

Town of Mineral Springs
Electronic Meeting via Zoom
Meeting ID#762 323 8311
Mineral Springs Town Council
Regular Meeting
November 12, 2020
7:30 P.M.

AGENDA

ATTENTION: Due to COVID-19 and for the personal safety of the public, town employees, and town council, this meeting will be conducted virtually. In order to comply with the open meetings law, the town is providing you with the ability to attend this meeting virtually via Zoom by calling one of the following numbers +1-346-248-7799 US (Houston), +1-669-900-6833 US (San Jose), +1-929-205-6099 US (New York), +1-301-715-8592 US, +1-253-215-8782 US (Tacoma), or +1-312-626-6799 US (Chicago) or by visiting <https://us02web.zoom.us/j/7623238311>. The meeting ID# is 762 323 8311 for either method (phone or web).

1. Opening

The meeting will be called to order and roll call will be conducted.

2. Public Hearing – Proposed Nuisance Ordinance

The town council will hold a public hearing on the proposed nuisance ordinance; the consideration of adopting it will take place at the December 10, 2020 town council meeting.

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.

ATTENTION: Public comments will be taken virtually via Zoom as described above. If you wish to sign up to speak at this meeting, please contact Town Clerk Vicky Brooks at 704-289-5331 (text or voice) or by email at msvickybrooks@aol.com by 2:00 p.m. November 12, 2020.

4. Consent Agenda – Action Item

- A. October 8, 2020 Regular Meeting Minutes
- B. September 2020 Tax Collector's Report
- C. September 2020 Finance Report

5. Consideration of Partnering with Union County on a BRIC Grant Application and Authorizing the Planning Director to Sign the Letter of Support – Action Item

The council will consider partnering with Union County on submitting a grant application to the NC Department of Public Safety and FEMA for a Building Resilient Infrastructure and Communities (BRIC) program for a stormwater study of Union County and Lancaster County, SC. The council will consider authorizing the planning director to sign the letter of support to be sent to Union County.

6. Consideration of a Resolution Opposing a Union County Rezoning – Action Item

The council will consider approving a resolution (R-2020-09) requesting the Board of County Commissioners of Union County deny a high-density rezoning application for the Oak Grove Estates/Piper Meadows Subdivision.

7. Determination of interest in Providing Solid Waste and Recycling Services – Action Item

The council will consider whether it has any interest in partnering with some other municipalities in the Western Union Municipal Alliance in possibly providing Solid Waste and Recycling services

8. Staff Updates

The staff will update the council on any developments that may affect the town.

9. Other Business

10. Adjournment

**Minutes Draft of the
Mineral Springs Town Council
Regular Meeting via ZOOM
October 8, 2020 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session in a virtual meeting via ZOOM, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, October 8, 2020.

Present: Mayor Frederick Becker III, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Janet Critz, and Councilwoman Peggy Neill.

Absent: Mayor Pro Tem Valerie Coffey and Councilwoman Bettylyn Krafft.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Deputy Town Clerk Janet Ridings.

Visitors: None.

1. Opening

With a quorum present at 7:31 p.m. on October 8, 2020, Mayor Frederick Becker called the Regular Town Council Meeting to order.

Town Clerk Vicky Brooks did the roll call of those present [as shown above].

2. Public Comments

There were no public comments; no requests for public comments were received via text or email.

3. Consent Agenda – Action Item

Councilwoman Neill motioned to approve the consent agenda containing the September 10, 2020 Regular Meeting Minutes, August 2020 Tax Collector's Report, and August 2020 Finance Report and Councilwoman Cureton seconded. The motion passed unanimously.

4. Discussion and Consideration of a Swimming Pool Nuisance Ordinance – Action Item

MEMO

To: Town Council
From: Vicky Brooks
Date: September 29, 2020
Re: Agenda Item # 4 – Discussion and Consideration of a Swimming Pool Nuisance Ordinance

In August, town council discussed the possibility of considering a new nuisance ordinance. At that time, it was determined that Union County Environmental Health would enforce their solid waste ordinance in Mineral Springs. However, the county does not have any provisions for addressing swimming pools that have become stagnant and are creating a public health hazard.

The town council motioned to have N-Focus draft an ordinance for swimming pools for review prior to deciding whether to move forward with a nuisance ordinance for swimming pools; the draft is included in the agenda packet.

If the council wishes to move forward with the nuisance ordinance for swimming pools, they will need to conduct a public hearing prior to adopting it. At that time, the council will also need to approve a contract with N-Focus to enforce the nuisance ordinance.

Mayor Becker stated he had a chance to look over the draft of the Swimming Pool Nuisance Ordinance and it looked very nice and how it was expected to look.

Zoning Administrator Vicky Brooks asked if the council had a chance to read over the Swimming Pool Ordinance and if they had any thoughts whether positive or negative.

Councilwoman Neill responded it looked great.

Councilwoman Cureton agreed.

Mayor Becker added it was pretty straightforward.

Ms. Brooks explained if the council wanted to move forward with it they would have to have a public hearing in order to adopt it, and then they will need to hire N·Focus to enforce it.

Councilwoman Critz asked for an explanation on this applying to existing pools, hot tubs, etc. and if it would apply differently to currently existing structures.

Ms. Brooks responded it was a nuisance issue; if there is an existing swimming pool right now it will fall under this ordinance. There is no “grandfathering” to a nuisance ordinance.

Mayor Becker added if the pool has been in operation for many years and people have just let it go (i.e. stagnant water, rotten vegetation, dead animals floating in it), it would be subject to the ordinance.

Councilwoman Critz commented it was then subject to being reported and she thought the community should realize the town is not going to go around policing hot tubs, swimming pools, etc. and that should be made very clear at the public hearing.

Ms. Brooks concurred the town would not be policing swimming pools, hot tubs, etc.

Mayor Becker asked if Attorney Griffin had anything to recommend and noted this one was straightforward.

Mayor Becker explained if the council calls for a public hearing the same statute would be in effect, because we are in a state of emergency, whereby if the public hearing is conducted by virtual meeting that the public hearing must be left open for 24 hours after the meeting, so the council could not adopt it the same night as the public hearing. Unlike the budget hearing where a special meeting was called for a week later to adopt the budget because it was time sensitive, this ordinance does not have that pressing need and it could happen at the following meeting, which would meet the 24-hour schedule.

Councilwoman Critz motioned to call for a public hearing concerning the Swimming Pool Nuisance Ordinance on November 12th at 7:30 p.m. via ZOOM and Councilman Countryman seconded. The motion passed unanimously.

5. Consideration of a Resolution Opposing Park Place Development – Action Item

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: September 26, 2020
Subject: Resolution Opposing High-Density Park Place Development

Union County is in the process of considering another high-density rezoning on approximately 672 acres between and to the east of Wesley Chapel and Mineral Springs. 93.15 acres of the property are zoned RA-20, or 2 houses per acre, while the rest of the property is zoned RA-40 and R-40, or 1 house per acre. Under that current zoning, a maximum of 765 houses could be built on the property.

The rezoning would allow a total of 2,110 single-family houses and apartments, plus approximately 31.5 acres of strip retail and other commercial uses. That is nearly *triple* the density allowed under the current zoning – at least 1,345 additional houses!

The next page in your agenda packet shows a sketch plan of the proposed development. The property lies between New Town Road, Clarence Secrest Road, and Willoughby Road, extending north almost of NC Highway 84. On the following page there is a large-area map that shows the subject property along with portions of Wesley Chapel and Mineral Springs. The map doesn't have very much contrast, but you can see the size of the 672-acre tract compared to just a portion of Mineral Springs. To put this proposal into perspective, the tract is approximately one-eighth the area of Mineral Springs but would have nearly *twice* the number of dwelling units as Mineral Springs currently has! Based on the most recent US Census estimate of 2.99 persons per household on average throughout Union County, the proposed 2,110 houses and apartment would contain 6,308 people – double the population of Mineral Springs in a area less than 1/8 the size.

That massive an increase in population in such a small area would be very difficult for the region to assimilate.

The following page has a larger-scale map showing the subject property with just a small piece of Mineral Springs in the lower left-hand corner. The distance from the northernmost tip of Mineral Springs (the Potter Downs neighborhood) to the proposed development is approximately 1.2 miles.

We discussed this proposed rezoning at the Western Union Municipal Alliance (WUMA) meeting on September 24, 2020. Acting Mayor Amanda Fuller reported that the Wesley Chapel Village Council had adopted a resolution opposing the Park Place rezoning request, and the other four municipal delegates stated that they would prepare similar resolutions for their boards to consider. The Wesley Chapel resolution follows the second map.

Finally, I have included a draft resolution for Council's consideration. I have substantially modified the language of the Wesley Chapel resolution, but the WUMA delegates expressed the desire to adopt jurisdiction-specific resolutions tailored to each of their situations and concerns.

If Council adopts this or a similar resolution, we will send copies of the resolution to the Union County Board of County Commissioners and I will present it to WUMA at its next meeting. I believe that the proposed rezoning is still at the staff evaluation phase with Union County Planning after which it will be reviewed by the Union County Planning Board before being sent to the Board of County Commissioners for consideration and possible approval, but it is important for the neighboring municipalities and citizens to "get ahead" of the process.

Mayor Becker explained this resolution sort of evolved from the Western Union Municipal Alliance. There is a proposed development, which has not gotten out of the staff review stage yet, so the planning board has not reviewed the project yet. However, it is something unprecedented in scope, size, density, and impact, and it is really close to Mineral Springs. This is perhaps one of the most potentially destructive proposals, so the Alliance did discuss it and felt all the municipalities involved would adopt their own resolutions (maybe based on the Wesley Chapel one, which has been adopted already and forwarded to the County Commissioners).

As a point of information, Mayor Becker noted there was a planning board meeting by the county on Tuesday for a much smaller subdivision, a 33-acre parcel at the intersection of Potter Road and New Town on the northeast corner. The applicant was proposing a rezoning to get approximately 85 houses on that 33-acre parcel. This one never came to the attention of Mineral Springs. It has already been recommended for approval by a 4 to 2 planning board vote.

Mayor Becker stated it was up to the council if they adopt resolutions, whether that is going to help, but that is sort of where we are going with this, is try to get some of these municipalities to get word out to the Board of Commissioners. "We've got to put the brakes on this cause it is really, I think, it's a problem for the whole area", Mayor Becker said.

Councilwoman Neill stated the county commissioners have lost their minds.

Councilwoman Critz commented she thought sending a resolution was certainly a responsible thing for the council to do, but she was not sure it was going to accomplish anything, but that did not mean they should not do it.

Councilwoman Critz asked if the county commissioners were meeting virtually or in person and if there was anyway the council could all show up to something to reenforce (on a personal level) to the county commissioners their opposition to this.

Mayor Becker responded he believed they were meeting in person now, but he was leery of going to a meeting of that size. Mayor Becker explained he did go to the Western Union Municipal Alliance meeting and they sat miles apart from each other 'cause it is a small group. Mayor Becker suggested maybe not going to the county commission meeting as a council, but to adopt the resolution as a council. Mayor Becker thought the more of the council who individually would like to communicate with the county commissioners could not be a bad thing, but he did not know what the motivation of the county commissioners was; they have not endorsed this particular subdivision yet, but this council has seen them approve some big ones in the recent past, so that is a concern.

Councilwoman Neill commented just the fact that they are considering a subdivision this size is astounding.

Mayor Becker mentioned the county commissioners did turn down Orchard Creek, which was on Rocky River down from the traffic circle. It was a 100-acre tract where they were pushing for 300

plus houses and it was unanimously not recommended by the county planning board and then denied by the Board of Commissioners by a three to two vote.

Councilwoman Critz asked if the county planning board had seen this one.

Mayor Becker responded they had not seen it yet; it is in the staff review stage.

Ms. Brooks explained she had spoken with Union County Planning Director Lee Jenson last week and forwarded the Wesley Chapel Resolution to him and told him she would send him the one this council passed if they adopted it, just so he would have that knowledge.

Mayor Becker commented it was input for the staff report to the county planning board.

Councilwoman Critz mentioned Mr. Jenson seemed to be reachable and more reasonable than things they have heard coming out of the county in the past with the town's interactions with him.

Mayor Becker responded Mr. Jenson seems to be thorough, reasonable, and knowledgeable and he has a lot of faith there and a lot of respect for him.

Mayor Becker mentioned going to a meeting at the Rolling Hills Country Club and the presenter was a guy named Professor Dorfman from the University of Georgia, a professor of agricultural economics. Jerry Simpson was the Agricultural Extension person at the time, and he wanted Professor Dorfman, as an Agricultural Economics, because he would maybe be in favor of agricultural as an economic driver, but the numbers weren't even close in a county like Union. The maximum bang for the buck per acre on big tracts is to keep it in agricultural and taking it out of agricultural when you have an agricultural county and going to high density residential is the biggest loss of revenue for the county. That was Jerry Simpson's speaker, and he is sitting on the board. Mayor Becker hoped the council could touch on that at some point during their contacts with the Board of Commissioners.

Councilman Countryman motioned to adopt the resolution opposing the potentially high-density subdivision at Park Place Development and Councilwoman Critz seconded. The motion passed unanimously.

The Resolution is as follows:

TOWN OF MINERAL SPRINGS

**RESOLUTION REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY DENY A POTENTIAL HIGH-DENSITY
REZONING APPLICATION FOR THE PARK PLACE SUBDIVISION**

R-2020-07

WHEREAS, one of the Mineral Springs Town Council's primary purposes is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

WHEREAS, the Park Place rezoning is in the process of being proposed to Union County for approximately 672 acres in a residential area between the Village of Wesley Chapel and the Town of Mineral Springs located 1.2 miles from the Mineral Springs town limit, including 2,110 units of high-density residential development (R-4, R-6 and R-8, plus apartments) and 31.5 acres of commercial development which will not be compatible and not be in harmony with the existing residential area; and

WHEREAS, the current county zoning on the property is RA-40 and R-40, with a 93.15-acre portion zoned RA-20, all of which would allow construction of a maximum of 765 single-family houses on the property rather than the 2,110 single- and multi-family dwelling units proposed; and

WHEREAS, the Mineral Springs Town Council recognizes that a large majority of citizens in Mineral Springs and in the neighboring area are not in favor of high density development and additional commercial development and wish to preserve the current standard of living and not become urbanized; and

WHEREAS, the Mineral Springs Town Council recognizes that high density development and commercial development put a burden on the infrastructure and encourage growth outpacing needed improvements; and

WHEREAS, stormwater issues and flooding are becoming an increasingly severe problem in the area and will be exacerbated by this high-density development; and

WHEREAS, traffic in the area is over capacity on Potter Road, New Town Road, and NC 84; these roads cannot sustain additional impact from high density residential development and commercial development and this proposed development will also create impacts that will overwhelm the adjacent minor country roads, all of which will negatively impact existing property owners; and

WHEREAS, the North Carolina Department of Transportation is experiencing critical funding shortages which are expected to persist into the foreseeable future, and several crucial long-planned and already-approved improvements, new highways, and road widening projects in the area have been delayed until 2030 – 2032; and

WHEREAS, the additional demands on county infrastructure and services created by this proposed development, including a need for additional schools, additional public safety personnel and infrastructure, and additional quality-of-life amenities will not be met by the property taxes generated by this development and will create an additional financial burden on existing Union County taxpayers;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County consider the well-being, quality-of-life, financial security, and safety of existing residents and taxpayers in the area of this proposed rezoning; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County leave the current RA-40, R-40, and RA-20 zoning on this property in place if and when the rezoning request comes before that board.

ADOPTED this 8th day of October, 2020.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC

6. Consideration of a Resolution Repealing Resolutions R-2020-02 & R-2020-03 – Action Item

Mayor Becker explained this was a procedural resolution, which is self-explanatory. The council will recall the resolution about Ms. Ridings’ hours and to keep her on the payroll during the total shut down of our facilities and the one to waive the Point & Pay debit and credit card processing fees since it was so inconvenient for members of the public to pay their application fees by check or cash. Staff has the whole thing down to a science, we have a drop box at the office now, the office is open by appointment, and Ms. Brooks and Ms. Ridings are working there. Therefore, those resolutions can be repealed, because the office is operating “fairly much” business as usual with the additional precautionary measures that are being taken.

Councilwoman Neill motioned to repeal the Resolutions R-2020-02 and R-2020-03 by adopting R-2020-08 and Councilman Countryman seconded. The motion passed unanimously.

The Resolution is as follows:

TOWN OF MINERAL SPRINGS
RESOLUTION TO REPEAL RESOLUTIONS R-2020-02 AND R-2020-03
R-2020-08

WHEREAS, on March 16, 2020, the Town of Mineral Springs, North Carolina [“Town”] declared a State of Emergency in response to the spread of the COVID-19 disease; and

WHEREAS, on April 9, 2020, the Mineral Springs Town Council adopted Resolution R-2020-02 which declared that the Town would not accept cash for payment of any fees that are not property taxes and would waive the Point and Pay processing fees for any credit or debit card payments; and

WHEREAS, on April 9, 2020, the Mineral Springs Town Council adopted Resolution R-2020-03 which authorized payment of the Deputy Clerk for twelve (12) hours per week regardless of the actual hours worked; and

WHEREAS, each of these resolutions authorized the Mineral Springs Town Council to repeal the resolution at any time; and

WHEREAS, the Mineral Springs Town Council has established policies that permit the town staff to provide limited in-person services to the public by appointment only (including acceptance of applications and payments), to require increased personal protective equipment in the town hall, and to require temperature screening of visitors along with additional cleaning and sanitizing of the premises; and

WHEREAS, the Town has installed a drop box at the town hall for added convenience of the public and enhanced ability to allow “contactless delivery” of paperwork and payments; and

WHEREAS, the Town Clerk and the Deputy Clerk are present at the town hall during the established business hours of 10:00 AM through 2:00 PM on Mondays, Tuesdays, and Thursdays with the exception of holidays previously approved by the Mineral Springs Town Council; and

WHEREAS, the Mineral Springs Town Council now desires to allow town staff to accept all legal forms of payment in person, by phone, or via drop box and no longer desires to waive the Point and Pay processing fees for payments by credit or debit card; and

WHEREAS, the Mineral Springs Town Council now desires that the work schedule and payment policies for the Deputy Clerk should revert to their status prior to the adoption of R-2020-03 – specifically, authorizing payment for hours actually worked at the town hall as approved by the Deputy Clerk’s supervisor;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mineral Springs does hereby repeal Resolutions R-2020-02 and R-2020-03 effective as of the date of adoption.

ADOPTED this 8th day of October, 2020.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC

7. Proclamation for Domestic Violence Week – Action Item

Mayor Becker commented this was not a pleasurable thing, but it is a memorable thing. Mayor Becker pointed out the agenda item says “week”, but it should say “month.” October is Domestic Violence Awareness Month, and the town does have a close relationship with Turning Point, who really gives us a lot of insight into that problem in our communities. Mayor Becker stated he always likes to adopt this proclamation just to call a little more attention to the problem and to the people in the county who are working hard to mitigate some of those problems.

Councilwoman Critz motioned to adopt the Proclamation for Domestic Violence Awareness Month and Councilwoman Cureton seconded. The motion passed unanimously.

The Proclamation is as follows:

**TOWN OF MINERAL SPRINGS
PROCLAMATION
DOMESTIC VIOLENCE AWARENESS MONTH**

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost to Union County of \$11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,369 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 112,860 crisis calls and provided services to over 60,301 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Frederick Becker III, Mayor of the Town of Mineral Springs, do hereby proclaim October 2020 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge

our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Mineral Springs to be affixed this the 8TH day of October 2020.

Attest:

Frederick Becker III, Mayor

Vicky Brooks, CMC, NCCMC, Town Clerk

8. Staff Updates

There were no staff updates.

9. Other Business

Councilwoman Cureton thanked everybody again for their donation for Mr. Brown's Memorial and stated she was still accepting donations. To date, Councilwoman Cureton has turned in \$1,100.

Councilwoman Neill noted the donations to Mr. Brown's Memorial [Western Union] were from council members, not from the town.

Councilwoman Cureton explained there was a problem with the soccer people parking where you can not get in and out of her road (on both sides of the street). Councilwoman Cureton asked if anyone knew who she needed to go talk to so they can not park on the right and left side of the road.

Mayor Becker responded it was not the school, it was the athletic association, and he would try to find out who she needed to reach out to.

Councilwoman Critz suggested contacting the school.

10. Adjournment – Action Item

At 8:01 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Cureton seconded. The motion passed unanimously.

The next regular meeting will be on Thursday, November 12, 2020 at 7:30 p.m. via Zoom.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III, Mayor

SEPTEMBER 2020
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

SEPTEMBER 30, 2020 REGULAR TAX	2020	2019	2018	2017	2016	2015
BEGINNING CHARGE	69,174.44	67,890.03	67,284.39	65,386.57	61,537.39	62,152.50
TAX CHARGE						
PUBLIC UTILITIES CHARGES						
DISCOVERIES	0.92					
NON-DISCOVERIES						
RELEASES						
TOTAL CHARGE	69,175.36	67,890.03	67,284.39	65,386.57	61,537.39	62,152.50
BEGINNING COLLECTIONS	6,047.38	67,503.92	67,199.55	65,313.11	61,471.35	62,120.45
COLLECTIONS - TAX	3,188.44	34.28	0.92			
COLLECTIONS - INTEREST		2.50	0.01			
TOTAL COLLECTIONS	9,235.82	67,538.20	67,200.47	65,313.11	61,471.35	62,120.45
BALANCE OUTSTANDING	59,939.54	351.83	83.92	73.46	66.04	32.05
PERCENTAGE OF REGULAR	0.13	0.99	1.00	1.00	1.00	1.00
COLLECTION FEE 1.5 %	47.83	0.55	0.01	-	-	-

Mineral Springs Prior Years Property Tax Report September 2020

September 30, 2020	2011	2010			
BEGINNING CHARGE	\$64,878.42	\$64,737.60			
PUBLIC UTILITIES	\$1,319.20	\$1,251.60			
MINIMAL RELEASES	(\$145.21)	(\$152.88)			
DISCOVERIES	\$61.82	\$321.61			
ABATEMENTS (RELEASES)	(\$301.25)	(\$473.88)			
TOTAL CHARGE	\$65,812.98	\$65,684.05			
PREVIOUS COLLECTIONS	\$65,767.98	\$65,644.86			
PREVIOUS BALANCE DUE	\$19.54				\$19.54
COLLECTIONS - TAX					\$0.00
COLLECTIONS - INTEREST/FEES					\$0.00
GROSS MONTHLY COLLECTIONS					
MISC. ADJUSTMENTS					
TOTAL TAX COLLECTED TO DATE	\$65,767.98	\$65,644.86			
BALANCE OUTSTANDING	\$17.32				\$17.32
PERCENTAGE COLLECTED	99.93%	99.94%			

Mineral Springs Unpaid Property Taxes - Real and Personal as of September 30, 2020

Name	Tax Map Number	2011	Total
CAROLINA STREET SUPPLY, SHEPPARD JONATHAN	848391	\$6.88	
COOMBER CUSTOM MASONRY LLC	1812652	\$10.44	
Total		\$17.32	\$17.32

Town of Mineral Springs

FINANCE REPORT

September 2020

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

November 12, 2020

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Cash Flow Report FY2020 YTD - Q3 2020

7/1/2020 through 9/30/2020

10/14/2020

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Category	7/1/2020- 9/30/2020
INCOME	
Interest Income	1,548.34
Other Inc	
Festival 2020	
Vendor	-75.00
TOTAL Festival 2020	-75.00
Zoning	960.00
TOTAL Other Inc	885.00
Prop Tax 2020	
Receipts 2020	
Tax	6,047.38
TOTAL Receipts 2020	6,047.38
TOTAL Prop Tax 2020	6,047.38
Prop Tax Prior Years	
Prop Tax 2010	
Receipts 2010	
Int	2.30
Tax	2.22
TOTAL Receipts 2010	4.52
TOTAL Prop Tax 2010	4.52
Prop Tax 2011	
Receipts 2011	
Int	2.10
Tax	2.22
TOTAL Receipts 2011	4.32
TOTAL Prop Tax 2011	4.32
Prop Tax 2014	
Receipts 2014	
Int	0.11
Tax	1.27
TOTAL Receipts 2014	1.38
TOTAL Prop Tax 2014	1.38
Prop Tax 2017	
Receipts2017	
Int	0.22
Tax	1.90
TOTAL Receipts2017	2.12
TOTAL Prop Tax 2017	2.12
Prop Tax 2018	
Receipts	
Int	0.60
Tax	1.92
TOTAL Receipts	2.52
TOTAL Prop Tax 2018	2.52
Prop Tax 2019	
Receipts 2019	
Int	4.23
Tax	61.00
TOTAL Receipts 2019	65.23
TOTAL Prop Tax 2019	65.23

Cash Flow Report FY2020 YTD - Q3 2020

7/1/2020 through 9/30/2020

10/14/2020

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Category	7/1/2020- 9/30/2020
TOTAL Prop Tax Prior Years	80.09
Sales Tax	
Sales & Use Dist	2,572.44
TOTAL Sales Tax	2,572.44
Veh Tax	
Int 2020	4.33
Tax 2020	817.81
TOTAL Veh Tax	822.14
TOTAL INCOME	11,955.39
 EXPENSES	
Attorney	600.00
Community	
Greenway	272.70
Parks & Rec	
Park	520.01
TOTAL Parks & Rec	520.01
Special Events	
Services	4,000.00
TOTAL Special Events	4,000.00
TOTAL Community	4,792.71
Emp	
Benefits	
Dental	328.00
Life	208.32
NCLGERS	3,984.57
Vision	56.00
TOTAL Benefits	4,576.89
Bond	550.00
FICA	
Med	465.31
Soc Sec	1,989.17
TOTAL FICA	2,454.48
Payroll	434.80
Work Comp	2,055.74
TOTAL Emp	10,071.91
Office	
Clerk	9,624.00
Council	2,700.00
Deputy Clerk	2,886.52
Dues	5,409.26
Equip	634.93
Finance Officer	8,889.00
Ins	3,267.67
Maint	
Materials	144.10
Service	1,659.00
TOTAL Maint	1,803.10
Mayor	1,200.00
Post	500.00
Records	5,092.32

Cash Flow Report FY2020 YTD - Q3 2020

7/1/2020 through 9/30/2020

10/14/2020

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Category	7/1/2020- 9/30/2020
Supplies	187.09
Tel	2,496.08
Util	807.92
TOTAL Office	45,497.89
Planning	
Administration	
Contract	1,294.92
Salaries	8,319.00
TOTAL Administration	9,613.92
Misc	572.36
Ordinance Changes	280.00
TOTAL Planning	10,466.28
Street Lighting	217.38
Tax Coll	
Contract	115.82
Sal	75.00
TOTAL Tax Coll	190.82
Training	
Staff	75.00
TOTAL Training	75.00
TOTAL EXPENSES	71,911.99
 TRANSFERS	
FROM Check Min Spgs	50,000.00
FROM MM Sav ParkSterling	100,000.00
TO MM Sav ParkSterling	-50,000.00
TO South State CD	-100,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-59,956.60

Account Balances History Report - As of 9/30/2020

(Includes unrealized gains)

Account	6/29/2020 Balance	6/30/2020 Balance	7/31/2020 Balance	8/31/2020 Balance	9/30/2020 Balance
ASSETS					
Cash and Bank Accounts					
Check Min Spgs	84,738.71	84,441.45	51,105.04	35,026.47	31,724.67
MM Sav ParkSterling	619,614.94	619,750.75	619,882.34	620,013.96	570,140.68
NCCMT_Cash	2,357.24	2,357.40	2,357.54	2,357.63	2,357.67
South State CD	206,460.52	206,460.52	206,460.52	207,313.97	307,618.66
TOTAL Cash and Bank Accounts	913,171.41	913,010.12	879,805.44	864,712.03	911,841.68
Other Assets					
State Revenues Receivable	0.00	60,342.45	57,639.53	55,462.21	0.00
TOTAL Other Assets	0.00	60,342.45	57,639.53	55,462.21	0.00
TOTAL ASSETS	913,171.41	973,352.57	937,444.97	920,174.24	911,841.68
LIABILITIES					
Other Liabilities					
Accounts Payable	692.76	2,247.05	692.76	692.76	692.76
TOTAL Other Liabilities	692.76	2,247.05	692.76	692.76	692.76
TOTAL LIABILITIES	692.76	2,247.05	692.76	692.76	692.76
OVERALL TOTAL	912,478.65	971,105.52	936,752.21	919,481.48	911,148.92

Mineral Springs Budget Comparison 2020-21

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2020-2021										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,800.00	\$ 1,800.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Attorney	\$ 9,600.00	\$ 9,000.00	\$ 600.00	6.3%	\$ 300.00	\$ -	\$ 300.00			
Audit	\$ 4,730.00	\$ 4,730.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Charities & Agencies	\$ 10,825.00	\$ 10,825.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Community Projects	\$ 30,800.00	\$ 26,007.29	\$ 4,792.71	15.6%	\$ 13.56	\$ 4,361.49	\$ 417.66			
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Employee Overhead	\$ 32,500.00	\$ 22,428.09	\$ 10,071.91	31.0%	\$ 5,046.45	\$ 2,573.95	\$ 2,451.51			
Elections	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -			
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Intergovernmental	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Office & Administrative	\$ 149,844.00	\$ 104,346.11	\$ 45,497.89	30.4%	\$ 24,631.68	\$ 9,990.84	\$ 10,875.37			
Planning & Zoning	\$ 48,276.00	\$ 37,809.72	\$ 10,466.28	21.7%	\$ 4,497.87	\$ 2,912.46	\$ 3,055.95			
Street Lighting	\$ 1,600.00	\$ 1,382.62	\$ 217.38	13.6%	\$ -	\$ -	\$ 217.38			
Tax Collection	\$ 1,900.00	\$ 1,709.18	\$ 190.82	10.0%	\$ 25.00	\$ 54.83	\$ 110.99			
Training	\$ 3,000.00	\$ 2,925.00	\$ 75.00	2.5%	\$ 75.00	\$ -	\$ -			
Travel	\$ 4,200.00	\$ 4,200.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Capital Outlay	\$ 22,405.00	\$ 22,405.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Totals	\$ 351,480.00	\$ 279,568.01	\$ 71,911.99	20.5%	\$ 34,589.56	\$ 19,893.57	\$ 17,428.86	\$ -	\$ -	\$ -
Off Budget:										
Tax Refunds					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Monthly Revenue Summary 2020-21

TOWN OF MINERAL SPRINGS												
REVENUE SUMMARY 2020-21												
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November			
Property Tax - prior	\$ 600.00	\$ 519.91	\$ 80.09	13.3%	\$ 4.52	\$ 57.10	\$ 18.47					
Property Tax - 2020	\$ 67,210.00	\$ 61,162.62	\$ 6,047.38	9.0%	-	\$ 333.44	\$ 5,713.94					
Fund Balance Approp.	\$ -	\$ -	\$ -		-	\$ -	\$ -					
Interest	\$ 5,825.00	\$ 4,276.66	\$ 1,548.34	26.6%	\$ 131.73	\$ 985.16	\$ 431.45					
Sales Tax - Electric	\$ 207,000.00	\$ 207,000.00	\$ -	0.0%	-	\$ -	\$ -					
Sales Tax - Sales & Use	\$ 21,400.00	\$ 18,827.56	\$ 2,572.44	12.0%	-	\$ -	\$ 2,572.44					
Sales Tax - Other Util.	\$ 22,995.00	\$ 22,995.00	\$ -	0.0%	-	\$ -	\$ -					
Sales Tax - Alc. Bev.	\$ 13,015.00	\$ 13,015.00	\$ -	0.0%	-	\$ -	\$ -					
Vehicle Taxes	\$ 7,935.00	\$ 7,112.86	\$ 822.14	10.4%	-	\$ 822.14	\$ -					
Zoning Fees	\$ 2,500.00	\$ 1,540.00	\$ 960.00	38.4%	\$ 100.00	\$ 500.00	\$ 360.00					
Other	\$ 3,000.00	\$ 3,075.00	\$ (75.00)	-2.5%	-	\$ (75.00)	\$ -					
Totals	\$ 351,480.00	\$ 339,524.61	\$ 11,955.39	3.4%	\$ 236.25	\$ 2,622.84	\$ 9,096.30	\$ -	\$ -			
December	January	February	March	April	May	June	June a/r					
Property Tax - prior												
Property Tax - 2020												
Fund Balance Approp.												
Interest												
Sales Tax - Electric												
Sales Tax - Sales & Use												
Sales Tax - Other Util.												
Sales Tax - Alc. Bev.												
Vehicle Taxes												
Zoning Fees												
Other												
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

September 2020 Cash Flow Report FY2020 - Sep 2020

9/1/2020 through 9/30/2020

10/14/2020

Page 1

Category	9/1/2020- 9/30/2020
INCOME	
Interest Income	431.45
Other Inc	
Zoning	360.00
TOTAL Other Inc	360.00
Prop Tax 2020	
Receipts 2020	
Tax	5,713.94
TOTAL Receipts 2020	5,713.94
TOTAL Prop Tax 2020	5,713.94
Prop Tax Prior Years	
Prop Tax 2017	
Receipts2017	
Int	0.07
Tax	1.27
TOTAL Receipts2017	1.34
TOTAL Prop Tax 2017	1.34
Prop Tax 2018	
Receipts	
Int	0.02
Tax	0.74
TOTAL Receipts	0.76
TOTAL Prop Tax 2018	0.76
Prop Tax 2019	
Receipts 2019	
Int	1.18
Tax	15.19
TOTAL Receipts 2019	16.37
TOTAL Prop Tax 2019	16.37
TOTAL Prop Tax Prior Years	18.47
Sales Tax	
Sales & Use Dist	2,572.44
TOTAL Sales Tax	2,572.44
TOTAL INCOME	9,096.30
EXPENSES	
Attorney	300.00
Community	
Greenway	125.00
Parks & Rec	
Park	292.66
TOTAL Parks & Rec	292.66
TOTAL Community	417.66
Emp	
Benefits	
Dental	82.00
Life	52.08
NCLGERS	1,328.19
Vision	14.00
TOTAL Benefits	1,476.27

September 2020 Cash Flow Report FY2020 - Sep 2020

9/1/2020 through 9/30/2020

10/14/2020

Page 2

Category	9/1/2020- 9/30/2020
FICA	
Med	157.11
Soc Sec	671.63
TOTAL FICA	828.74
Payroll	146.50
TOTAL Emp	2,451.51
Office	
Clerk	3,208.00
Council	900.00
Deputy Clerk	1,100.45
Equip	433.76
Finance Officer	2,963.00
Maint	
Materials	144.10
Service	553.00
TOTAL Maint	697.10
Mayor	400.00
Post	500.00
Supplies	70.43
Tel	77.02
Util	525.61
TOTAL Office	10,875.37
Planning	
Administration	
Salaries	2,773.00
TOTAL Administration	2,773.00
Misc	2.95
Ordinance Changes	280.00
TOTAL Planning	3,055.95
Street Lighting	217.38
Tax Coll	
Contract	85.99
Sal	25.00
TOTAL Tax Coll	110.99
TOTAL EXPENSES	17,428.86
TRANSFERS	
FROM Check Min Spgs	50,000.00
FROM MM Sav ParkSterling	100,000.00
TO MM Sav ParkSterling	-50,000.00
TO South State CD	-100,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-8,332.56

Register Report - Sep 2020

9/1/2020 through 9/30/2020

10/14/2020

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
9/1/2020	EFT...	Point And Pay	FY2020	Other Inc:Zoning	R	50.00
			FY2020-Processing ...	Planning:Misc	R	-2.95
9/4/2020	EFT...	Union County	FY2020	Prop Tax 2020:Receipts 2020:Tax	R	5,713.94
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	15.19
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	1.18
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	0.74
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	0.02
			FY2020	Prop Tax Prior Years:Prop Tax 2017:R...	R	1.27
			FY2020	Prop Tax Prior Years:Prop Tax 2017:R...	R	0.07
			FY2020	Tax Coll:Contract	R	-85.99
9/8/2020	EFT	Debit Card (Discoun...	MaxxClean Surface ...	Community:Parks & Rec:Park	R	-80.01
9/9/2020	5953	R.C.S., Inc.	I/N 116728 Park Re...	Community:Parks & Rec:Park	R	-200.00
9/9/2020	595...	Taylor & Sons Mowi...	Mowing 8/25/2020 (...	Community:Greenway	R	-125.00
			FY2020 September	Office:Maint:Service	R	-365.00
9/9/2020	5955	Clark, Griffin & McC...	I/N 7350 9/2020 (FY...	Attorney	R	-300.00
9/9/2020	EFT	Debit Card (Locking...	Payment Drop Box (...	Office:Equip	R	-349.99
9/11/2020	EFT	Debit Card (Zoro To...	3M 41A Disinfectant...	Office:Maint:Materials	R	-74.57
9/11/2020	EFT	Debit Card (AOL)	AOL Troubleshootin...	Office:Tel	R	-7.99
9/15/2020	DEP	Deposit	#20006 Zoning (FY2...	Other Inc:Zoning	R	300.00
9/15/2020	TXF...	NC Department of R...	FY2019 Electricity	[State Revenues Receivable]	R	50,329.55
			FY2019 Telecom	[State Revenues Receivable]	R	543.53
			FY2019 Video	[State Revenues Receivable]	R	4,385.05
			FY2019 Nat Gas	[State Revenues Receivable]	R	204.08
9/15/2020	EFT	NC Department of R...	Sales & Use Distribu...	Sales Tax:Sales & Use Dist	R	2,572.44
9/15/2020	EFT	Debit Card (Zoro To...	Pump Sprayers (FY...	Office:Maint:Materials	R	-29.01
9/16/2020	5956	Duke Power	1819573779 (Old Sc...	Office:Util	R	-25.86
9/16/2020	5957	Duke Power	1803784140 (FY2020)	Office:Util	R	-195.24
9/16/2020	5958	Union County Public...	84361*00 (FY2020)	Office:Util	R	-32.64
9/16/2020	5959	Union County Public...	91052*00 (FY2020)	Community:Parks & Rec:Park	R	-12.65
9/16/2020	5960	Amerigas	I/N 3111258221 Pro...	Office:Util	R	-271.87
9/16/2020	5961	Xerox Corporation	I/N 011195953 (FY2...	Office:Supplies	R	-64.84
9/16/2020	5962	Bucket, Mop, And Br...	I/N CTBCom-1363 j...	Office:Maint:Service	R	-188.00
9/16/2020	EFT	Debit Card (WalMart)	Binder (FY2020)	Office:Supplies	R	-5.59
9/18/2020	EFT	Debit Card (Lowe's)	Hardware, Gloves, T...	Office:Maint:Materials	R	-40.52
9/23/2020	5963	Quadient Finance U...	7900 0440 3484 247...	Office:Post	R	-500.00
9/23/2020	596...	Municipal Insurance ...	10/20 (FY2020)	Emp:Benefits:Life	R	-52.08
			10/20 (FY2020)	Emp:Benefits:Dental	R	-82.00
			10/20 (FY2020)	Emp:Benefits:Vision	R	-14.00
9/29/2020	EFT...	Paychex	Salary 9/20 (FY2020)	Office:Clerk	R	-3,015.52
			Supplement 9/20 (F...	Office:Clerk	R	0.00
			9/20 (FY2020)	Office:Deputy Clerk	R	-1,100.45
			Salary 9/20 (FY2020)	Office:Finance Officer	R	-2,785.22
			Salary 9/20 (FY2020)	Office:Mayor	R	-400.00
			Salary 9/20 (FY2020)	Office:Council	R	-900.00
			Salary 9/20 (FY2020)	Planning:Administration:Salaries	R	-2,606.62
			Salary 9/20 (FY2020)	Tax Coll:Sal	R	-25.00
			FY2020	Emp:FICA:Soc Sec	R	-671.63
			FY2020	Emp:FICA:Med	R	-157.11
9/29/2020	EFT...	NC State Treasurer	9/20 LGERS contrib...	Office:Clerk	R	-192.48
			9/20 LGERS contrib...	Office:Finance Officer	R	-177.78
			9/20 LGERS contrib...	Planning:Administration:Salaries	R	-166.38

Register Report - Sep 2020

9/1/2020 through 9/30/2020

10/14/2020

Page 2

Date	Num	Description	Memo	Category	Clr	Amount
			9/20 employer contri...	Emp:Benefits:NCLGERS	R	-1,328.19
9/30/2020	EFT	Paychex Fees	Fees 9/20 (FY2020)	Emp:Payroll	R	-146.50
9/30/2020	DEP	Deposit #20007	#20007 Zoning (FY2...	Other Inc:Zoning	R	10.00
9/30/2020	TXFR	Transfer Money	Transfer Money (FY...	[MM Sav ParkSterling]	R	-50,000.00
9/30/2020	5965	Verizon Wireless	221474588-00001 (...	Office:Tel		-69.03
9/30/2020	5966	Duke Power	2035221941 (FY2020)	Street Lighting		-217.38
9/30/2020	5967	N-Focus Planning & ...	I/N 20200703-SP Po...	Planning:Ordinance Changes		-280.00
9/30/2020	5968	Quadient, Inc.	I/N 57898972 Posta...	Office:Equip		-83.77
9/1/2020 - 9/30/2020						-3,301.80

TOTAL INFLOWS 64,127.06

TOTAL OUTFLOWS -67,428.86

NET TOTAL -3,301.80

FY2019-20 Accounts Recievable Activity Sept 2020 - Sep 2020

9/1/2020 through 9/30/2020

10/14/2020

Date	Account	Num	Description	Memo	Amount
TRANSFERS					0.00
Check Min Spgs					-55,462.21
9/15/2020	State Reven...		NC Department of Reve...	FY2019 Electricity	-55,462.21
State Revenues Receivable					55,462.21
9/15/2020	Check Min S... TXF...		NC Department of Reve...	FY2019 Electricity	50,329.55
				FY2019 Telecom	543.53
				FY2019 Video	4,385.05
				FY2019 Nat Gas	204.08
OVERALL TO...					0.00

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September 2020

- Revenue Details
- Inter-bank Transfers

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NC Sales & Use Distribution

July 2020 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION (AD VALOREM)	2,335,082.11	1,512,507.07	1,234,567.58	-	147.85	309,227.95	-	-	(361,287.72)	5,030,244.84
FAIRVIEW	1,027.02	665.23	542.99	-	0.06	136.01	-	-	669.93	3,041.24
HEMRY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	86,537.94	56,053.38	45,752.97	-	5.48	11,459.96	-	-	56,448.60	256,258.33
LAKE PARK	7,876.43	5,101.82	4,164.30	-	0.50	1,043.05	-	-	5,137.78	23,323.88
MARSHVILLE	11,690.14	7,572.07	6,180.62	-	0.74	1,548.09	-	-	7,625.46	34,617.12
MARVIN	7,068.68	4,578.61	3,737.24	-	0.45	936.08	-	-	4,610.90	20,931.96
MINERAL SPRINGS	868.71	562.69	459.29	-	0.06	115.04	-	-	566.65	2,572.44
MINT HILL *	49.11	31.81	25.97	-	-	6.50	-	-	32.04	145.43
MONROE	275,207.50	178,260.66	145,503.34	-	17.43	36,444.91	-	-	179,517.51	814,951.35
STALLINGS *	45,921.02	29,744.51	24,278.64	-	2.91	6,081.18	-	-	29,954.24	135,982.50
UNIONVILLE	1,397.96	905.51	739.11	-	0.09	185.13	-	-	911.89	4,139.69
WAXHAW	92,299.08	59,785.05	48,798.91	-	5.84	12,222.89	-	-	60,206.58	273,318.35
WEDDINGTON *	14,358.08	9,300.19	7,591.18	-	0.91	1,901.40	-	-	9,365.76	42,517.52
WESLEY CHAPEL	2,054.62	1,330.84	1,086.29	-	0.13	272.09	-	-	1,340.23	6,084.20
WINGATE	7,512.14	4,865.85	3,971.70	-	0.48	994.81	-	-	4,900.15	22,245.13
TOTAL	2,888,950.54	1,871,265.29	1,527,400.13	-	182.93	382,575.09	-	-	-	6,670,373.98

Jurisdiction Collection by Year
Union County
Date Distributed: 8/1/2020 to 8/31/2020

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2017	1.22	0.05	0.07	1.34	0.02	1.32
2018	0.74	0.00	0.02	0.76	0.01	0.75
2019	14.49	0.70	1.18	16.37	0.25	16.12
2020	5,710.68	3.26	0.00	5,713.94	85.71	5,628.23
Total:	5,727.13	4.01	1.27	5,732.41	85.99	5,646.42
Grand Total:	5,727.13	4.01	1.27	5,732.41	85.99	5,646.42

Invoice Date	Invoice Number	Description	Invoice Amount
09/01/2020	2102 TAXES	TAX/FEE/INT - AUGUST 2020	\$5,646.42

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00066453	09/04/2020	5,646.42



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

Vendor Number Check Date Check Number
 10870 09/04/2020 00066453

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

\$5,646.42

Pay Five Thousand Six Hundred Forty Six Dollars and 42 cents *****

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

**EFT COPY
 NON-NEGOTIABLE**

AP



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

10870
 00066453

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

Utilities Sales Distribution
Gas, Power, Telecommunications, and Video Programming

Distribution Report for
 Qtr 04/01/2020 - 06/30/2020

Distribution Date
 September 15, 2020

Prefix	City/County	Sales Tax on Piped Natural Gas	Sales Tax on Electricity	Sales Tax on Telecommunication Services	Sales Tax on Video Programming	Total Distribution
County of	Union	\$ -	\$ -	\$ -	\$ 106,797.24	\$ 106,797.24
Town of	Fairview	\$ 18.19	\$ 23,968.20	\$ 3,505.43	\$ 1,703.62	\$ 29,195.44
Town of	Hemby Bridge	\$ 265.78	\$ 9,084.72	\$ 1,479.10	\$ 3,017.20	\$ 13,846.80
Town of	Indian Trail	\$ 23,661.22	\$ 248,510.75	\$ 9,601.15	\$ 63,768.75	\$ 345,541.87
Town of	Lake Park	\$ 1,877.05	\$ 18,001.24	\$ 186.12	\$ 4,175.01	\$ 24,239.42
Town of	Marshville	\$ -	\$ 36,555.60	\$ 2,418.12	\$ 2,395.41	\$ 41,369.13
Town of	Marvin	\$ 4,603.63	\$ 36,135.48	\$ 6,657.81	\$ 14,855.01	\$ 62,251.93
Town of	Mineral Springs	\$ 204.08	\$ 50,329.55	\$ 543.53	\$ 4,385.05	\$ 55,462.21
City of	Monroe	\$ 50,405.77	\$ 627,419.85	\$ 35,912.71	\$ 44,949.95	\$ 758,688.28
Town of	Stallings	\$ 11,026.56	\$ 126,612.85	\$ 913.34	\$ 36,741.96	\$ 175,294.71
Town of	Unionville	\$ -	\$ 36,876.72	\$ 6,297.33	\$ 5,756.05	\$ 48,930.10
Town of	Waxhaw	\$ 8,889.27	\$ 120,712.31	\$ 6,976.23	\$ 40,997.80	\$ 177,575.61
Town of	Weddington	\$ 5,862.90	\$ 71,232.73	\$ 758.25	\$ 20,027.11	\$ 97,880.99
Village of	Wesley Chapel	\$ 3,941.56	\$ 43,626.00	\$ 935.75	\$ 20,761.51	\$ 69,264.82
Town of	Wingate	\$ -	\$ 23,825.04	\$ 1,894.59	\$ 4,628.50	\$ 30,348.13

Note: Accrued to FY2019-20



OFFICIAL CHECK

Date: 09/30/20

115803398

First National Bank

00000-

BRANCH: 1158
ORIGINATOR: 115801
TIME: 11:00:08
CK AMT: \$50,000.00

\$50,000.00

REMITTER: THE TOWN OF MINERAL SPRINGS

PAY
FIFTY THOUSAND and 00/100USDollars

DRAWER: **NON NEGOTIABLE**
First National Bank of Pennsylvania

TO THE ORDER OF THE TOWN OF MINERAL SPRINGS

CUSTOMER COPY

AUTHORIZED SIGNATURE

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW



OFFICIAL CHECK

Date: 09/30/20

115803398

First National Bank

00000-

REMITTER: THE TOWN OF MINERAL SPRINGS

PAY
FIFTY THOUSAND and 00/100USDollars

\$50,000.00

TO THE ORDER OF THE TOWN OF MINERAL SPRINGS

DRAWER:
First National Bank of Pennsylvania

Sammy Ellis
AUTHORIZED SIGNATURE

⑈ 115803398 ⑈ ⑆043318092⑆ 100020⑈

SOUTH STATE BANK

MONROE

Date September 30, 2020
Time 11:21 AM
Account XXXXXX0549
DDA Deposit \$50,000.00

Br# 508 Tlr# 6482 Seq# 19

We Are Here To Help
SouthStateBank.com / (800) 277-2175

Member FDIC



Town of Mineral Springs
Town Clerk / Zoning Administrator
Vicky Brooks
P O Box 600
Mineral Springs, NC 28108
704-289-5331
704-243-1705 FAX
msvickybrooks@aol.com
www.mineralspringsnc.com

MEMO

To: Town Council
From: Vicky Brooks
Date: November 2, 2020
Re: Agenda Item # 5 – Consideration of Partnering with Union County on a BRIC Grant Application and Authorizing the Planning Director to Sign the Letter of Support

Union County Senior Planner Bjorn Hansen is requesting that the town council confirm whether they want to again participate and recommit their original match amount [\$4,000 for Mineral Springs] that was committed for the BUILD grant Union County applied for earlier this year.

While the county did not receive that grant, they received a solicitation from the NC Department of Public Safety and FEMA for a Building Resilient Infrastructure and Communities (BRIC) program and submitted a Letter of Intent to them in hopes of getting feedback on the relevance and eligibility of their previous BUILD grant application to that program. Mr. Hansen has spoken with the program staff and is optimistic.

The full application deadline for the BRIC program is December 18th. In advance of that deadline, Mr. Hansen will need to take it to the Board of County Commissioners for approval to submit, which will be done on November 16th. In advance of that meeting, Mr. Hansen is seeking confirmations from all that want to participate and for them to recommit their original match amount.

The county did receive feedback from the NC Department of Public Safety on their "Letter of Intent". The application was one of the top 12 for the entire state (out of 64) and the county was asked to submit a full application.

The purpose of this grant application submission is the same as the one for the BUILD grant the county was seeking earlier this year. As you recall that grant was to have a stormwater study done in Union County and Lancaster County, SC.

Mr. Hansen will be providing the town with a Letter of Support template soon, which the council will need to authorize me to sign on behalf of the town if you choose to again partner with the county on seeking this grant.

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: October 30, 2020
Subject: Resolution Opposing High-Density Oak Grove Estates Development

The Board of County Commissioners (BOCC) of Union County is considering another high-density rezoning of approximately 32.84 acres between and to the east of Wesley Chapel and Mineral Springs. The property is zoned RA-40, or 1 house per acre. Under that current zoning, a maximum of 33 houses could be built on the property.

The rezoning to R-6 CZ would allow a total of 80 single-family houses. That is nearly *triple* the density allowed under the current zoning – at least 47 additional houses! The union County Planning Board recommended by a vote of 4 to 2 that the BOCC approve the rezoning.

The following page in your agenda packet shows a sketch plan of the proposed development. The property is at 4004 New Town Road near the intersection of Potter Road. This property is surrounded by the Winding Creek neighborhood on the north and the Majestic Forest neighborhood on the east. Both have been developed under Union County RA-40 zoning; Winding Creek utilizes “clustering” and there are also density bonuses totaling 25% that were in effect at the time, so the lots are smaller than 40,000 square feet, while Majestic Forest was developed under straight RA-40 zoning and the lots are between one and two acres in size. The next two pages show plats of Winding Creek and Majestic Forest.

On the next page there is a large-area map that shows the subject property along with portions of Wesley Chapel and Mineral Springs. The subject property is 1.12 miles from Mineral Springs and 0.94 miles from Wesley Chapel.

This property also abuts a portion of the 672-acre tract that was the subject of a resolution by this council last month. One concern is that if the BOCC approves this rezoning, it will create a precedent that might give the BOCC another justification to approve that 672-acre rezoning.

We discussed this proposed rezoning at the Western Union Municipal Alliance (WUMA) meeting on October 22, 2020. The four municipal delegates in attendance stated that they would prepare resolutions for their boards to consider. I have included a draft resolution for Council’s consideration and have shared that with the other member municipalities.

If Council adopts this or a similar resolution, we will send copies of the resolution to the BOCC, which will be voting on the rezoning as early as its November 16, 2020 meeting.



2015A York Drive #1000
Indian Trail, NC 28079
(704) 844-2222
www.eagleeng.com

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE

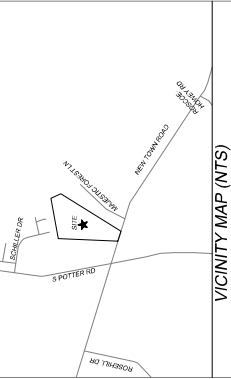
4004 NEW TOWN ROAD
UNION COUNTY, NC
MCGEE PROPERTIES OF NORTH CAROLINA
4608 CARRIKER ROAD
MONROE, NC 28110

DATE	BY	FOR	PROJECT	SCALE
09/30/2020	KEL	REZONING	4004 NEW TOWN ROAD	1" = 40' FT.

RZP-1

SITE AND DEVELOPMENT DATA

JURISDICTION	UNION COUNTY
TAX PARCELS	0000014 0000014
APPLICABLE ZONING	R4-40
PROPOSED ZONING	R4-40
USE CLASSIFICATION	SINGLE-FAMILY RESIDENTIAL
TOTAL AREA	83.84 AC
ZONED IN LOTS	7,062 AC (80 LOTS - 7.64 AC/LOT)
AREA TO BE DEVELOPED	1.21 AC
SINGLE LOT AREA	1.17 AC
MINIMUM LOT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	5'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	50' (AS PROPOSED)



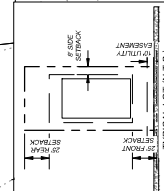
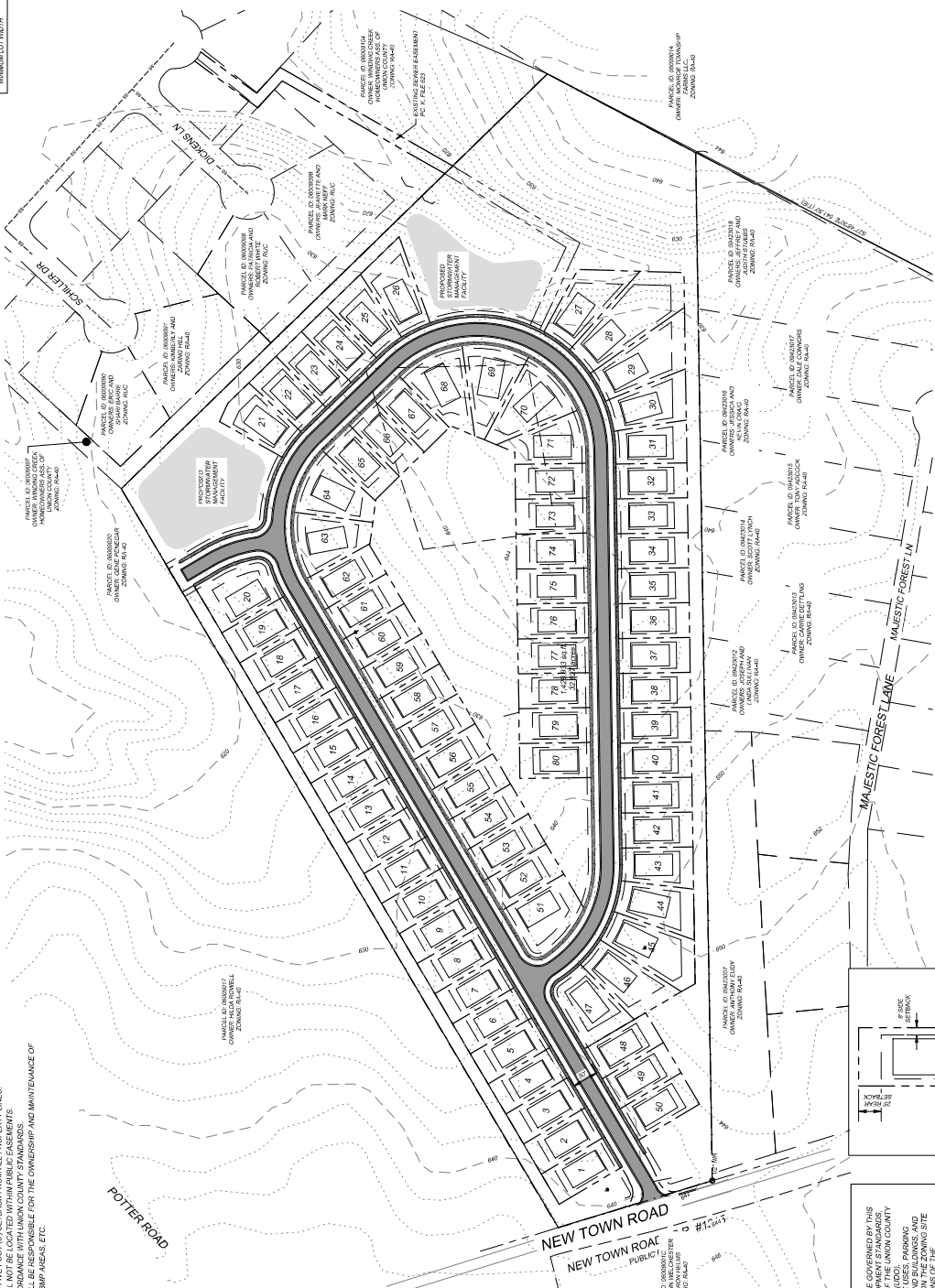
VICINITY MAP (NTS)

SINGLE FAMILY HOMES:

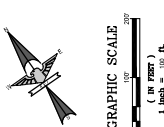
11. MINIMUM LOT SIZE IS 6,000 SQ. FT. AVERAGE LOT SIZE IS 8,796 SQ. FT.
12. GARAGE DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
13. ALL HOMES SHALL HAVE A MINIMUM OF A TWO(2) CAR ATTACHED GARAGE.

SITE DEVELOPMENT NOTES:

1. PROPOSED REZONING FROM R4-40 TO R4-6.
2. ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH NC DOT STANDARDS.
3. REQUIREMENTS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
4. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
5. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, CONDITIONAL DISTRICT SHALL BE REGRASSED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESSIONEER.
6. RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
7. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO OVERHANGS, ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME. AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES.
8. LANDSCAPING SHALL BE IN ACCORDANCE WITH UNION COUNTY STANDARDS.
9. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- 10.



GENERAL NOTES:
 1. THIS PLAN OF THE SITE SHALL BE GOVERNED BY THE UNIFORM DEVELOPMENT STANDARDS AND ORDINANCES OF THE UNION COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO).
 2. THE SCHEMATIC DEFINITIONS OF THE USES, PARKING, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN SHALL BE APPLIED TO THE DEVELOPMENT AND SITE ELEMENTS INDICATED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING BOARD.
 3. ZONING IS TO BE CHANGED FROM R4-40 TO R4-6.



GRAPHIC SCALE
 1 inch = 100 ft.

CERTIFICATE OF OWNERSHIP AND DEDICATION.
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE CORPUSCULE JURISDICTION OF THE COUNTY OF UNION, AND THAT I HEREBY OFFER THIS TRACT OF LAND TO THE COUNTY OF UNION, TO ESTABLISH PERMANENT OFF-ROAD LINES, AND DEDICATE OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 1-13-86
 Walter L. Gordon, Notary

NORTH CAROLINA, UNION COUNTY
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DAN L. MOSER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITH MY HAND AND OFFICIAL SEAL OR SEAL, THIS THE 13 DAY OF JAN, 1986
 MY COMMISSION EXPIRES: 6-25-90
 Maude H. Simpson, Notary Public

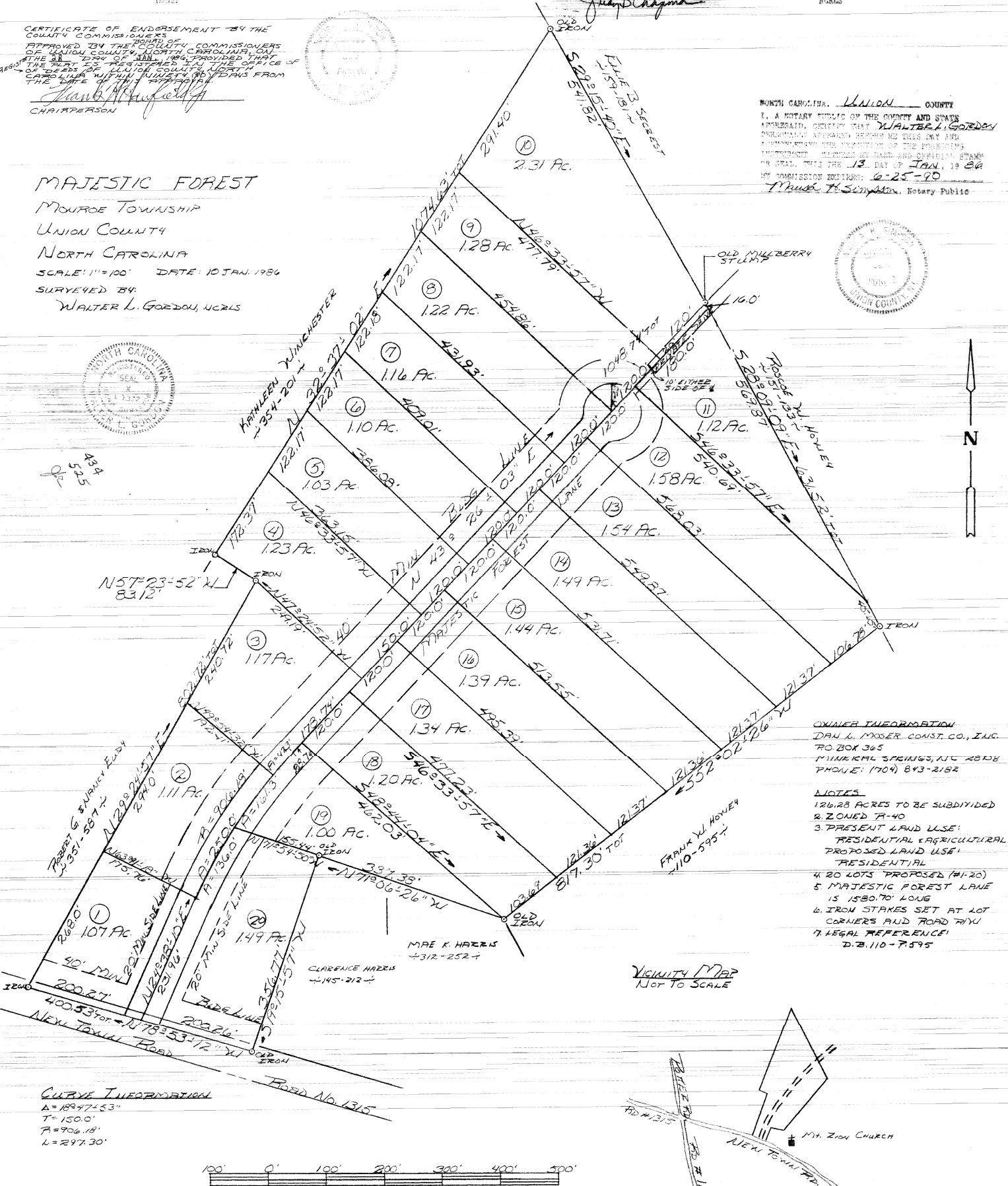
Maude H. Simpson
 Union
 30th
 January 86 2:30 PM
 229B
 July B Chapman

STATE OF NORTH CAROLINA, UNION COUNTY
 I, WALTER L. GORDON, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY BY ME, AND WAS RECORDED IN BOOK 312, PAGE 212, THAT THE RATIO OF REDUCTION IS 1:10,000, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED, WITHOUT MY HAND AND SEAL, THIS THE 13 DAY OF JAN, 1986.
 Walter L. Gordon, Notary

CERTIFICATE OF ENDORSEMENT BY THE COUNTY COMMISSIONERS
 APPROVED BY THE COUNTY COMMISSIONERS OF UNION COUNTY, NORTH CAROLINA, ON THE 13 DAY OF JAN, 1986, PROVIDED THAT THE MAP BE REGISTERED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, COUNTY OF UNION, NORTH CAROLINA WITHIN QUINTEVEN DAYS FROM THE DATE OF THIS ENDORSEMENT.
 Frank W. Howley, Chairman



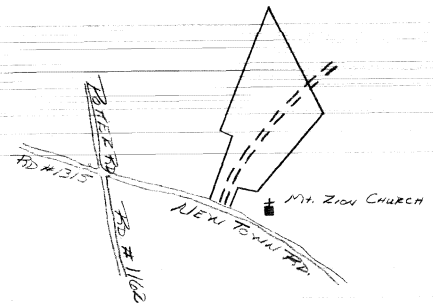
MAJESTIC FOREST
 MOORE TOWNSHIP
 UNION COUNTY
 NORTH CAROLINA
 SCALE: 1"=100' DATE: 10 JAN 1986
 SURVEYED BY:
 WALTER L. GORDON, UCLRS



OWNER INFORMATION
 DAN L. MOSER CONST. CO., INC.
 PO BOX 365
 MINERAL SPRINGS, NC 28108
 PHONE: (704) 843-2182

- NOTES
- 126.28 ACRES TO BE SUBDIVIDED
 - ZONED R-40
 - PRESIDENT LAND USE: RESIDENTIAL (AGRICULTURAL PROPOSED LAND USE) RESIDENTIAL
 - 20 LOTS PROPOSED (#1-20)
 - MAJESTIC FOREST LAKE IS 1580.70' LONG
 - IRON STAKES SET AT LOT CORNERS AND ROAD ANY
 - LEGAL REFERENCE: D.B. 110-7595

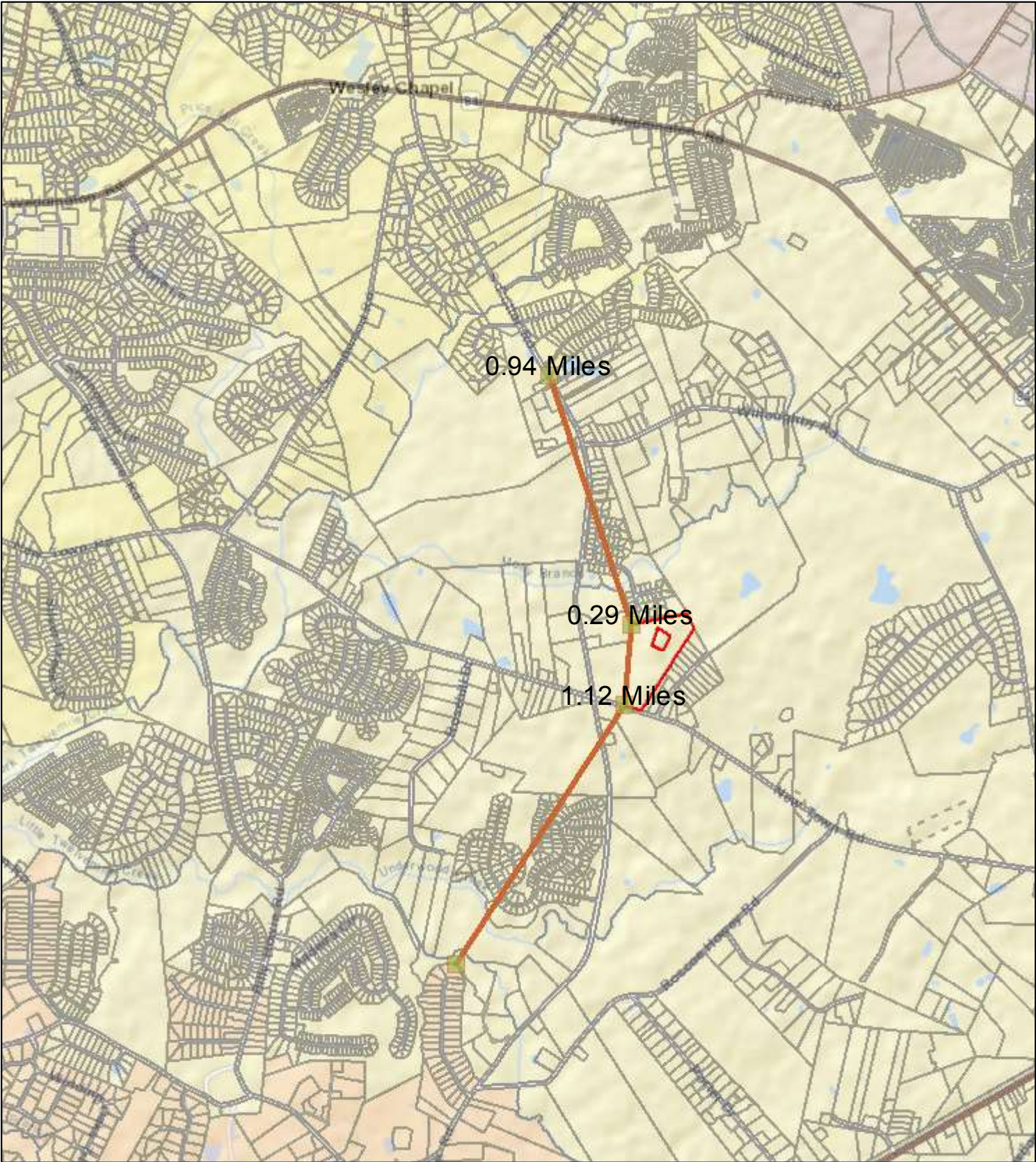
VICINITY MAP
 NOT TO SCALE



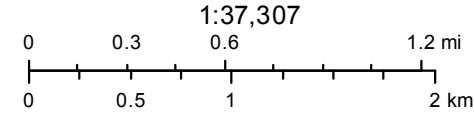
CURVE INFORMATION
 A=189.47453'
 T=150.0'
 R=906.18'
 L=297.30'



4004 New Town Road Distances



October 25, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

TOWN OF MINERAL SPRINGS

RESOLUTION REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY DENY A HIGH-DENSITY REZONING APPLICATION FOR THE OAK GROVE ESTATES/PIPER MEADOWS SUBDIVISION

R-2020-09

WHEREAS, one of the Mineral Springs Town Council's primary purposes is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

WHEREAS, a rezoning application for property located at 4004 New Town Road is being presented to the Union County Board of County Commissioners (BOCC) for approximately 32.84 acres in a residential area between the Village of Wesley Chapel and the Town of Mineral Springs located 1.12 miles from the Mineral Springs town limit and 0.94 miles from the Wesley Chapel town limit, including 80 units of high-density R-6 residential development, known as "Oak Grove Estates" or "Piper Meadows"; and

WHEREAS, the subject property abuts and is surrounded on two sides by the RA-40 Winding Creek subdivision with 67 lots on 56.73 acres and the RA-40 Majestic Forest subdivision with 20 lots on 26.28 acres; and

WHEREAS, the proposed subdivision will not be compatible and not be in harmony with the existing residential area; and

WHEREAS, the current county zoning on the property is RA-40 which would allow construction of a maximum of 33 single-family houses on the property rather than the 80 single-family dwelling units proposed; and

WHEREAS, the Mineral Springs Town Council recognizes that a large majority of citizens in Mineral Springs and in the neighboring area are not in favor of high-density development and wish to preserve the current standard of living and not become urbanized; and

WHEREAS, the Mineral Springs Town Council recognizes that high-density development puts a burden on the infrastructure and encourages growth outpacing needed improvements; and

WHEREAS, stormwater issues and flooding are becoming an increasingly severe problem in the area and will be exacerbated by this high-density development; and

WHEREAS, traffic in the area is over capacity on Potter Road, New Town Road, and NC 84; these roads cannot sustain additional impact from high-density residential development and this proposed development will also create impacts that will overwhelm the adjacent minor country roads, all of which will negatively impact existing property owners; and

WHEREAS, the North Carolina Department of Transportation is experiencing critical funding shortages which are expected to persist into the foreseeable future, and several crucial long-planned and already-approved improvements, new highways, and road widening projects in the area have been delayed until 2030 – 2032; and

WHEREAS, the additional demands on county infrastructure and services created by this proposed development, including a need for additional schools, additional public safety personnel and infrastructure, and additional quality-of-life amenities will not be met by the property taxes generated by this development and will create an additional financial burden on existing Union County taxpayers; and

WHEREAS, the BOCC is under no constitutional or statutory obligation to rezone any property to a higher density; and

WHEREAS, no tangible benefit to residents and taxpayers of Union County has been demonstrated to result from approval of this rezoning;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County consider the well-being, quality-of-life, financial security, and safety of existing residents and taxpayers in the area of this proposed rezoning; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County deny the application to rezone this property to R-6 CZ and leave the current RA-40 zoning in place on the property located at 4004 New Town Road.

ADOPTED this 12th day of November, 2020.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: November 4, 2020
Subject: Statement of interest in providing solid waste/recycling in Mineral Springs

The Western Union Municipal Alliance (WUMA) doesn't only encourage member municipalities to draft resolutions opposing high-density rezonings in Union County, it also exists as a forum where municipalities can share information about various issues that are of interest to one or more members and even find ways to assist each other by "combining forces" on functions like providing municipal services.

At the October 21, 2020 WUMA meeting, Weddington alternate Anna Pruitt presented information on some studies she has been doing in an effort to determine if it would be beneficial to her residents for Weddington to provide solid waste and recycling services. She mentioned that per-household rates from waste contractors might be lower if two or more municipalities joined together with the same waste contractor, and asked if any other member municipalities might be interested in exploring this service.

"Off the cuff" I stated that solid waste and recycling had never been a service that our town council had considered, and that in resident surveys there was very little interest on the part of residents in adding that service, especially if a tax increase were needed. We agreed that delegates would discuss this with their governing boards and bring back those boards' guidance and decisions at the November 19 meeting.

I believe that municipalities like Weddington and Marvin, with a lot of large subdivisions with active HOA's and suburban-minded residents probably have a high percentage of their residents paying waste contractors individually for solid waste and recycling services, and a property-tax based solid waste service might be financially beneficial to those residents. However, I would guess that at least half of Mineral Springs residents bring their trash and recyclables to the Parkwood convenience center operated by Union County Public Works and pay by the bag for dropoff.

A rough guess at the cost of a municipal contract might be \$12.00/household; with approximately 1,100 households, a solid waste contract in Mineral Springs might cost \$158,400/year. At our current tax base of \$271,560,000, that contract cost would require a property tax increase of 5.8 cents per \$100, a more than tripling of our current tax rate of 2.5 cents per \$100 which is unlikely to be something our residents would want.

I am asking council to consider a motion to say either "yes" or "no" to the idea of the town of Mineral Springs providing solid waste and recycling services so that I can bring that decision back to WUMA.