists because of partnerships created among social service and healthcare agencies, schools, faith communities, civic organizations, law enforcement agencies, and supportive members of Union County;

*Therefore*, the Town of Mineral Springs does hereby proclaim April as Child Abuse Prevention Month and Sexual Assault Awareness Month in Mineral Springs and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in efforts to support families, thereby preventing child abuse and sexual violence and strengthening the communities in which we live.

*Dated* this the 10<sup>th</sup> day of April, 2014.

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Frederick Becker, III, Mayor

ATTEST:

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Vicky Brooks, CMC, Town Clerk



# MEMO

**To: Mineral Springs Town Council**  
**From: Rick Becker**  
**Date: April 6, 2014**  
**Subject: FY2014-2015 Budget: Preliminary Departmental Appropriations**

The accompanying spreadsheet shows the FY2012-13 final budget and actual expenditures, the FY2013-14 current budget and estimated final actual expenditures, and suggested appropriation levels for the FY2014-15 budget.

This "first draft" suggests an increase of \$10,191 over the current year's operating expenditure budget, or 4.01%. This figure, as usual, reflects no changes in staff salaries. Council should decide whether or not to apply increases in these salaries; historically, council has approved 3% across-the-board cost-of-living increases and may wish to consider other factors as well. Note that the "Assistant/Deputy" position is given a \$10,500 budget amount; this is not a salaried position, and the \$10,500 is a maximum suggested allocation for the position. Currently, this position requires 12 hours per week, corresponding to the time the town hall is open for regular business hours. The hourly rate for this position is currently \$15.00.

## Reading the Chart

In the right-hand column, headed "2014-15 proposed", bold-faced numbers are the totals within each budgetary department. These numbers add up to the total of \$264,396. These are the categories that ultimately end up in the adopted budget ordinance and within which the town must operate; numbers within these departments are "flexible", and may be changed during the fiscal year as needed without budget amendments as long as the departmental totals in the ordinance are not increased. Salaries are shown in white, at the same amount as the current year. "Employee Overhead" is also shown in white with a slight increase over the current year (explained below), and may increase if salaries increase. The three sets of figures in the "dotted" cells are simply sub-subcategories within subcategories.

## Major Increases

1. **"Special Events"**: a new subcategory of "Festival" has been added at a suggested initial amount of \$2,500. This number is from the original preliminary budget for the 2014 15<sup>th</sup> Anniversary Festival prepared by Clerk Vicky Brooks and Coordinator Barbara Erps.  
**Increased from \$0 to \$2,500.**
2. **"Park & Greenway Maint"**: While routine maintenance has generally fallen well under budget, Council may wish to consider a monthly "Port-a-John" rental at the trailhead.  
**Increased from \$3,600 to \$4,200.**
3. **"Town Hall Maint"**: The building is getting older and may require some of the less-frequent maintenance items. For example, last year the driveway was sealcoated. This year, exterior cleaning will probably be needed. **Increased from \$11,500 to \$12,500.**

4. **“Land Use Plans”**: Staff has considered developing both a pedestrian/sidewalk plan and a park master plan. Both of these plans would be prerequisite to applying for grants in these two areas. **Increased from \$2,000 to \$5,000.**
5. **“Street Lighting”**: With additional activity predicted in the downtown area with the advent of sewer service, Council may wish to consider adding street lights. Likely areas for consideration are west of the post office, north of the railroad tracks for a few hundred feet, and south of Highway 75 to the town hall. **Increased from \$2,200 to \$4,000.**

### **Major Decreases**

1. **“Elections”**: Since there is no municipal election during FY 2014-15, only the election contract with the city will be payable. **Decreased from \$4,200 to \$600.**

### **Other Items of Note:**

1. **“Salary: Finance Officer”**: This position, like all town positions, is subject to NC Workers Compensation requirements. It has been rated as a “clerical” position”. However, like the combined Town Clerk/Planning Director position, some of the duties of the position involve non-clerical tasks, such as site inspections, trail work, and building maintenance. These tasks are rated at a higher workers compensation premium. The NCLM Workers Compensation system allows members to split jobs over two or more ratings for reporting purposes as long as there is a reasonable method of accounting for the approximate split in duties. While I estimate that slightly more than half of the Finance Officer job is “clerical” in nature, assigning it to equal parts “clerical” and “not otherwise classified” enables us more accurately to report our Workers Compensation liability without understating the amount of time spent at the higher-rated tasks. This is similar to how we treated the Clerk position, where the Clerk portion of the job is considered “clerical”, while the Planning Director/Zoning Administrator job is considered “not otherwise classified” for Workers Compensation reporting purposes.
2. **“Employee Overhead”**: Reporting half of the Finance Officer salary as “not otherwise classified” for Workers Compensation purposes would increase the overall premium by approximately \$200. **Increased from \$24,600 to \$24,800.**

Most other line items and departmental appropriations remain very close to FY2013-14 levels. The budget amounts approved by council in recent years appear to be representing the town’s overall spending priorities quite well, and as such there is no need to modify those budget amounts.

At the April 10, 2014 meeting, council should consider three items related to the budget:

1. determine salary figures for next year
2. decide on whether or not to include any of the proposed changes in the FY2014-15 budget
3. advise the budget officer of any changes council might wish to make to other appropriations so that the formal proposed budget may be presented to council in May.

TOWN OF MINERAL SPRINGS									
2014-2015 BUDGET: PRELIMINARY APPROPRIATION WORKSHEET (4/10/2014)									
Appropriation dept	Trend	2012-13	2012-13	2013-14	2013-14	2013-14	2014-15 proposed		
	13→'14	budget	actual	budget	(7/1-3/31)	(est. final)			
Advertising	↔	\$1,800	\$ 594	\$1,800	\$ 748	\$ 1,248	\$		1,800
Attorney	↔	\$9,600	\$ 4,051	\$9,600	\$ 3,477	\$ 4,377	\$		9,600
Audit	↔	\$4,200	\$ 4,200	\$4,500	\$ 4,500	\$ 4,500	\$		4,800
Community Involvement	↔	\$18,900	\$16,939	\$19,900	\$5,090	\$15,490	\$		23,000
Beautification, Maintenance	↔	\$4,800	\$ 5,665	\$5,800	\$ 3,043	\$ 4,043	\$		5,800
Charities, Agencies	↔	\$9,500	\$ 8,800	\$9,500	\$ 500	\$ 9,300	\$		9,500
Special Events	↔	\$1,000	\$ 62	\$1,000	\$ 43	\$ 143	\$		3,500
Festival	↔	\$0	\$ -	\$0	\$ -	\$ -	\$		2,500
Misc	↔	\$1,000	\$ 62	\$1,000	\$ 43	\$ 143	\$		1,000
Park & Greenway Maint	↔	\$3,600	\$ 2,412	\$3,600	\$ 1,504	\$ 2,004	\$		4,200
Contingency	↔	\$2,900	\$ -	\$800	\$ -	\$ -	\$		3,000
Dues	↔	\$4,625	\$ 4,530	\$5,725	\$ 4,931	\$ 4,931	\$		5,725
Chamber	↔	\$300	\$ 300	\$300	\$ 300	\$ 300	\$		300
COG	↔	\$750	\$ 750	\$750	\$ 750	\$ 750	\$		750
IOG	↔	\$300	\$ 287	\$300	\$ 300	\$ 300	\$		300
League	↔	\$2,900	\$ 2,928	\$3,600	\$ 3,201	\$ 3,201	\$		3,900
Other	↔	\$375	\$ 265	\$775	\$ 380	\$ 380	\$		475
Elections	↔	\$ 600	\$ 523	\$4,200	\$2,095	\$ 2,645	\$		600
Contract	↔	\$600	\$ 523	\$600	\$ -	\$ 550	\$		600
Municipal	↔	\$0	\$ -	\$3,600	\$ 2,095	\$ 2,095	\$		-
Employee Overhead	↔	\$22,900	\$ 20,648	\$24,600	\$ 17,332	\$ 23,562	\$		24,800
Fire Department	↔	\$21,000	\$ 20,691	\$12,000	\$ -	\$ 12,000	\$		12,000
Insurance	↔	\$4,500	\$ 3,649	\$4,500	\$ 3,714	\$ 3,714	\$		4,500
Leases	↔	\$0	\$ -	\$0	\$ -	\$ -	\$		-
Newsletter	↔	\$2,400	\$ 638	\$2,400	\$ 801	\$ 1,500	\$		2,400
Office	↔	\$118,412	\$ 101,544	\$113,304	\$ 79,356	\$ 107,437	\$		115,868
Salary: Clerk		\$28,956	\$ 28,956	\$29,808	\$ 23,348	\$ 31,172	\$		31,172
Salary: Assistant/Deputy	↔	\$10,500	\$ 7,956	\$10,500	\$ 5,415	\$ 7,605	\$		10,500
Salary: Finance Officer: Clerical		\$28,056	\$ 28,056	\$28,896	\$ 21,672	\$ 28,896	\$		14,448
Salary: Finance Officer: Other		\$0	\$ -	\$0	\$ -	\$ -	\$		14,448
Salary: Mayor	↔	\$4,800	\$ 4,800	\$4,800	\$ 3,600	\$ 4,800	\$		4,800
Salary: Council	↔	\$7,200	\$ 7,200	\$7,200	\$ 5,400	\$ 7,200	\$		7,200
Equipment	↔	\$7,200	\$ 925	\$2,400	\$ 588	\$ 1,588	\$		2,400
Supplies	↔	\$5,000	\$ 4,043	\$4,000	\$ 1,722	\$ 2,722	\$		4,000
Postage	↔	\$800	\$ 991	\$800	\$ 739	\$ 1,239	\$		1,000
Telephone, Internet, Security	↔	\$6,800	\$ 6,160	\$6,800	\$ 5,604	\$ 6,612	\$		6,800
Reserve/Misc	↔	\$2,000	\$ 421	\$1,000	\$ 220	\$ 500	\$		1,000
Town Hall Maint	↔	\$11,500	\$ 7,958	\$11,500	\$ 7,163	\$ 9,318	\$		12,500
Equip. & Supplies	↔	\$2,500	\$ 1,232	\$2,500	\$ 431	\$ 931	\$		2,500
Services	↔	\$9,000	\$ 6,726	\$9,000	\$ 6,732	\$ 8,387	\$		10,000
Utilities	↔	\$5,600	\$ 4,078	\$5,600	\$ 3,885	\$ 5,785	\$		5,600
Planning	↔	\$ 41,008	\$ 27,936	\$ 37,776	\$ 20,651	\$ 30,474	\$		41,953
Parks & Greenways	↔	\$6,000	\$ -	\$3,000	\$ -	\$ -	\$		3,000
Zoning Ord. & Planning Board	↔	\$2,000	\$ 1,905	\$2,000	\$ -	\$ 1,595	\$		2,000
Zoning Administration		\$30,008	\$25,604	\$27,776	\$ 20,188	\$ 27,952	\$		28,953
Salary		\$25,008	\$ 25,008	\$25,776	\$ 20,188	\$ 26,953	\$		26,953
Contract & Other	↔	\$5,000	\$ 596	\$2,000	\$ -	\$ 999	\$		2,000
Land Use Plans	↔	\$0	\$ -	\$2,000	\$ -	\$ -	\$		5,000
Reserve/Misc	↔	\$3,000	\$ 427	\$3,000	\$ 463	\$ 927	\$		3,000
Street Lighting	↔	\$2,000	\$ 1,891	\$2,200	\$ 1,270	\$ 1,901	\$		4,000
Tax Collection	↔	\$2,800	\$ 2,721	\$3,700	\$ 2,486	\$ 3,168	\$		3,750
Salary	↔	\$1,500	\$ 1,560	\$1,800	\$ 1,350	\$ 1,800	\$		1,800
Contract	↔	\$1,000	\$ 975	\$1,200	\$ 903	\$ 1,103	\$		1,500
Postage	↔	\$100	\$ -	\$200	\$ 18	\$ 50	\$		200
Listing, Advertising	↔	\$0	\$ -	\$0	\$ -	\$ -	\$		-
Billing	↔	\$200	\$ 186	\$500	\$ 215	\$ 215	\$		250
Training	↔	\$3,000	\$ 1,683	\$3,000	\$ 1,290	\$ 1,965	\$		3,000
Officials	↔	\$1,000	\$ 875	\$1,000	\$ 225	\$ 600	\$		1,000
Boards	↔	\$1,000	\$ -	\$1,000	\$ -	\$ -	\$		1,000
Staff	↔	\$1,000	\$ 808	\$1,000	\$ 1,065	\$ 1,365	\$		1,000
Travel	↔	\$3,000	\$ 2,663	\$4,200	\$ 3,369	\$ 3,869	\$		3,600
Capital Outlay		\$ 37,405	\$ 21,327	\$ 50,075	\$ 2,283	\$ 7,283			
Operating Expenditures	↔	\$ 263,645	\$ 214,901	\$ 254,205	\$ 151,110	\$ 222,781	\$		264,396
Totals		\$301,050	\$236,228	\$304,280	\$ 153,393	\$ 230,064	\$		264,396

# MEMO

**To:** Mineral Springs Town Council  
**From:** Rick Becker  
**Date:** April 6, 2014  
**Subject:** Traffic Safety Updates – FYI only

It has been quite a few months since we began considering several traffic safety issues, beginning with the limited-sight-distance problem at Highway 75 and McNeely Road. Following is a summary of my work on these matters to date. These findings are “for your information”; I will continue studying these issues pending any additional direction from Council.

**Limited Sight Distance Intersections:** On the advice of Neva Helms, legislative assistant to NC Representative Mark Brody, the town has sent a formal letter to District Engineer John Underwood requesting traffic studies of NC 75/McNeely Road and Potter Road/Roscoe Howey Road.

**Radar Speed Signs:** Resident Michael Privette asked Council to consider the use of radar speed signs, possibly even as an alternative to intersection sight-distance improvements. These signs are similar to the radar speed trailers that display the actual speed of an oncoming vehicle, but are permanently installed. I have had lengthy communications with Sean Epperson, the Division 10 traffic engineer in the Albemarle office. He informed me that NCDOT does *not* install these signs, but that NCDOT might allow a local government to install them on a state-maintained road if such an installation met various NCDOT criteria. My research with manufacturers indicates that these signs cost between \$2,500 and \$4,000 each. NCDOT’s experience with radar speed signs is mixed. They were tried in Union County on US-601 South during the time of high fatal crashes there, where the speed limit was 55 MPH, but they resulted in no measurable reduction in average travel speed. One of the signs was moved to a residential street in Belmont; here is an excerpt from one of Mr. Epperson’s emails about that one and another one on an interstate on-ramp:

For that one we did a speed study before it went in. This showed the 85th percentile speed around 5 or 6 over posted. We did a speed study just after it went in and the 85th percentile speed was lower to just a couple over posted. With that being said we went back several months later and the 85th percentile speed was back to around 5 or 6 over posted. That was years ago so my memory on the exact numbers may be a bit off but I do know that the study done months later matched almost exactly the study done before. I think initially you will see a speed reduction. But over time as the novelty wears off and people realize there is not a ticket to be given just because you see yourself going over the speeds will go back. The other location we installed one was on the ramp from I-85 south to I-77 south. We never did any speed studies but accidents resulting from vehicles (and especially tractor trailers) going too fast have not decreased.

Mr. Epperson's comments suggest that law enforcement is key to the success of speed-reduction signage, and we have little control over how many speed traps the Highway Patrol and the Sheriff's Office are willing to maintain on a regular basis in Mineral Springs.

Another downside to radar speed signs as a solution to the intersection problems is that the speed limit on each thoroughfare (NC-75 and Potter Road) is 55 MPH, and even if such signs slowed down some of the speeders traveling over 55, traffic traveling at the speed limit of 55 would still have difficulty stopping if a vehicle pulled out into its path. That being said, there are a few other locations where radar speed signs might be helpful and where NCDOT might allow them if the town wanted to pay for them. See "Billy Howey Road", below.

**Speed Limits:** There have been a few questions about speed limits on some thoroughfares. The 55-MPH speed limit on NC-75 outside of the downtown area is pretty much "set in stone"; we could ask NCDOT to do a speed study there and consider lowering the posted speed limit, but it is very unlikely that they would actually lower it. There was some question about multiple speed-limit changes on Potter Road heading north from the railroad crossing. In fact, the speed limit changes only once on that road: at 0.6 miles from the railroad crossing, shortly after the Pleasant Grove Road fork, the posted speed limit increases to 55 MPH. It continues at that 55-MPH limit another 0.6 miles until the town limit just past Potter Downs Drive, where it remains 55 MPH in the county. There is a 25-MPH advisory just before the Pleasant Grove Road fork, and a 35-MPH advisory just before Roscoe Howey Road, but these advisories are not legally-enforceable speed limits.

It is possible that NCDOT would consider reducing the speed limit on Potter Road either to 35 MPH or 45 MPH where it currently increases to 55 MPH. Council would need to make a formal request for a speed study.

The speed limit on Pleasant Grove Road through to Billy Howey Road is a steady 35 MPH until 0.1 mile outside the Mineral Springs town limit on Billy Howey Road.

**Billy Howey Road:** About a month ago, a 7-year-old girl from the Pleasant Grove subdivision was struck by a car traveling north on Billy Howey Road when she ran out into the street from her driveway. While the child *did* run out in front of the car with little warning, the crash investigation suggested that the driver wasn't paying attention. He *was* traveling near the 35-MPH speed limit, though, which probably saved the child's life and caused her to sustain relatively minor injuries. I spoke with the mother of that child and with other residents of the neighborhood, who reported that people frequently speed along that stretch of road in spite of all the houses located there. The speed limit heading southbound changes from 55 MPH to 35 MPH 0.1 mile before entering Mineral Springs, and people tend not to reduce their speed to 35 until they reach the curve at Pleasant Grove Campground.

Residents asked NCDOT to install "Watch for Children" or "Children at Play" signs along Billy Howey Road; unfortunately, NCDOT has a hard and fast policy of *not* installing those traditional yellow warning signs on thoroughfares. The rationale is that drivers tend to ignore such signs, yet residents and children might gain a false sense of security if the signs were present. There *is* a school bus stop there, however, and NCDOT will consider installing "School Bus Stop Ahead"

signs if the school system requests them and if NCDOT's investigation indicates that they might be necessary to improve safety. The neighborhood is currently pursuing that strategy with the school system.

In my discussions with Mr. Epperson, he and I thought that a radar speed sign *might* be of some value in that location. Council might want to consider requesting a speed study along that stretch of Billy Howey Road to determine the extent of the speeding problem. Unfortunately, even if Council were to elect to spend the money on a sign and NCDOT were to approve it, lack of law enforcement might negate any short-term speed-reduction benefits of a radar speed sign as people go back to their bad habits after not getting speeding tickets.

**Vehicle Notification Systems:** The intersection of New Town Road and Billy Howey Road (outside of Mineral Springs) has been the scene of frequent crashes, mostly due either to people running the stop signs on Billy Howey Road or pulling out in front of New Town Road traffic. Sight distance and visibility at that intersection are *very* poor, due both to curves in the roads and to fencing and vegetation near the corner. NCDOT has installed a system that senses approaching vehicles on Billy Howey Road and flashes a warning on signs visible to drivers traveling on New Town Road when vehicles are approaching the stop sign. I have not had an opportunity to discuss the effectiveness of this system with the district office, but I intend to do so. This might be a solution to the sight-distance problems at McNeely Road and Roscoe Howey Road.

Believe it or not, another possible solution to the sight-distance problems at both McNeely Road and Roscoe Howey Road is as simple as convex mirrors located across from the side streets. There is some precedent for NCDOT to recognize mirrors as one solution: HB684, signed into law last session, specifically makes reference to installation of convex mirrors in cases where road conditions (particularly curves) limit sight distances. From the new law:

...The Department of Transportation shall consider exceptions to the sight distance requirement for driveway locations in instances where the curves of the road are close and frequent. Exceptions shall be granted in instances where sufficient sight distance can be provided or established through other means such as advisory speed signs, convex mirrors, and advanced warning signs.

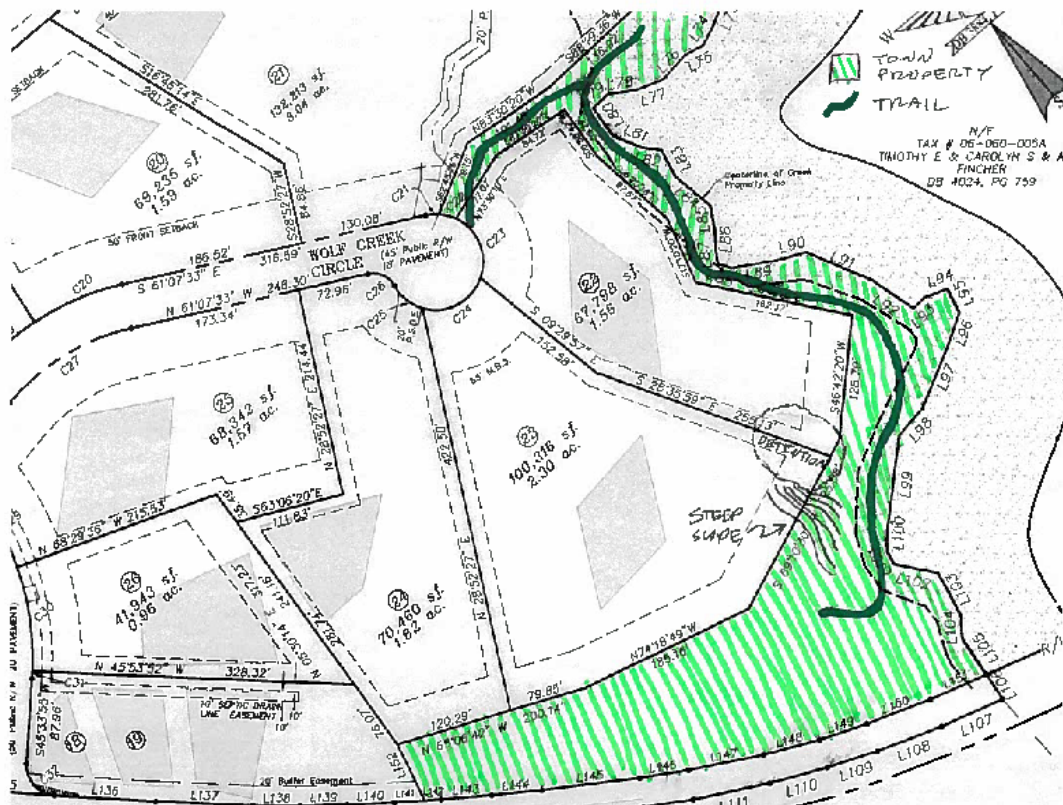
When I meet with the District Engineer, I will bring up the idea of mirrors at one or both of our "problem" intersections.

# MEMO

**To:** Mineral Springs Town Council  
**From:** Rick Becker, Finance Officer  
**Date:** April 2, 2014  
**Subject:** Additional Property at McNeely Road Trailhead

The Harrington Hall subdivision adjoining the McNeely Road trailhead and part of the Mineral Springs Greenway has been sold again. As you may recall, it was developed by Carmel Brothers in 2006, was taken over by First Trust Bank in a 2010 foreclosure, and was later acquired by Bank of North Carolina in a merger. It was sold by Bank of North Carolina on September 4, 2013, to REO Funding Solutions IV, LLC, which appears to be an investment holding company.

Ever since our trailhead and parking lot were developed, staff has been concerned that the town does not own sufficient property at the trailhead to accommodate all possible present and future needs for such a facility. The trail itself is the first segment of the Carolina Thread Trail in Union County to be open to the public, and it is seeing heavy use. The need for additional facilities at the trailhead will grow in the future, as the greenway connects to additional Carolina Thread Trail segments.



Already, trail users have expressed an interest in having public restrooms at the parking lot. While the conservation easement on the greenway property would allow a public restroom facility to be built,

the reality is that there is no suitable drainfield area on town property, and, in fact, really not enough space for a restroom. Furthermore, the land drops sharply downhill from the parking lot, making the installation of future fully-ADA-compliant facilities impossible. The best we can hope for in the short term is a permanent Port-A-John with regular cleaning and maintenance service.

Another amenity that has been considered for inclusion near the trailhead is a covered picnic shelter for our residents' families to enjoy. Again, there is no space on town property for such a structure. And, again, such a facility should be fully handicapped-accessible and meet ADA guidelines. In addition to a picnic shelter, a lawn area located nearby for such activities as Frisbee-throwing and games of catch would greatly benefit families and their children.

Finally, the greenway property abutting one of the lots in Harrington Hall is so narrow that the trail is right against the adjoining lot in several places. The adjoining lot itself is so narrow and the drainfield location is located such that the most likely location of a house on that lot would be squeezed up against the trail. Considering that we have already experienced some homeowner conflicts over public greenway property in other subdivisions where houses are *much* further from any present or future trail locations, the trail/homeowner conflict has the potential to be even worse at this Harrington Hall location.

For these reasons, I believe it would be wise for the town to consider purchasing the lot the end of Wolf Creek Circle. It would also be necessary to purchase a small triangular piece of an adjoining lot to allow relatively level access so that a handicapped-accessible sidewalk could be constructed to any facilities constructed on the purchased lot. The lot has an approved drainfield area, solving the future bathroom problem. The narrowest piece of property in our entire greenway system becomes wider, making sure that the trail does not run close to a house and allowing for improved ability to re-route the trail in the event that erosion or other tread problems emerge over time.

Obviously, the town has many other capital needs, one of which, the conversion of the old Agriculture Building to a Community Center (with adjoining park), is of high priority (and high price). I am reluctant to suggest that Council spend additional capital funds on a trail property purchase at this time, but I believe that with the housing market picking up these lots will quickly increase in price and, in fact, soon be occupied by homes. Once that happens, we will lose forever the opportunity to provide this important long-term asset to the greenway system. Even so, I recommend that Council be somewhat "stingy" in terms of a purchase offer.

If the town is able to acquire this property, I do not anticipate it constituting a large burden on the town's operating budget. There will be no rush to develop additional facilities, except possibly to continue the split-rail fencing and landscaping along the boundary. Maintenance in the near-term would consist of "bushhogging" and mowing twice per year; approximately 1/3 of the property is wooded and another part is a detention basin where vegetation should be allowed to grow, so no maintenance expenses would be associated with those parts of the property.

If Council wishes to consider this purchase, I recommend adopting a motion to go into closed session under NC G. S. 143-318.11(a)(5), "to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease".