

Town of Mineral Springs
Mineral Springs Town Hall
3506 S Potter Road ~ Mineral Springs
Town Council
Public Hearing / Regular Meeting
April 8, 2021
7:30 P.M.
AGENDA

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 Amendment (TA-2021-02)

3. Consideration of the Proposed Text Amendment (TA-2021-02) – Action Item

The town council will consider approving TA-2021-02 to allow “Gunsmith” by Special Use Permit in the RA20 zoning district.

4. 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.

5. Consent Agenda – Action Item

- A. March 11, 2021 Regular Meeting Minutes
- B. February 2021 Tax Collector’s Report
- C. February 2021 Finance Report

6. Consideration of the Lowe’s “100 Hometowns” Grant for Downtown Revitalization – Action Item

The council will consider being the grant recipient should lifetime resident John Howie apply for and receive a grant from the Lowe’s “100 Hometowns” for downtown revitalization.

7. Consideration of Returning to Town Hall for Monthly Meetings and Reopening Town Hall During Normal Business Hours – Action Item

The council will consider returning to town hall to conduct their monthly meetings and whether to reopen town hall to the public during normal business hours.

8. Consideration of Requesting Benchmark Planning to Begin Working with the Town to Rewrite the Land Use Plan – Action Item

The council will consider authorizing Planning Director Vicky Brooks to get an estimate from Benchmark Planning to update the Land Use Plan.

9. Consideration of Appointing a Delegate for the NCLM 2021-2022 League Board of Directors – Action Item

The council will consider appointing a delegate to cast a single vote in the NCLM 2021-2022 Board of Directors annual business meeting.

10. FY2021-2022 Budget: Preliminary Departmental Appropriations – Action Item

The council will consider recommended appropriations for the 2021-2022 budget.

11. Staff Updates

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

12. Other Business

13. Adjournment

**STAFF REPORT
TEXT AMENDMENT APPLICATION**

Proposed Text Amendment

APPLICANT: Charles Nolan

TOWN COUNCIL PUBLIC HEARING DATE: April 8, 2021

PLANNING BOARD REVIEW DATE: February 23, 2021

PROPOSED TEXT AMENDMENTS: See Attached

PRESENTATION: Charles Nolan presented a proposed text amendment to the Mineral Springs Planning Board. The proposed text amendment to Article 4 – Office & Service Uses – Gunsmith (including gun and ammunition sales) of the Mineral Springs Development Ordinance.

The proposed text amendment to Article 4 is to allow a Gunsmith in the RA20 zoning district with a Special Use Permit.

PLANNING BOARD RECOMMENDATION: By unanimous vote (4 to 0), the Mineral Springs Planning Board recommended in favor of the proposed text amendment as submitted.

STAFF RECOMMENDATION: Staff recommends town council approval of the proposed text amendment to Article 4 allowing a Gunsmith in the RA20 zoning district by Special Use Permit.

Article 4. Zoning Districts & Uses

OFFICE & SERVICES USES	AR	RR	RA-40	RA-20	R-20	TC	NB	GB	LI	MU	SR
Animal services, no outdoor kennels			S			S	P	P	P	P	
Animal services, with outdoor kennels			S					S	S		4.4.4.1
Artists, craftsmen, galleries	S	S	S	S	S	P	P	P	P	P	
Automotive services (includes gas stations & car washes)						S	S	S	P		4.4.4.2
Banks & financial services						P	P	P		P	
Bed & breakfast inn	S	S	S	S	P	P				P	4.4.4.3
Boat & RV services								S	P		4.4.4.2
Body art services (tattoos, piercing)								S			
Business and professional services						P	P	P	P	P	
Catering services						P	P	P	P	P	
Construction related contractors (with storage yards, excludes offices)								S	P		4.4.8.4
Crematories (principal use)									S		4.4.4.4
Dry cleaning and tailoring services						P	P	P	P	P	
Flex space facility (office with warehouse space)								S	P		
Funeral homes & mortuaries (including accessory crematories)								P			
Gunsmith (including gun and ammunition sales)	S	S	S	S				P	P		
Household item repair services						P	P	P	P	P	
Hotels & motels							S	P			
Laundromat								P		P	
Lawn and landscaping services	S	S	S						P	P	4.4.8.4
Motion picture production								P	P	P	
Medical, dental, chiropractic, optical offices (excluding hospitals, clinics)						P	P	P		P	
Personal service uses (hair, nails, facials, tanning, massage therapy)						P	P	P		P	
Photography studio						P	P	P		P	
professional offices						P	P	P	P	P	
Printing services						S	S	S	P	P	
Services, other						S	S	S	P		4.4.8.4
Taxidermist	S	S	S	S			S	S	P		

Town of Mineral Springs

P.O. Box 600 ~ Mineral Springs, NC 28108
704-243-0505 (office) ~ 704-289-5331 (mobile) ~ 704-243-1705 (fax)

PETITION FOR TEXT AMENDMENT(S) TO THE ZONING AND/OR SUBDIVISION ORDINANCE(S)

Petition Number ~~PT-07~~ TA2021-02 Date of Petition 02/09/21

1. Petitioner's Name CHARLES H. NOLAN, JR.

Address 6002 HWY 75, P.O. BOX 156, MINERAL SPRINGS, NC 28108

Phone 704-256-4960 Fax N/A

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

2. State the exact nature of text amendment 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 amendment shall require a separate application. An example of an interrelated change is where a change is one section causes the need to change another section. If you need additional space, attach additional page(s).

I WOULD LIKE TO MAKE AN ADDITION
OF TEXT TO THE MINERAL SPRINGS DEVELOPMENT
ORDINANCE, ARTICLE 4 - OFFICE & SERVICE USES
- GUNSMITH (INCLUDING GUN AND AMMUNITION SALES)
TO INSERT AN "S" UNDER "RA20"
PLEASE ALSO SEE STATEMENT (ATTACHMENT #2)

Charles H. Nolan, Jr.
SIGNATURE OF APPLICANT

28 JAN '21
DATE

Application Processing Fee: Attach Check payable to *Town of Mineral Springs* in the amount of \$250.

Mail Completed Application to: Town of Mineral Springs, P.O. Box 600, Mineral Springs, NC 28108.

(To be Filled Out by the Zoning Administrator)

Reviewed by Planning Board on 02/23/21. Action of Planning Board Unanimously recommended approval of the proposed text amendment to Article 4 of the Mineral Springs Development Ordinance allowing "Gunsmith" by Special Use Permit in the RA20 zoning district.

Reviewed by Town Council on April 8, 2021. Action of Town Council

Public Hearing Notice Filed in The Enquirer Journal
(Name of Newspaper)
on March 27, 2021 and April 3, 2021
(Date(s) Notice was Published)

Town Council Public Hearing Held on April 8, 2021

Action by Town Council after Public Hearing

OFFICE & SERVICE USES	AR	RR	RA-40	RA-20	R-20	TC	NB	GB	LI	MU	SR
Animal services, no outdoor kennels			S			S	P	P	P	P	
Animal services, with outdoor kennels			S					S	S		4.4.4.1
Artists, craftsmen, galleries	S	S	S	S	S	P	P	P	P	P	
Automotive services (includes gas stations & car washes)						S	S	S	P		4.4.4.2
Banks & financial services						P	P	P		P	
Bed & breakfast inn	S	S	S	S	P	P				P	4.4.4.3
Boat & RV services								S	P		4.4.4.2
Body art services (tattoos, piercing)								S			
Business and professional services						P	P	P	P	P	
Catering services						P	P	P	P	P	
Construction related contractors (with storage yards, excludes offices)								S	P		4.4.8.4
Crematories (principal use)									S		4.4.4.4
Dry cleaning and tailoring services						P	P	P	P	P	
Flex space facility (office with warehouse space)								S	P		
Funeral homes & mortuaries (including accessory crematories)								P			
Gunsmith (including gun and ammunition sales)	S	S	S	S				P	P		
Household item repair services						P	P	P	P	P	
Hotels & motels							S	P			
Laundromat								P		P	
Lawn and landscaping services	S	S	S						P	P	4.4.8.4
Motion picture production								P	P	P	
Medical, dental, chiropractic, optical offices (excluding hospitals, clinics)						P	P	P		P	
Personal service uses (hair, nails, facials, tanning, massage therapy)						P	P	P		P	
Photography studio						P	P	P		P	
Professional offices						P	P	P	P	P	
Printing services						S	S	S	P	P	
Services, other						S	S	S	P		4.4.8.4
Taxidermist	S	S	S	S			S	S	P		

Statement in Support of the Application

Dear Planning Board,

This statement is being written in support of the application to allow Gunsmithing by special permit in zone RA20. Gun ownership, hunting and range shooting are popular activities in the Mineral Springs area. Yet, Mineral Springs is underserved when it comes to buying guns locally or having guns purchased online transferred to a federally licensed firearms dealer in Mineral Springs. The sections below will address how this text amendment promotes the public interest and the town's comprehensive plan.

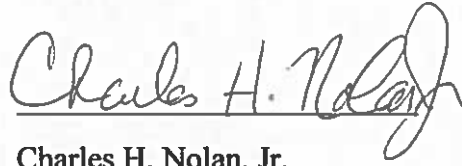
Public Interest

The public is served by having a place in Mineral Springs to buy guns that is easily accessible on Hwy 75 less than a quarter mile from the Town Center. Citizens of Mineral Springs will have a greater opportunity to exercise their 2nd Amendment right of gun ownership by having a local gun dealer that is easily accessible on a major highway. It is noted that the Gunsmithing use is already allowed by special permit in the AR, RR and RA40 zones. The only difference between these zones and the RA20 zone is the technical difference of the number of dwellings per acre. Gunsmithing by special permit does not harm the intend of the zone to limit the number of dwellings per acre because the selling of guns is unrelated to the number of dwellings per acre and, thus, does not harm the public interest by having a dwelling density inconsistent with the zone. It is certainly reasonable to include Gunsmithing by special permit in the RA20 zone because it does not defeat the intend of the zone and poses no harm, but a benefit to the public interest.

Town Comprehensive Plan

Allowing Gunsmithing by special permit is consistent with the Mineral Springs Comprehensive Plan. Our location is within a quarter mile (less than a third of a mile) from the Town Center. In accordance with the Mineral Springs Land Use Plan at page 15, "Downtown Mixed Use. This area is intended to become a unique retail, service, cultural, governmental and mixed-use residential hub to serve the citizens of the Town...." Currently, this area comprises in part gas stations, restaurants, a post office, an automotive repair shop and various service companies. However, there is currently no Gunsmithing use near the downtown area. Having a Gunsmithing use by special permit will add to the "...unique retail, service, ...and mixed use residential hub to serve the citizens of the town." Indeed, gun ownership is an increasingly popular activity in the Mineral Springs area and beyond. It is noted that people who frequent gun shops need to eat and buy gas which will have the collateral effect of supporting other business in the downtown area. In short, the granting of Gunsmithing by special permit in the RA20 zone is consistent with the town's plan and will promote its goals of unique retail opportunities. Additionally, Gunsmithing by permit in the RA20 zone is a reasonable retail addition to an area close to the town center as it promotes a popular hobby in the area.

Respectfully submitted,

A handwritten signature in cursive script that reads "Charles H. Nolan, Jr." The signature is written in black ink and is positioned above a horizontal line.

Charles H. Nolan, Jr.

TOWN OF MINERAL SPRINGS TOWN COUNCIL

STATEMENT OF REASONABLENESS AND CONSISTENCY

Mineral Springs Unified Development Ordinance Article 4 – Table 4.1 Permitted Uses

In reference to the proposed text amendment to Article 4 – Table 4.1 Permitted Uses of the Mineral Springs Development Ordinance inserting an “S” (Special Use Permit) to “Gunsmith (including gun and ammunition sales)”, which is under Office & Service Uses in the RA20 zoning district.

The Mineral Springs Town Council hereby declares the proposed text amendment to be “**reasonable**” as it *allows property owners/occupants the ability to apply for a special use permit to establish a Gunsmith business in the RA20 zoning district. The Mineral Springs Town Council recognizes a Gunsmith must follow strict rules established by the Federal Government and this is a means for property owners/occupants to add to their income.*

The Mineral Springs Town Council 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. *The Future Land Use Plan calls for the areas now zoned RA20 to be Downtown Mixed Use, Highway Corridor, or Rural Residential (RR). Properties currently zoned RR already allows “Gunsmith” as a Special Use Permit, the Downtown Mixed-Use district is intended to become a unique retail, service, and cultural, governmental, and mixed-use residential hub to serve the citizens of the town.*

ADOPTED by the Mineral Springs Town Council on this the 8th day of April 2021.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC, NCCMC, CZO

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting via ZOOM
March 11, 2021 – 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, March 11, 2021.

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

Absent: None.

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

Visitors: Carrington Price and William Price.

1. Opening

With a quorum present at 7:32 p.m. on March 11, 2021, 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.

3. Consent Agenda – Action Item

Councilwoman Neill motioned to approve the consent agenda containing the February 11, 2021 Regular Meeting Minutes, the January 2021 Tax Collector’s Report, and the January 2021 Finance Report and Councilwoman Krafft seconded. The motion passed unanimously.

4. Consideration of a Donation to the Queen’s Cup Steeplechase – Action Item

Mayor Becker explained this was a carry-over from last month where the council had been discussing some financial support to the Charlotte Steeplechase Foundation on behalf of the Alzheimer’s Association. Mayor Becker noted it was a charitable donation and the 501(c)(3) official position of the Steeplechase Foundation makes them eligible for funding from this “bucket of money” that can only be used for those charitable organizations. There is \$10,825 in the budget for that line item this year. If the council sticks with their usual commitments to the four other local nonprofits, that would be \$8,500 leaving an available balance in the budget department of \$2,375.

Councilwoman Coffey motioned to go forward with this donation to Steeplechase in the amount of \$2,375, it is definitely going to a worthy cause and of course we look forward to supporting them and Councilman Countryman seconded.

Councilwoman Neill commented when Mr. Neill was suffering with Alzheimer’s, the Alzheimer’s Association helped her with her struggles and made life better, and she is so grateful and thankful the town is making this donation. Councilwoman Neill thanked Mr. and Mrs. Price for keeping the

Alzheimer’s Association as their charity, because she personally knows the benefits of the organization and she wants other people to benefit as she did.

Councilwoman Critz joined the Zoom meeting.

Mayor Becker restated the motion by Councilwoman Coffey to donate \$2,375, which was seconded by Councilman Countryman and asked for a council vote.

The motion passed unanimously.

Mayor Becker stated he would get the contribution sent out to the foundation ASAP and thanked the Princes for keeping this event in Mineral Springs. “It’s so many good things, it’s a great cause and it does define our town, and we are really grateful to everybody”, Mayor Becker said.

5. Consideration of Purchasing Property in Harrington Hall – Action Item

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: March 4, 2021
Subject: Purchase of property in Harrington Hall to accommodate greenway

Lot 16 in Harrington Hall is under contract to purchase. During the process of surveying the property, it was determined that a small portion of our greenway encroaches onto the property. This encroachment had been overlooked for at least the past 12 years because a portion of the trail in that area had been an existing horse trail long before the Harrington Hall subdivision was recorded, and this particular lot line had been drawn over the existing trail. The lot has remained unsold for all those years, so it wasn’t until now that the encroachment was discovered.

The best solution would be for the town to purchase a small sliver of property. This would be a piece approximately 30’ wide by 298.28’ long, a total of 8,948.40 square feet, or 0.205 acre. The buyer is paying \$34,000 per acre for the property, so the buyer’s cost for the portion the town seeks to purchase would be \$6,970.00. Vicky and I have been working with the seller’s realtor and are continuing to negotiate a solution. We hope to have a specific proposal, including a possible price, prior to the March 11 meeting.

While the town could re-route this portion of trail, it is in a rather steep area, abuts some floodplain, and has substantial cross slope. At one spot, the total width of the town’s property between Lot 16 and the creek is less than 30 feet. Because the existing property is so narrow in that area, the current route is really the best route and any relocation would involve compromises. Furthermore, because of the topographical and floodplain issues, I would recommend that the town have any relocation designed by an engineer and performed by a contractor rather than having volunteers take on the project, because the town has already experienced some code-compliance issues due to having some of the trail work done by amateurs and volunteers. I haven’t sought bids for any relocation work but based on the costs that the town has incurred over the years for remediation and new construction work that needed to be code-compliant, I suspect that the relocation cost could be as high as \$10,000 and would result in a less desirable trail alignment. Owning the additional property, on the other hand, would provide a desirable buffer that would benefit both the town and the owner of Lot 16.

It is fortunate that this lot purchase has also involved some recombination unrelated to this trail issue, because Vicky has been working with the realtor and the seller on getting a new plat drawn and recorded. Since we caught this encroachment problem in time we are able to “piggyback” our resubdivision and recombination onto what is already being done, allowing everything to be recorded on a single new plat.

The lot purchaser is closing on the property on March 26, so if Council approves this purchase we will be able to handle our portion of the transaction at the same time.

Mayor Becker explained an interesting problem came up that he discovered during some of his greenway volunteer work on invasive plant removal a couple weeks ago. The lead volunteer, Lynn Rivera, asked what all the survey markers were that appeared to be on town property. When Mayor Becker went to the property to look, it did look strange, so he contacted Ms. Brooks. Mayor Becker noted his memo is self-explanatory after that.

Mayor Becker referred to the two images in the agenda packet showing the greenway trail encroaching onto Lot 16 of Harrington Hall, which is a big concern. The property is only 30 feet wide there and it is all slope, except for the top five feet where the trail is and trying to move that trail would put the town in a difficult situation from an engineering standpoint. The town has learned

to be careful with things that are done on the trail which might require construction, engineering, and permitting; if the town has to move it it would be expensive and it would not be as nice of an outcome.

Councilwoman Critz asked what happened in the original survey that allowed this to happen.

Mayor Becker responded he knew back in 2007 when Carmel Brothers was developing Harrington Hall they had come up with their first draft of their plat and he was looking at it (he knew the site fairly well) and he went to Corey Drew (the lead partner) to tell him the town needed a little more property there and he drew a line and they gave the town everything they asked for. Mayor Becker believed what may have happened on this lot was that part of the trail on the Harrington Hall property was an existing horse trail that may have gone from Judy Little's crossing of the creek for her to get further onto the Southerland and Bingham property where the huge number of horse trails were. Based on the condition of that trail, Mayor Becker suspected that piece of trail was there already and so it just went through the cracks.

Mayor Becker referred to the second draft of the proposal from the future property owner that Ms. Brooks emailed to the council and explained they did not want to move that property line in a full 30 foot little rectangle with the corners offset; they decided to lay out a trapezoid that follows the contour of the trail nicely, about 15 to 20 feet away from the trail at the closest point. It boosts the width of the town property at the narrowest point from about 30 feet to about 40 feet; everything that is being added in is flat and is what Mayor Becker is asking the council to consider buying.

Mayor Becker explained this was a perfect solution and the price for that piece of property is \$5,000 plus closing costs and the survey of those four additional points (the town doesn't have a figure on all of those costs yet). Their purchase price for the land is \$34,000 an acre; therefore, the 5,403 square feet they are offering to sell for \$5,000 is a slight markup on their price of \$4,217.22. Mayor Becker stated it strikes him as a fairly low-cost way to get out of the problem, not moving the trail, having a little more property, and having some more flat property in that area.

Councilwoman Critz commented if the town had to hire a grader it would be more expensive than that to move the trail.

Mayor Becker responded because of the slope there it would require engineering and floodplain permitting; it could become very expensive.

Councilwoman Critz stated she thought this was the best and most inexpensive way out.

Mayor Becker responded that was his feeling, he was just as happy to spend less money and get less land, because it follows the profile of the trail and we will have 20 to 25 feet of width around the trail. If the trail has to be moved for some reason, because of something that blocks it or some kind of erosion, this would be all the town needed. "We can really accomplish this with the minimum expenditure of tax dollars to allow this trail to remain unspoiled and unencumbered", Mayor Becker said.

Mayor Becker suggested if the council was going to go through with the purchase the motion would be to authorize him to enter into the contract of purchase and to sign the closing for this purchase; it would be a standard real estate purchase contract for the price we are agreeing upon.

Councilwoman Critz motioned to authorize the mayor to enter into the contract of purchase and to close the deal, which is \$5,000 for the land plus closing costs and the cost of the survey and Councilwoman Krafft seconded. The motion passed unanimously.

6. Consideration of Resolution-2021-02 Requesting BOCC Deny Avention Apartment Rezoning
– Action Item

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: March 3, 2021
Subject: R-2021-02 Requesting BOCC to Deny Avention Apartment Rezoning

There is a pending rezoning request in Union County for the property near the intersection of Providence Road (NC-16) and New Town Road, a partial “doughnut hole” between the Village of Marvin and the Town of Weddington.

A sketch plan and area map are on the following pages. The Avention proposal seeks to rezone approximately 20.59 acres in Union County from R-40 (residential 1 unit per acre) to R4-CZ (conditional, including multifamily, 4,000 sf minimum lot size). The project would include 298 apartment units for an overall density of 14.47 units per acre.

While the property subject to this rezoning application is 3.9 miles “as the crow flies” from the nearest part of Mineral Springs, development in that particular area and the resulting congestion would still have measurable negative effects on Mineral Springs residents. Many of our residents use New Town Road and Providence Road to commute to Charlotte, and many more use those roads to bring them to destinations for shopping and entertainment. Providence Road in particular is a traffic nightmare; it is currently two lanes between Waxhaw and Rea Road and is already unable to handle current traffic volumes. Major new strip retail has just opened at that intersection (in the form of the Publix shopping center), and other smaller strip retail is under construction including outparcels at the Publix site. Providence Road is scheduled to be widened to four lanes, but construction has been delayed and delayed again due to insufficient NCDOT funding availability, and the completion date in the most recent STIP amendment is 2030 – subject to possibly even more delays.

Both Weddington and Marvin actually abut this property, and their governing boards have already adopted resolutions opposing this rezoning. We have discussed it at several meetings of the Western Union Municipal Alliance (WUMA), and Wesley Chapel’s village council has also adopted a resolution in opposition.

The Union County planning board reviewed this application on March 2, 2021 and recommended denial of the application.

Mayor Becker explained this was another WUMA Resolution and then referred to his memo saying it seems that “we” are not alone anymore in the concerns about these ultra-high density rezonings on the west side of the county. The memo points out that the Union County Planning Board reviewed it and recommended denial by a six to nothing vote (unanimous) to deny the apartment rezoning near the corner of Providence Road and New Town Road. It seems the county commissioners are concerned about sewer capacity and about resident backlash as well as push back. This resolution echoes the ones passed by Weddington, Marvin, and Wesley Chapel, although Mayor Becker always likes to make it relevant to Mineral Springs.

Councilwoman Neil motioned to approve the Resolution 2021-02 and Councilwoman Coffey 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 HIGH-DENSITY REZONING APPLICATION
FOR THE “AVENTON” APARTMENT COMPLEX (CZ-2020-007)**

R-2021-02

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 a 20.59-acre property located near the intersection of Providence Road and New Town Road is being presented to the Union County Board of County Commissioners (BOCC) requesting a map amendment from R-40 to R-4-CZ; and

WHEREAS, the rezoning application proposes 298 apartment units on the property which represents a gross density of 14.47 units per acre; 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, the current county zoning on the property is R-40 which would allow construction of approximately 20 single-family houses on the property, a use that would have far less severe impacts on regional infrastructure; 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 or later; and

WHEREAS, the Town of Weddington and the Villages of Wesley Chapel and Marvin have adopted resolutions opposing this rezoning application; and

WHEREAS, the Union County Planning Board on March 2, 2021 voted to recommend denial of the rezoning application.

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 deny application CZ-2020-007 to rezone this property to R-4 CZ and leave the current R-40 zoning in place on the property.

ADOPTED this 11th day of March, 2021.

Frederick Becker III, Mayor

ATTEST:

Vicky Brooks, CMC, NCCMC

7. Staff Updates

Ms. Brooks informed the council there will be a public hearing next month for a proposed text amendment and she wanted to get council opinion on whether they would like to do the meeting in person or Zoom; if it is a Zoom meeting the council will have to follow up after 24 hours to vote on it.

Mayor Becker mentioned Attorney Griffin had sent him some information on some bills being considered to amend that process and not require the 24 hours extra. It would be worded differently to require written comments be accepted until 24 hours before the start of the public hearing, but Mayor Becker has not seen any of that legislation or that it had gone through committee, so he is guessing the council will have to operate under the assumption that requirement will not have changed by April 8th, and the council will have to do what Ms. Brooks said (wait 24 hours after the public hearing closed before acting on it).

Councilwoman Critz wanted to get everybody's feedback, because she personally thought the council should move in the direction of meeting together with caution of wearing masks and distancing; it appears that most government, municipal boards, and government facilities are doing that. Councilwoman Critz thought the numbers for COVID were going down and they are continuing on a downward trend.

Councilman Countryman stated he thought it was time to get back in the building.

Councilwoman Neill agreed.

Mayor Becker explained the town does have some precedent; Ms. Brooks has conducted at least one board of adjustment meeting in person. While it is a smaller board, there are ways, the council does not necessarily have to sit in their own seat, because they will want to be six feet apart still, so it can be spread out. Mayor Becker has gotten extra microphones to help Ms. Ridings with keeping it recorded.

Mayor Becker commented he thought the council could come to a consensus on meeting in person next month, because they do not do motions on substantive items, but this is more of a policy matter.

Attorney Griffin suggested the council vote on it because it is a council decision to do something.

Mayor Becker asked how that squared with the council taking action on an item that was not on the agenda.

Attorney Griffin responded the council may suspend the agenda items and agree to do it.

Councilwoman Critz motioned to suspend the agenda policy and Councilman Countryman seconded. The motion passed unanimously.

Attorney Griffin recommended the council vote affirmatively or negatively even though they have been doing it by saying "any nays." Attorney Griffin thought the best policy was to always vote.

Ms. Brooks polled the council for their vote on suspending the agenda policy. Council members Neill, Countryman, Critz, Coffey, Kraft, and Cureton voted in the affirmative.

Councilwoman Critz motioned to move to the town hall for the April meeting and public hearing and Councilman Countryman seconded. Ms. Brooks polled the council for their vote on moving to the town hall for the April meeting and public hearing. Council members Neill, Countryman, Critz, Coffey, Kraft, and Cureton voted in the affirmative. The motion passed unanimously.

8. Other Business

Councilwoman Cureton thanked Mayor Becker for speaking at Mr. Brown's plaque [ceremony]; he made a wonderful "talk", and she got a lot of comments on it. Councilwoman Cureton stated she would like everybody to see it, especially the people that donated; they have it on the outside and inside.

Mayor Becker commented it was a great event/ceremony for the long-time principal of the original Western Union School and a good testament to his accomplishments.

Councilwoman Critz asked if anyone was able to attend the meeting at the Agricultural Center concerning growth and infrastructure in Union County today, and if so, were any of the new higher-density things addressed.

Mayor Becker responded he was there for the entire operation; the municipalities seemed a little bit more restrained. Wesley Chapel, Fairview, and Mineral Springs reiterated their commitment. Weddington and Marvin reiterated their commitment to extremely low density. Wingate was a little gung-ho because they have the Monroe Bypass and in conjunction with the University; they are one of the few areas of the county that has sewer capacity available, because they are getting capacity under contract from the City of Monroe. Waxhaw is adopting a new development code and a new land use plan. Mayor Becker explained he had not fully evaluated how that directly affects Mineral Springs with the properties Waxhaw controls on our boundaries, but they do not seem to want to slow down, so that was a concern. The county commissioners are concerned, but Mayor Becker did not know if they want to slow down on high-density rezonings; however, he believed they were taken by surprise by the way the sewer capacity seemed to have vaporized again. Mayor Becker explained he heard from the planning engineer in the public works department that when the Twelve Mile Creek Plant (behind the Cureton Shopping Center) was expanded from 6,000,000 gallons per day to 7,500,000 gallons per day in 2015 everybody agreed and it seemed to make sense that 1,500,000 gallons per day would probably last until 2034 and here we are in 2021 and it is at 98%

capacity now. If you look at promised and actual, it is like at 78% (or something) actual flow already and with what is promised and committed and under construction, it is 98%, so they cannot really do any more permitting. Mayor Becker believed if somebody opened up a shop in downtown Mineral Springs, one customer was okay, but developments are not necessarily going to be able to get sewer service. The same problem is occurring in the Poplin Pump Station Basin, which serves part of the Indian Trail area, as well as the Crooked Creek Basin, which also serves those areas. Mayor Becker thought the county commissioners got a rude awakening, but somehow somebody let things get out of hand and the county was guilty and a few municipalities went from bad to worse and there went all the capacity and nobody was stopping anybody.

Mayor Becker continued with sewer expansion explaining the Twelve Mile Creek Plant is permitted by the state. There are two levels of permitting: State Watershed Permitting, and the actual construction permitting for individual projects. Twelve Mile Creek has its long-term state permitting for up to 12,000,000 gallons per day. If they want to do their next phase of expansion, they can go from 7,500,000 to 9,000,000 and could probably have that start today if it was approved. In four to five years, they can have that permitted and constructed, so in five years they can begin taking more flow at Twelve Mile Creek. For Crooked Creek, which serves more in the Indian Trail/Vance Township area, they would have to permit a new Upper Crooked Creek Plant, because that is not expandable with the discharge situation and various technical matters. A new plant takes about five years of state level/state and federal level watershed permitting first before they even start the plant design and permitting. It is an eight-to-ten-year timeframe to get more capacity in Crooked Creek, so they are looking at shuffling some things around and maybe getting some of that Monroe capacity put out elsewhere. "They are really looking to 'rob Peter and pay Paul' now, because they know that new capacity ain't going to come easy or quick or cheap", Mayor Becker said.

Mayor Becker added most of the prominent promoters of high-density did not seem to be quite so thrilled about it [sewer capacity] and the 2050 plan has reflected that, and they have been supportive of a lot of these since Mr. Jenson presented to the council several months ago. The coordinating committee rolled back densities, expanded transition zones, and added open space making it "Mineral Springs" friendly and the commissioners seem to be onboard with that.

Councilwoman Cureton referenced the "Mr. Brown thing" and informed the council they were going to do a memorial for Marvin School (at the old Marvin Church), which is where she went to school from 1948 to 1953. The original Western Union School site was in Marvin before it burned.

9. Adjournment – Action Item

At 8:09 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilwoman Neill seconded. The motion passed unanimously.

The next regular meeting will be on Thursday, April 8, 2021 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III, Mayor

FEBRUARY 2021
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

FEBRUARY 26, 2021 REGULAR TAX	2021	2020	2019	2018	2017	2016
BEGINNING CHARGE	36.28	69,628.98	67,917.93	67,335.09	65,402.91	61,553.74
TAX CHARGE						
PUBLIC UTILITIES CHARGES						
DISCOVERIES	58.23					
NON-DISCOVERIES	66.72					
RELEASES	(0.16)	(7.09)				
TOTAL CHARGE	161.07	69,621.89	67,917.93	67,335.09	65,402.91	61,553.74
BEGINNING COLLECTIONS	22.50	66,700.18	67,637.84	67,254.69	65,331.09	61,487.70
COLLECTIONS - TAX	31.23	1,784.09	19.07			
COLLECTIONS - INTEREST		47.13	2.21	0.97		
TOTAL COLLECTIONS	53.73	68,484.27	67,656.91	67,254.69	65,331.09	61,487.70
BALANCE OUTSTANDING	107.34	1,137.62	261.02	80.40	71.82	66.04
PERCENTAGE OF REGULAR	0.33	0.98	1.00	1.00	1.00	1.00
COLLECTION FEE 1.5 %	0.47	27.47	0.32	0.01	-	-

Mineral Springs Prior Years Property Tax Report February 2021

February 28, 2021	2011				
BEGINNING CHARGE	\$64,878.42				
PUBLIC UTILITIES	\$1,319.20				
MINIMAL RELEASES	(\$145.21)				
DISCOVERIES	\$61.82				
ABATEMENTS (RELEASES)	(\$301.25)				
TOTAL CHARGE	\$65,812.98				
PREVIOUS COLLECTIONS	\$65,767.98				
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				
BALANCE OUTSTANDING	\$17.32				\$17.32
PERCENTAGE COLLECTED	99.93%				

Mineral Springs Unpaid Property Taxes - Real and Personal as of February 28, 2021

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

Agenda Item

4/8/2021

Town of Mineral Springs

FINANCE REPORT

February 2021

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

April 8, 2021

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Cash Flow Report FY2020 YTD

7/1/2020 through 2/28/2021

3/19/2021

Page 1

Category	7/1/2020- 2/28/2021
INCOME	
Interest Income	2,510.31
Other Inc	
Festival 2020	
Vendor	-75.00
TOTAL Festival 2020	-75.00
Zoning	2,485.00
TOTAL Other Inc	2,410.00
Prop Tax 2020	
Receipts 2020	
Int	32.19
Tax	66,700.18
TOTAL Receipts 2020	66,732.37
TOTAL Prop Tax 2020	66,732.37
Prop Tax 2021	
Receipts 2021	
Prepayments	22.50
TOTAL Receipts 2021	22.50
TOTAL Prop Tax 2021	22.50
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	0.25
Tax	7.20
TOTAL Receipts 2014	7.45
TOTAL Prop Tax 2014	7.45
Prop Tax 2015	
Receipts 2015	
Int	2.63
Tax	0.00
TOTAL Receipts 2015	2.63
TOTAL Prop Tax 2015	2.63
Prop Tax 2016	
Receipts2016	
Int	5.97
Tax	16.35
TOTAL Receipts2016	22.32
TOTAL Prop Tax 2016	22.32

Cash Flow Report FY2020 YTD

7/1/2020 through 2/28/2021

3/19/2021

Page 2

Category	7/1/2020- 2/28/2021
Prop Tax 2017	
Receipts2017	
Int	4.73
Tax	19.88
TOTAL Receipts2017	24.61
TOTAL Prop Tax 2017	24.61
Prop Tax 2018	
Receipts	
Int	12.10
Tax	57.06
TOTAL Receipts	69.16
TOTAL Prop Tax 2018	69.16
Prop Tax 2019	
Receipts 2019	
Int	17.46
Tax	194.92
TOTAL Receipts 2019	212.38
TOTAL Prop Tax 2019	212.38
TOTAL Prop Tax Prior Years	347.39
Sales Tax	
Cable TV	5,134.33
Electricity	60,943.13
Natural Gas Excise	34.28
Sales & Use Dist	14,433.78
telecommunications	1,135.80
TOTAL Sales Tax	81,681.32
Veh Tax	
Int 2020	26.73
Tax 2020	4,880.78
TOTAL Veh Tax	4,907.51
TOTAL INCOME	158,611.40
 EXPENSES	
Ads	69.65
Attorney	2,400.00
Audit	3,311.00
Capital Outlay	
Equipment	2,454.00
TOTAL Capital Outlay	2,454.00
Community	
Greenway	1,245.28
Maint	2,844.50
Parks & Rec	
Park	1,584.10
TOTAL Parks & Rec	1,584.10
Special Events	
Services	4,000.00
TOTAL Special Events	4,000.00
TOTAL Community	9,673.88
Emp	
Benefits	

Cash Flow Report FY2020 YTD

7/1/2020 through 2/28/2021

3/19/2021

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Category	7/1/2020- 2/28/2021
Dental	738.00
Life	468.72
NCLGERS	10,625.52
Vision	126.00
TOTAL Benefits	11,958.24
Bond	550.00
FICA	
Med	1,234.27
Soc Sec	5,276.39
TOTAL FICA	6,510.66
Payroll	1,351.55
Work Comp	2,056.00
TOTAL Emp	22,426.45
Office	
Clerk	25,664.00
Council	7,200.00
Deputy Clerk	7,244.88
Dues	5,990.26
Equip	1,212.18
Finance Officer	23,704.00
Ins	3,267.67
Maint	
Materials	175.35
Service	4,888.40
TOTAL Maint	5,063.75
Mayor	3,200.00
Post	510.20
Records	5,092.32
Supplies	1,105.37
Tel	4,738.14
Util	3,596.28
TOTAL Office	97,589.05
Planning	
Administration	
Contract	1,294.92
Salaries	22,184.00
TOTAL Administration	23,478.92
Misc	831.38
Ordinance Changes	280.00
TOTAL Planning	24,590.30
Street Lighting	535.38
Tax Coll	
Contract	1,151.70
Sal	200.00
TOTAL Tax Coll	1,351.70
Training	
Staff	275.76
TOTAL Training	275.76
Travel	173.28
TOTAL EXPENSES	164,850.45

Cash Flow Report FY2020 YTD

7/1/2020 through 2/28/2021

3/19/2021

Page 4

Category	7/1/2020- 2/28/2021
TRANSFERS	
FROM Check Min Spgs	110,000.00
FROM MM Sav ParkSterling	100,000.00
TO MM Sav ParkSterling	-110,000.00
TO South State CD	-100,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-6,239.05

Account Balances History Report - As of 2/28/2021

(Includes unrealized gains)

3/19/2021

Page 1

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

Account Balances History Report - As of 2/28/2021

(Includes unrealized gains)

3/19/2021

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9/30/2020 Balance	10/31/2020 Balance	11/30/2020 Balance	12/31/2020 Balance	1/31/2021 Balance	2/28/2021 Balance
31,724.67	20,959.01	8,805.82	32,057.47	33,878.40	24,480.25
570,140.68	570,257.83	570,330.48	630,403.88	630,479.01	630,527.38
2,357.67	2,357.69	2,357.71	2,357.73	2,357.75	2,357.77
307,618.66	307,618.66	307,618.66	308,193.83	308,193.83	308,193.83
911,841.68	901,193.19	889,112.67	973,012.91	974,908.99	965,559.23
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
911,841.68	901,193.19	889,112.67	973,012.91	974,908.99	965,559.23
692.76	692.76	692.76	692.76	692.76	692.76
692.76	692.76	692.76	692.76	692.76	692.76
692.76	692.76	692.76	692.76	692.76	692.76
911,148.92	900,500.43	888,419.91	972,320.15	974,216.23	964,866.47

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	\$ 252.61	\$ 347.39	57.9%	\$ 4.52	\$ 57.10	\$ 18.47	\$ 39.40	\$ (5.99)			
Property Tax - 2020	\$ 67,210.00	\$ 477.63	\$ 66,732.37	99.3%	\$ -	\$ 333.44	\$ 5,713.94	\$ 3,188.44	\$ 3,676.50			
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -			
Interest	\$ 5,825.00	\$ 3,314.69	\$ 2,510.31	43.1%	\$ 131.73	\$ 985.16	\$ 431.45	\$ 117.17	\$ 72.67			
Sales Tax - Electric	\$ 207,000.00	\$ 146,056.87	\$ 60,943.13	29.4%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Sales & Use	\$ 21,400.00	\$ 6,966.22	\$ 14,433.78	67.4%	\$ -	\$ -	\$ 2,572.44	\$ 2,406.60	\$ 2,182.40			
Sales Tax - Other Util.	\$ 22,995.00	\$ 16,690.59	\$ 6,304.41	27.4%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Alc. Bev.	\$ 13,015.00	\$ 13,015.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -			
Vehicle Taxes	\$ 7,935.00	\$ 3,027.49	\$ 4,907.51	61.8%	\$ -	\$ 822.14	\$ -	\$ 1,522.09	\$ 730.49			
Zoning Fees	\$ 2,500.00	\$ 15.00	\$ 2,485.00	99.4%	\$ 100.00	\$ 500.00	\$ 360.00	\$ 100.00	\$ 205.00			
Other	\$ 3,000.00	\$ 3,052.50	\$ (52.50)	-1.8%	\$ -	\$ (75.00)	\$ -	\$ -	\$ -			
Totals	\$ 351,480.00	\$ 192,868.60	\$ 158,611.40	45.1%	\$ 236.25	\$ 2,622.84	\$ 9,096.30	\$ 7,373.70	\$ 6,861.07			
December	January	February	March	April	May	June	June a/r					
Property Tax - prior	\$ 6.19	\$ 99.39	\$ 128.31									
Property Tax - 2020	\$ 31,196.45	\$ 17,246.74	\$ 5,376.86									
Fund Balance Approp.	\$ -	\$ -	\$ -									
Interest	\$ 648.59	\$ 75.15	\$ 48.39									
Sales Tax - Electric	\$ 60,943.13	\$ -	\$ -									
Sales Tax - Sales & Use	\$ 2,420.57	\$ 2,396.90	\$ 2,454.87									
Sales Tax - Other Util.	\$ 6,304.41	\$ -	\$ -									
Sales Tax - Alc. Bev.	\$ -	\$ -	\$ -									
Vehicle Taxes	\$ -	\$ 608.54	\$ 1,224.25									
Zoning Fees	\$ 75.00	\$ 660.00	\$ 485.00									
Other	\$ -	\$ -	\$ 22.50									
Totals	\$ 101,594.34	\$ 21,086.72	\$ 9,740.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,861.07			

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	\$ 1,730.35	\$ 69.65	3.9%	\$ -	\$ -	\$ -	\$ -	\$ -	
Attorney	\$ 9,600.00	\$ 7,200.00	\$ 2,400.00	25.0%	\$ 300.00	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Audit	\$ 4,730.00	\$ 1,419.00	\$ 3,311.00	70.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,311.00
Charities & Agencies	\$ 10,825.00	\$ 10,825.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 30,800.00	\$ 21,126.12	\$ 9,673.88	31.4%	\$ 13.56	\$ 4,361.49	\$ 417.66	\$ 888.07	\$ 212.65	\$ 212.65
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 32,500.00	\$ 10,073.55	\$ 22,426.45	69.0%	\$ 5,046.45	\$ 2,573.95	\$ 2,451.51	\$ 2,448.85	\$ 2,441.03	\$ 2,441.03
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	\$ 52,254.95	\$ 97,589.05	65.1%	\$ 24,631.68	\$ 9,990.84	\$ 10,875.37	\$ 11,156.92	\$ 9,722.33	\$ 9,722.33
Planning & Zoning	\$ 48,276.00	\$ 23,685.70	\$ 24,590.30	50.9%	\$ 4,497.87	\$ 2,912.46	\$ 3,055.95	\$ 3,032.02	\$ 2,773.00	\$ 2,773.00
Street Lighting	\$ 1,600.00	\$ 1,064.62	\$ 535.38	33.5%	\$ -	\$ -	\$ 217.38	\$ 79.50	\$ 79.50	\$ 79.50
Tax Collection	\$ 1,900.00	\$ 548.30	\$ 1,351.70	71.1%	\$ 25.00	\$ 54.83	\$ 110.99	\$ 116.83	\$ 102.08	\$ 102.08
Training	\$ 3,000.00	\$ 2,724.24	\$ 275.76	9.2%	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 4,200.00	\$ 4,026.72	\$ 173.28	4.1%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 22,405.00	\$ 19,951.00	\$ 2,454.00	11.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 351,480.00	\$ 186,629.55	\$ 164,850.45	46.9%	\$ 34,589.56	\$ 19,893.57	\$ 17,428.86	\$ 18,022.19	\$ 18,941.59	\$ 18,941.59
Off Budget:										
Tax Refunds					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2020-21

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 69.65	\$ -	\$ -					
Attorney	\$ 300.00	\$ 300.00	\$ 600.00					
Audit	\$ -	\$ -	\$ -					
Charities & Agencies	\$ -	\$ -	\$ -					
Community Projects	\$ 1,732.90	\$ 1,834.90	\$ 212.65					
Contingency	\$ -	\$ -	\$ -					
Employee Overhead	\$ 2,434.99	\$ 2,600.39	\$ 2,429.28					
Elections	\$ -	\$ -	\$ -					
Fire Protection	\$ -	\$ -	\$ -					
Intergovernmental	\$ -	\$ -	\$ -					
Office & Administrative	\$ 9,637.74	\$ 11,177.25	\$ 10,396.92					
Planning & Zoning	\$ 2,773.00	\$ 2,773.00	\$ 2,773.00					
Street Lighting	\$ 79.50	\$ -	\$ 79.50					
Tax Collection	\$ 493.04	\$ 304.34	\$ 144.59					
Training	\$ -	\$ 200.76	\$ -					
Travel	\$ 173.28	\$ -	\$ -					
Capital Outlay	\$ -	\$ -	\$ 2,454.00					
Totals	\$ 17,694.10	\$ 19,190.64	\$ 19,089.94	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:								
Tax Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Off Budget:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

February 2021 Cash Flow Report - Feb 2021

2/1/2021 through 2/28/2021

3/19/2021

Page 1

Category	2/1/2021- 2/28/2021
INCOME	
Interest Income	48.39
Other Inc	
Zoning	485.00
TOTAL Other Inc	485.00
Prop Tax 2020	
Receipts 2020	
Int	32.19
Tax	5,344.67
TOTAL Receipts 2020	5,376.86
TOTAL Prop Tax 2020	5,376.86
Prop Tax 2021	
Receipts 2021	
Prepayments	22.50
TOTAL Receipts 2021	22.50
TOTAL Prop Tax 2021	22.50
Prop Tax Prior Years	
Prop Tax 2015	
Receipts 2015	
Int	1.69
Tax	0.00
TOTAL Receipts 2015	1.69
TOTAL Prop Tax 2015	1.69
Prop Tax 2018	
Receipts	
Int	6.86
Tax	34.35
TOTAL Receipts	41.21
TOTAL Prop Tax 2018	41.21
Prop Tax 2019	
Receipts 2019	
Int	6.71
Tax	78.70
TOTAL Receipts 2019	85.41
TOTAL Prop Tax 2019	85.41
TOTAL Prop Tax Prior Years	128.31
Sales Tax	
Sales & Use Dist	2,454.87
TOTAL Sales Tax	2,454.87
Veh Tax	
Int 2020	8.82
Tax 2020	1,215.43
TOTAL Veh Tax	1,224.25
TOTAL INCOME	9,740.18
EXPENSES	
Attorney	600.00
Capital Outlay	
Equipment	2,454.00
TOTAL Capital Outlay	2,454.00

February 2021 Cash Flow Report - Feb 2021

2/1/2021 through 2/28/2021

3/19/2021

Page 2

Category	2/1/2021- 2/28/2021
Community	
Parks & Rec	
Park	212.65
TOTAL Parks & Rec	212.65
TOTAL Community	212.65
Emp	
Benefits	
Dental	82.00
Life	52.08
NCLGERS	1,328.19
Vision	14.00
TOTAL Benefits	1,476.27
FICA	
Med	152.90
Soc Sec	653.61
TOTAL FICA	806.51
Payroll	146.50
TOTAL Emp	2,429.28
Office	
Clerk	3,208.00
Council	900.00
Deputy Clerk	809.86
Dues	60.00
Finance Officer	2,963.00
Maint	
Service	553.00
TOTAL Maint	553.00
Mayor	400.00
Supplies	51.33
Tel	300.91
Util	1,150.82
TOTAL Office	10,396.92
Planning	
Administration	
Salaries	2,773.00
TOTAL Administration	2,773.00
TOTAL Planning	2,773.00
Street Lighting	79.50
Tax Coll	
Contract	119.59
Sal	25.00
TOTAL Tax Coll	144.59
TOTAL EXPENSES	19,089.94
OVERALL TOTAL	-9,349.76

Register Report - Feb 2021

2/1/2021 through 2/28/2021

3/19/2021

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Date	Num	Description	Memo	Category	Clr	Amount
2/1/2021		EFT...Union County {NCV...	NCVTS 2012 (FY20...	Veh Tax:Tax 2020	R	580.93
			NCVTS Refunds (F...	Veh Tax:Tax 2020	R	1.80
			NCVTS 2012 (FY20...	Veh Tax:Int 2020	R	4.54
			NCVTS Int Refund (...	Veh Tax:Int 2020	R	0.00
			FY2020	Tax Coll:Contract	R	-17.14
2/1/2021	6039	Duke Power	2035221941 (FY2020)	Street Lighting	R	-79.50
2/1/2021	6040	Verizon Wireless	221474588-00001 (...	Office:Tel	R	-69.14
2/1/2021		EFT Debit Card (NCAZO)	Dues (FY2020)	Office:Dues	R	-60.00
2/8/2021		EFT...Union County	FY2020	Prop Tax 2021:Receipts 2021:Prepaym...	R	22.50
			FY2020	Prop Tax 2020:Receipts 2020:Tax	R	5,344.67
			FY2020	Prop Tax 2020:Receipts 2020:Int	R	32.19
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	78.70
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	6.71
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	34.35
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	6.86
			FY2020	Prop Tax Prior Years:Prop Tax 2015:R...	R	0.00
			FY2020	Prop Tax Prior Years:Prop Tax 2015:R...	R	1.69
			FY2020	Tax Coll:Contract	R	-82.92
2/11/2021	6041	Taylor & Sons Mowi...	I/N 014 February (F...	Office:Maint:Service	R	-365.00
2/11/2021	6042	Union County Public...	84361*00 (FY2020)	Office:Util	R	-32.64
2/11/2021	6043	Union County Public...	91052*00 (FY2020)	Community:Parks & Rec:Park	R	-12.65
2/11/2021	6044	Clark, Griffin & McC...	I/N 7325 8/2020 (FY...	Attorney	R	-300.00
2/11/2021	6045	Clark, Griffin & McC...	I/N 7500 2/2021 (FY...	Attorney	R	-300.00
2/11/2021	6046	R.C.S., Inc.	I/N 120892 Park Re...	Community:Parks & Rec:Park	R	-200.00
2/11/2021	6047	Xerox Corporation	I/N 012478620 (FY2...	Office:Supplies	R	-51.33
2/11/2021	6048	Amerigas	Propane 273.9 gal ...	Office:Util	R	-956.42
2/11/2021	6049	Bucket, Mop, And Br...	I/N CTBCom-1421 j...	Office:Maint:Service		-188.00
2/11/2021		EFT Point And Pay	Zoning Text Amend...	Other Inc:Zoning	R	250.00
2/11/2021		EFT Debit Card (AOL)	AOL Troubleshootin...	Office:Tel	R	-7.99
2/16/2021		EFT NC Department of R...	Sales & Use Distribu...	Sales Tax:Sales & Use Dist	R	2,454.87
2/22/2021		EFT...Union County {NCV...	NCVTS 2102 (FY20...	Veh Tax:Tax 2020	R	633.87
			NCVTS Refunds (F...	Veh Tax:Tax 2020	R	-1.17
			NCVTS 2102 (FY20...	Veh Tax:Int 2020	R	4.28
			FY2020	Tax Coll:Contract	R	-19.53
2/24/2021	6050	Duke Power	1819573779 (Old Sc...	Office:Util		-25.07
2/24/2021	6051	Duke Power	1803784140 (FY2020)	Office:Util		-136.69
2/24/2021	6052	Sonitrol Security Ser...	I/N 292486 Alarm U...	Capital Outlay:Equipment		-2,454.00
2/24/2021	6053	Sonitrol Security Ser...	I/N 292485 Alarm S...	Office:Tel		-223.78
2/24/2021	605...	Municipal Insurance ...	3/21 (FY2020)	Emp:Benefits:Life		-52.08
			3/21 (FY2020)	Emp:Benefits:Dental		-82.00
			3/21 (FY2020)	Emp:Benefits:Vision		-14.00
2/25/2021		EFT...Paychex	Salary 02/21 (FY202...	Office:Clerk	R	-3,015.52
			Supplement 02/21 (...	Office:Clerk	R	0.00
			02/21 (FY2020)	Office:Deputy Clerk	R	-809.86
			Salary 02/21 (FY202...	Office:Finance Officer	R	-2,785.22
			Salary 02/21 (FY202...	Office:Mayor	R	-400.00
			Salary 02/21 (FY202...	Office:Council	R	-900.00
			Salary 02/21 (FY202...	Planning:Administration:Salaries	R	-2,606.62
			Salary 02/21 (FY202...	Tax Coll:Sal	R	-25.00
			FY2020	Emp:FICA:Soc Sec	R	-653.61
			FY2020	Emp:FICA:Med	R	-152.90

Register Report - Feb 2021

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3/19/2021

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Date	Num	Description	Memo	Category	Clr	Amount
2/25/2021	EFT...	NC State Treasurer	02/21 LGERS contri...	Office:Clerk	R	-192.48
			02/21 LGERS contri...	Office:Finance Officer	R	-177.78
			02/21 LGERS contri...	Planning:Administration:Salaries	R	-166.38
			02/21 employer cont...	Emp:Benefits:NCLGERS	R	-1,328.19
2/26/2021	EFT	Paychex Fees	Fees 02/21 (FY2020)	Emp:Payroll	R	-146.50
2/26/2021	DEP	Deposit #20014	#20014 Zoning (FY2...	Other Inc:Zoning	R	235.00
2/1/2021 - 2/28/2021						-9,398.15

TOTAL INFLOWS 9,692.96

TOTAL OUTFLOWS -19,091.11

NET TOTAL -9,398.15

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February 2021
Revenue Details

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NC Sales & Use Distribution

December 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)	2,247,701.95	1,432,084.36	1,190,725.16	-	(19.28)	309,221.75	-	-	(336,574.83)	4,843,139.11
FAIRVIEW	988.59	629.86	523.71	-	-	136.00	-	-	624.10	2,902.26
HEMBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	83,299.63	53,072.92	44,128.17	-	(0.71)	11,459.73	-	-	52,587.38	244,547.12
LAKE PARK	7,581.69	4,830.54	4,016.42	-	(0.07)	1,043.03	-	-	4,786.36	22,257.97
MARSHVILLE	11,252.69	7,169.45	5,961.14	-	(0.10)	1,548.06	-	-	7,103.87	33,035.11
MARVIN	6,804.17	4,335.16	3,604.52	-	(0.06)	936.07	-	-	4,295.50	19,975.36
MINERAL SPRINGS	836.20	532.77	442.98	-	(0.01)	115.04	-	-	527.89	2,454.87
MINT HILL *	47.27	30.12	25.04	-	-	6.50	-	-	29.84	138.77
MONROE	264,909.07	168,782.22	140,336.17	-	(2.27)	36,444.17	-	-	167,238.11	777,707.47
STALLINGS *	44,202.63	28,162.94	23,416.44	-	(0.38)	6,081.06	-	-	27,905.29	129,767.98
UNIONVILLE	1,345.65	857.36	712.86	-	(0.01)	185.12	-	-	849.51	3,950.49
WAXHAW	88,845.19	56,606.18	47,065.94	-	(0.76)	12,222.65	-	-	56,088.31	260,827.51
WEDDINGTON *	13,820.80	8,805.68	7,321.60	-	(0.12)	1,901.36	-	-	8,725.13	40,574.45
WESLEY CHAPEL	1,977.74	1,260.08	1,047.71	-	(0.02)	272.08	-	-	1,248.56	5,806.15
WINGATE	7,231.03	4,607.13	3,830.65	-	(0.06)	994.79	-	-	4,564.98	21,228.52
TOTAL	2,780,844.30	1,771,766.77	1,473,158.51	-	(23.85)	382,567.41	-	-	-	6,408,313.14

NCVT'S A/P Receipt Distribution
For the month Ending: 12/31/2020

NCVT15

Jurisdiction	Entity	Vendor #	Inv #	Tax & Fee Amt	Int Only Amt	Cmn Cst	Pending Refunds	Net Amt	Status/Check#
001	Union County	0		\$ 501,596.73	\$ 4,053.16	\$ (15,732.77)	(\$2,626.14)	\$ 487,290.98	No Check
003	Voter Approved Debt Tax	0		76,505.05	617.70	(2,399.46)	(\$400.46)	\$ 74,322.83	No Check
011	Countywide Fire Tax	0		35,788.16	272.97	(1,121.88)	(\$172.22)	\$ 34,767.03	No Check
012	Countywide EMS Tax	0		49,061.88	412.41	(1,539.33)	(\$271.97)	\$ 47,662.99	No Check
013	Griffith Rd	0		669.26	5.49	(19.85)	\$0.00	\$ 654.90	No Check
014	Stack Rd	0		829.93	1.90	(24.71)	\$0.00	\$ 807.12	No Check
015	Springs Fire Tax	0		5,311.74	46.05	(168.43)	(\$20.55)	\$ 5,168.81	No Check
016	Fairview	0		2,604.27	13.78	(81.90)	(\$0.91)	\$ 2,535.24	No Check
017	New Salem	0		2,816.55	15.39	(84.26)	(\$19.67)	\$ 2,728.01	No Check
018	Beaver Lane	0		2,669.70	21.78	(72.30)	\$7.23	\$ 2,626.41	No Check
019	Bakers	0		6,844.08	35.14	(202.81)	\$13.15	\$ 6,689.56	No Check
020	Stallings Fire Tax	0		11,082.08	82.83	(355.29)	(\$35.66)	\$ 10,773.96	No Check
021	Unionville	0		3,347.70	22.06	(101.34)	\$13.99	\$ 3,282.41	No Check
022	Wingate	0		3,362.36	25.48	(90.12)	(\$5.50)	\$ 3,292.22	No Check
023	Hemby Bridge Fire Tax	0		13,416.72	120.49	(426.09)	(\$49.40)	\$ 13,061.72	No Check
024	Allens Crossroads	0		390.65	2.76	(9.10)	\$0.00	\$ 384.31	No Check
025	Jackson	0		975.29	3.83	(29.33)	(\$3.14)	\$ 946.65	No Check
026	Wesley Chapel Fire Tax	0		17,806.13	117.33	(601.04)	(\$102.62)	\$ 17,219.80	No Check
027	Lanes Creek	0		1,256.08	7.23	(33.81)	(\$0.83)	\$ 1,228.67	No Check
028	Waxhaw Fire Tax	0		12,376.90	102.33	(408.08)	(\$100.48)	\$ 11,970.67	No Check
029	Sandy Ridge	0		1,684.88	6.84	(44.62)	\$2.57	\$ 1,649.67	No Check
030	Providence	0		66.23	0.31	(2.27)	\$0.00	\$ 64.27	No Check
101	Village of Marvin	1832	VTFNAP2012-1	5,689.85	39.48	(196.20)	(\$6.67)	\$ 5,526.46	
200	City of Monroe	103-7	VTFNAP2012-1	208,108.49	1,293.23	(5,683.94)	(\$2,724.27)	\$ 200,993.51	
222	Monroe Downtown Service	103-7	VTFNAP2012-2	11.81	-	(0.38)		\$ 11.43	
300	Town of Wingate	4064	VTFNAP2012-1	9,305.55	62.75	(239.94)	(\$17.68)	\$ 9,110.68	
400	Town of Marshville	5861	VTFNAP2012-1	7,654.01	118.33	(200.99)	\$0.00	\$ 7,571.35	
500	Town of Waxhaw	8268	VTFNAP2012-1	102,712.91	617.81	(3,440.78)	(\$653.42)	\$ 99,236.52	
600	Town of Indian Trail	2924	VTFNAP2012-1	69,779.01	551.21	(2,179.38)	(\$201.52)	\$ 67,949.32	
700	Town of Stallings	4860-2	VTFNAP2012-1	32,183.22	226.88	(1,049.30)	(\$138.56)	\$ 31,222.24	
800	Town of Weddington	7518	VTFNAP2012-1	10,566.82	85.20	(344.41)	(\$91.40)	\$ 10,216.21	
900	Village of Lake Park	1833	VTFNAP2012-1	6,572.37	51.10	(205.99)	(\$20.26)	\$ 6,397.22	
930	Town of Fairview	19458	VTFNAP2012-1	876.22	6.74	(27.73)	(\$0.35)	\$ 854.88	
970	Village of Wesley Chapel	9262	VTFNAP2012-1	1,768.30	9.86	(57.51)	(\$19.52)	\$ 1,701.13	
980	Town of Unionville	11530	VTFNAP2012-1	1,266.72	11.00	(38.37)	(\$1.67)	\$ 1,237.68	
990	Town of Mineral Springs	10870	VTFNAP2012-1	580.93	4.54	(17.14)	\$1.80	\$ 570.13	
999	Schools	0		1,031,899.43	8,330.76	(32,366.46)	(\$5,402.63)	\$ 1,002,461.10	No Check
Total				\$ 2,239,438.01	\$ 17,396.15	\$ (69,597.31)	(\$13,048.76)	\$ 2,174,188.09	
								\$ 442,598.76	AP Total

Invoice Date	Invoice Number	Description	Invoice Amount
12/30/2020	VTFNAP2012-1	CASH RECEIVED DEC 2020 & REFUN	\$570.13

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00068789	02/01/2021	570.13



County of Union

500 North Main Street
Monroe, North Carolina 28112

Vendor Number Check Date Check Number
10870 02/01/2021 00068789

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

\$570.13

Pay Five Hundred Seventy Dollars and 13 cents *****

To The
Order Of

TOWN OF MINERAL SPRINGS
PO BOX 600
MINERAL SPRINGS NC 28108

**EFT COPY
NON-NEGOTIABLE**

AP



County of Union

500 North Main Street
Monroe, North Carolina 28112

10870
00068789

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
PO BOX 600
MINERAL SPRINGS NC 28108

Jurisdiction Collection by Year
Union County
Date Distributed: 1/1/2021 to 1/29/2021

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2015	0.00	0.00	1.69	1.69	0.03	1.66
2018	34.35	0.00	6.86	41.21	0.62	40.59
2019	78.70	0.00	6.71	85.41	1.28	84.13
2020	5,328.53	16.14	32.19	5,376.86	80.65	5,296.21
2021	22.50	0.00	0.00	22.50	0.34	22.16
Total:	5,464.08	16.14	47.45	5,527.67	82.92	5,444.75
Grand Total:	5,464.08	16.14	47.45	5,527.67	82.92	5,444.75

Invoice Date	Invoice Number	Description	Invoice Amount
02/02/2021	2107 TAXES	TAX/FEE/INT JANUARY 2021	\$5,444.75

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00068855	02/08/2021	5,444.75



County of Union

500 North Main Street
Monroe, North Carolina 28112

Vendor Number Check Date Check Number
10870 02/08/2021 00068855

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

\$5,444.75

Pay Five Thousand Four Hundred Forty Four Dollars and 75 cents *****

To The
Order Of

TOWN OF MINERAL SPRINGS
PO BOX 600
MINERAL SPRINGS NC 28108

**EFT COPY
NON-NEGOTIABLE**

AP



County of Union

500 North Main Street
Monroe, North Carolina 28112

10870
00068855

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
PO BOX 600
MINERAL SPRINGS NC 28108

Invoice Date	Invoice Number	Description	Invoice Amount
01/31/2021	VTFNAP2101-1	CASH RECEIVED JAN 2020 & REFUN	\$617.45

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00069258	02/22/2021	617.45



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

Vendor Number Check Date Check Number
 10870 02/22/2021 00069258

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

\$617.45

Pay Six Hundred Seventeen Dollars and 45 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
 00069258

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: March 30, 2021
Subject: Lowe's "100 Hometowns" Grant for Downtown Revitalization

Lifelong Mineral Springs resident John Howie brought to my attention the Lowe's Hometown Grant Program, which seeks to provide funding for 100 "Hometown Projects" designed to improve community resources and enable area revitalization. John believes that a project to revitalize the old Todd's Grocery property in downtown Mineral Springs by removing hazardous asbestos siding from the dilapidated buildings on the property, demolishing the buildings, fully clearing the site and regrading to remove debris, and replanting with grass would be a good candidate for one of these grants, and he would like to nominate the project for a Lowe's grant.

The nomination process for a grant is spelled out on the attached "terms and conditions" writeup, which is lengthy and contains a lot of "legalese". I have highlighted a few key provisions that would apply to Mineral Springs. In general, anybody can nominate a project for a grant, but a grant recipient must be a 501(c)(3) Non-Profit or a government entity that is capable and willing to use the grant funding to undertake the project. Projects must be able to be completed by October 31, 2021. Nominations must be submitted by April 19, 2021.

One specific suggestion under "Possible Grant Uses" is "Area Revitalization (e.g. a new playground at a community park, small business renovation/repairs, renovations to downtown areas, etc.)". That would seem to describe the proposed downtown Mineral Springs site revitalization to a "T"! And while the grant cannot be used for, say, "an individual that needs his/her home repaired" and a grant-funded project must "benefit the community as a whole", there is no prohibition on using grant funding for a project on private property. The Mineral Springs town council has understandably been unwilling to utilize taxpayer dollars to improve private property, but serving as a "pass through" for a private grant to improve a piece of property that would produce a demonstrable community benefit should be an appropriate municipal function.

I am working with John on his nomination. He has secured permission from the property owner to undertake the project, so I am requesting that the town council indicate by motion that the town approves of this project and would be willing to assist in coordinating the completion of the work if the nomination were selected for a grant.

There is no local match required, and no specific cost specified by Lowe's for a given project. The closest thing I could find to a monetary guideline is in one of the FAQ's, where Lowe's states that it is committing \$10 million to 100 projects – an average of \$100,000 per project. An early estimate of the cost of the downtown Mineral Springs project is \$75,000, so that certainly seems to be in line with the size project that Lowe's would be willing to fund.

Nominate a project in your hometown today.

Lowe's is awarding 100 grants in hometowns nationwide to deserving community projects.

Share your project today.



Enter your email address

GET STARTED

THE LOWE'S HOMETOWNS GRANT PROGRAM
TERMS AND CONDITIONS

1. **OVERVIEW:** Lowe's is proud to celebrate its 100th anniversary in 2021. As part of our centennial celebration, Lowe's wants to enhance the communities in which we all live by providing funding for 100 charitable projects such as improvements, to community resources/spaces, neighborhood housing, cultural preservation and area revitalization. While Lowe's may select some of the projects based on our own charitable initiatives, Lowe's invites customers from across the United States to nominate their hometowns for a charitable project through the Lowe's Hometown Grant Program ("**Program**"). From the nominations received through the Program website, <https://lowes100hometowns.com> ("**Website**"), Lowe's selection committee ("**Selection Committee**") will ultimately select eligible charitable projects to fund ("**Grant(s)**") by working with local non-profits and/or government entities ("**Grant Recipients**") as further set forth below.
2. **PROGRAM PERIOD:** The Program nomination phase starts on March 9, 2021 at 12:00 AM (midnight) Eastern Time ("**ET**") and ends on April 19, 2021 at 11:59:59 PM ET ("**Program Nomination Period**"). The official time keeping device for this Program is the Website.
3. **WHO CAN NOMINATE:** This Program is open to legal residents of the fifty (50) United States and the District of Columbia, who are at least eighteen (18) years of age or older (nineteen [19] in Alabama and Nebraska, and twenty-one [21] in Mississippi) at the time of nomination. Each eligible entrant is a "**Nominator**". Each Nominator may submit a nomination for an eligible charitable project to receive a Grant.

Any (i) members of the Selection Committee reviewing nominations and helping narrow down or select Grant Recipients, (ii) except as set forth below, any employees, officers, directors and agents of any for profit company or entity involved in the implementation and execution of the Program, and (iv) as applicable, each of foregoing entities respective parent companies, subsidiaries, and affiliates, and, each of their respective immediate family members (e.g., spouse, parent, child, sibling, and their respective spouses and the "steps" of each, regardless of where they reside) and persons living in the same household of each, whether or not related, are not Eligible Nominators. Notwithstanding the foregoing, for avoidance of doubt, associates of Lowe's Companies, Inc. and its affiliates (collectively, "**Lowe's**"), other than those included in 3(i) above, are eligible to nominate their hometowns to be a part of the Program.

Nominator's participation constitutes his/her full and unconditional agreement to these Terms and Conditions. Lowe's, or at Lowe's election its third-party entities' helping implement and execute the Program ("**Third Party Vendors**") decisions and interpretations, are final and binding in all matters related to the Program. Awarding any Grant is contingent upon fulfilling all requirements set forth herein and any other condition provided by Lowe's and Selection Committee's sole and absolute discretion. Nominators and/or potential Grant Recipients may be required to provide proof of identification and eligibility as requested by Lowe's or any of its Third Party Vendors.

**NO PURCHASE OR PAYMENT NECESSARY TO APPLY OR RECEIVE A GRANT.
PURCHASE HISTORY WILL NOT IMPACT GRANT DECISIONS.**

4. **HOW TO NOMINATE A HOMETOWN PROJECT:** During the Program Nomination Period, an eligible Nominator must visit <https://lowes100hometowns.com> and enter his/her valid e-mail address and the information requested on the nomination form, which may include, without limitation: his/her first and complete last name (no initials); phone number; street address (no P.O. Boxes will be allowed); city, state; and zip code. Eligible Nominator will then be required to nominate a non-profit (“**Non-Profit**”) or government organization or specify a community project that benefits the community as a whole as opposed to small group or individual which a Non-Profit or government entity can implement and execute (“**Community Project**”) as further set forth below.

Nominators can only nominate the following for a Grant (“**Eligible Grant Recipients**”):

- (i) **Must be** a Non-Profit entity recognized under Section 501(c)(3) of the Internal Revenue Code or **a government entity or a Community Project that benefits the community as a whole** as opposed to small group or individual which a Non-Profit or government entity can implement and execute;
- (ii) Use of the Grant must be limited to community physical improvements or enhancements to one or more of the following:
- a. Possible Grant Uses
- Community Resources/Space (e.g. park, senior citizen center, youth center, etc.)
 - Neighborhood Housing (e.g. critical repairs, block of homes, accessible home needs, etc.)
 - Cultural Preservation (e.g. theatre, memorial renovation, sustainability, etc.)
 - **Area Revitalization** (e.g. a new playground at a community park, small business renovations/repairs, **renovations to downtown areas, etc.**)
- b. Impermissible Grant Uses or Grant Recipients
- **An individual that needs his/her home repaired.**
 - **No sponsorship of activities (youth sports teams, etc.);**
- (iii) **Must be a Community Project that can be completed on or before October 31, 2021;**
- (iv) Physical location of the nominated Community Project must be located in the United States and be within a reasonable distance (as determined by Lowe’s in Lowe’s sole discretion) of a Lowe’s store; and
- (v) Nominator may not nominate a Community Project that the Nominator would be responsible for completing unless Nominator is affiliated with the Non-Profit or government entity that will be responsible for completing.

Nominator must also provide the requested information on the Website, including the name of the Community Project, Community Project type, the Nominator’s involvement in or relationship with the Community Project (if any), if any other organization or non-profit is supporting this Community Project already, as well as the Community Project location, address, and a contact for the Community Project other than the Nominator (first name, last name, phone number, and organization/project website). Nominator must then provide details as to why the nominated Community Project is important to Nominator consistent

with the judging criteria noted below (250 words or less), a description about what problem the Community Project will solve and who it will serve (250 words or less) and provide details about what makes his/her nominated hometown so special (250 words or less) (each an “**Essay**”).

Nominator must also provide whether or not the Community Project can be started or continued and completed between July – October 2021 (50 words or less), the approximate amount of people in the community who will benefit from the Community Project, the current status of the Community Project, and an estimated cost to complete the Community Project. Nominator must then follow the on-screen prompts to upload three (3) photographs of the nominated Project that needs the makeover (JPG, .JPEG, .PNG / 10 MB Max per photo) and an optional video (the video cannot exceed one [1] minute and 80 MB, .MOV, .MP4, .MPEG, .WMV). Submitting the optional video will not enhance your chances of having your Community Project being awarded a Grant.

The Community Project Essays, photographs, and optional video are collectively a “**Submission**”. **All Submission photographs, videos, and Essays must comply with the restrictions outlined in Section 6 below.** Sharing or posting of the Submission on social media, including on Instagram, Facebook or Twitter, will not increase the likelihood of any Community Project ultimately being chosen to receive a Grant by the Selection Committee.

Limit: There is a limit of two (2) Submissions per person during the Nomination Phase. Each Submission must be unique. Anyone who attempts to nominate more than the stated limit may be subject to disqualification from the Program. If it is discovered or suspected that a person has attempted to enter or upload Submissions using multiple e-mail addresses or identities, all of that person’s Submissions may be declared null and void in Lowe’s sole and absolute discretion.

NOTE: By submitting a Submission, each Nominator agrees that his/her Submission conforms to the Submission Requirements set forth in Section 5 below and all other terms and conditions in these Terms and Conditions and that Lowe’s, or its Third Party Vendors, may, in their sole and absolute discretion, disqualify him/her from the Program if Lowe’s (in its sole discretion) decides that his/her Submission fails to conform to the Submission Requirements or any other provision of these Terms and Conditions.

5. SUBMISSION GUIDELINES AND REQUIREMENTS: Each Submission must comply with the following:

- Submission must comply with these Terms and Conditions;
- Photographs must be in one of the following formats: .JPEG, .JPG, or .PNG;
- Photo must not exceed 10 MB;
- Video must not to exceed one minute and 80 MB, in one of the following file formats: .MOV, .MPEG, .WMV, .MP4;
- Must not contain material that violates or infringes another's rights, including, but not limited to, privacy, publicity or intellectual property rights, including copyright infringement, or legal or moral rights of any third party, living or deceased;
- Must not disparage Lowe’s or any other person or party affiliated with the operation and administration of this Program;
- Must not include any personally identifiable information other than as necessary to

- complete the nomination form;
- Must be the original work of the Nominator and must not contain images or artwork, music, quotes, parodies or other materials not created by Nominator;
 - Must not contain, facilitate, reference, or use material that is fraudulent, inappropriate, indecent, lewd, pornographic, obscene, hateful, tortious, defamatory, slanderous or libelous;
 - Cannot be sexually explicit or suggestive, unnecessarily violent or derogatory of any ethnic, racial, gender, religious, professional or age group, profane or pornographic, or contain nudity or any materially dangerous activity;
 - Must not contain, facilitate, reference or use material that contains prohibited content which shall include, but is not limited to content that promotes, suggests, or encourages:
 - i. gambling, including without limitation, any content related to online casinos, sports books, bingo or poker;
 - ii. the use of firearms/weapons/ammunition, any illegal drugs, prostitution, pornography, nudity, profanity or other adult content, violence, or the use of alcohol or tobacco products; and
 - iii. the taking up of arms against any person, government or entity or otherwise challenge or seek to overthrow any government;
 - Must not contain any viruses, spyware, malware, or other malicious components that are designed to harm the functionality of a computer in any way;
 - Must not contain, facilitate, reference, or use material that promotes bigotry, racism, hatred or harm against any group or individual or promotes discrimination based on race, gender, ethnicity, religion, nationality, disability, sexual orientation, political orientation, citizenship, ancestry, marital status, or age; and
 - Must not contain material that is unlawful, in violation of or contrary to the laws or regulations in any jurisdiction where the photograph or video was created.

Nominator must have approval from any persons appearing in the Submission photograph, video, or essay and be able to provide express written consent of every such person appearing in the Submission photograph, video, or essay to Lowe's or its Third Party Vendors if requested.

NOTE: If any Submission fails to comply with any of these Submission Requirements or any other provisions of these Terms and Conditions, Lowe's and/or its Third-Party Vendors reserve the right, but are not obligated, to disqualify the Submission.

Further, no Community Project will be eligible to receive funding from a Grant unless Lowe's determines, in its sole and absolute discretion, that such Community Project is capable of and is sponsored by or otherwise adopted for implementation and execution by a Non-Profit or government entity which is an Eligible Grant Recipient.

Each person who fills out a nomination form for this Program represents and warrants as follows:

- (i) the Submission is the Nominators' own original;
- (ii) the Submission does not contain any computer virus (as applicable), is otherwise uncorrupted, is wholly original with Nominator, and as of the date of submission, is not the subject of any actual or threatened litigation or claim;

- (iii) the Submission does not and will not violate or infringe upon the intellectual property rights or other rights of any third party;
- (iv) Nominator has obtained permission from any person whose name, likeness or voice is used in the Submission; and
- (v) the Submission does not and will not violate any applicable laws and is not and will not be defamatory or libelous.

Nominator hereby agrees to indemnify and hold Lowe's Companies, Inc affiliates and subsidiaries, any individual, company, organization or an entity involved in the execution and/or implementation of the Program, as well as any of the foregoing entities' employees, officers, directors, representatives, and agents (collectively, "**Program Entities**") harmless from and against any and all third party claims, actions or proceedings of any kind and from any and all damages, liabilities, costs and expenses relating to or arising out of any breach or alleged breach of any of the warranties, representations or agreements of entrant hereunder.

By submitting a Submission, Nominator hereby grants permission for the Submission to be publicly posted, at Lowe's sole discretion. By submitting a Submission, Nominator grants Lowe's an unlimited, worldwide, royalty-free, irrevocable, perpetual, transferable license and right to publish, use, publicly perform and display the Submission in whole or in part, in any way, in any and all media, without limitation, and without consideration to the Nominator, for promotional or marketing purposes. The Program Entities are not responsible for lost, late, stolen, damaged, incomplete, invalid, un-intelligible, garbled, delayed or misdirected Submissions – all of which will be void. Lowe's reserves the right to disqualify any Nominator and/or Submission in its sole and absolute discretion.

6. JUDGING AND SELECTION OF GRANT RECIPIENTS. There are two (2) rounds of judging:

- a. **First Round.** Throughout the Program Nomination Period, the eligible Submissions will be judged by a panel of qualified judges comprised of employees of Third Party Vendors and Lowe's ("**First Round Judges**"). The First Round Judges will score the Submissions according to the following weighted criteria: (i) Most inspirational: 20%; (ii) Quality of Submission: 10%; (iii) Demonstrated Need: 35%; and (iv) Degree of Community Impact: 35% ("**Judging Criteria**"). The First Round Judges will take the top two hundred (200) Submissions to present to the Lowe's panel of judges and its designees ("**Second Round Judges**") for the second round. (In the event of a tie, the tied Submissions will be reviewed by the applicable judges and the Submission with the highest score in "Level of need" will be named the potential grant recipient.)
- b. **Second Round:** In the second round, Second Round Judges will score and rate the Submissions in Lowe's sole and absolute discretion based on the following criteria:
 - i. Balanced number of Community Projects in urban/rural communities;
 - ii. Disperse geographic reach across the United States;
 - iii. Cultural and socioeconomic diversity of communities served;
 - iv. Willingness of a Non-Profit or government entity to facilitate and oversee the Community Project; and

v. Ability to Complete Community Project on or before 10/31/21.

Lowe's judges will select up to one hundred (100) Submissions to be potential Grant Recipients. Grant Recipients are each considered a potential Grant recipient pending verification of eligibility and compliance with these Terms and Conditions, and agreement to grant conditions as further described below. Decisions of the judges are final and binding and Nominator hereby waives any and all rights to view the scoring, rating methodology, or anything related thereto.

7. GRANTS AND CONDITIONS:

- A. Grants:** Amount of each Grant awarded will be determined by Lowe's in its sole and absolute discretion and may take into consideration the Community Project budget, other Community Projects that have received grants, available funds and/or other Judging Criteria. Each Grant will be awarded to a Non-Profit or government entity who can and is willing to accept responsibility for completion of the Community Project. Grants may be in the form of cash or Lowe's gift cards in Lowe's sole discretion.
- B. Grant Conditions.** Each Grant Recipient will be required to sign a separate agreement with Lowe's and/or its designee which governs the terms and conditions of the Grant. The Program Entities shall not be held responsible for any delays in awarding or fulfilling a Grant for any reason. It is Lowe's 's intent to fund one hundred (100) community projects as part of its Hometown campaign. In the event of an insufficient number of eligible Submissions and/or qualified Community Projects, Lowe's may in its sole discretion, select projects from outside the Program. The actual number and amount of Grants funded by the Program will depend upon the number of eligible Submissions, qualified Community Projects and the number of projects selected by Lowe's to fund outside the Program.

Potential Grant Recipients are subject to verification of eligibility and compliance with these Terms and Conditions. **Lowe's and/or its Third-Party Vendors may request additional information from Nominator, Community Project representatives, Non-Profit and/or government entity or require that Grant recipients enter into a separate agreement with Lowe's or its designee which contains separate terms and conditions.**

Each Nominator and/or recipient of a Grant may be subject to a background check and/or additional due diligence before the Grant is awarded. Lowe's reserves the right to disqualify the Submission, including Community Project and/or potential Grant recipient related thereto based on the results of such background check and/or due diligence if Lowe's determines in its sole discretion that the awarding of the Grant or the Community Project itself might reflect negatively on Lowe's. Potential Grants and Community Projects are subject to verification of eligibility and compliance with these Terms and Conditions. Failure to provide all required information within the stated time period may result in no longer being considered for a Grant or otherwise a forfeiture of the Grant.

Each Grant recipient will be required to sign a separate agreement with Lowe's or its designee, including a Liability/Publicity Release and/or a performance contract confirming the recipient's eligibility and that it will use Grant funds toward completion of the Community Project and fulfillment of Grant conditions, which may require that the recipient

provide Lowe's with status reports and social media posts regarding progress and permit Lowe's or its designee to photograph or videotape progress on the Community Project and post same in promoting the Community Project, the Program and/or Lowe's business. Upon verification of eligibility, the contact for the Grant recipient will be contacted regarding Grant issuance. The Program Entities shall not be held responsible for any delays in awarding or fulfilling a Grant or completing a Project for any reason. Grants are not transferable. Grant recipients are responsible for all aspects of the Project other than the Grant funds provided by Lowe's pursuant to this Program.

- 8. LIMITATION OF LIABILITY:** By participating in this Program, Nominators and Grant recipients on behalf themselves and/or any organization that they represent, agree that the Program Entities and each of their respective affiliates, subsidiaries, representatives, consultants, contractors, legal counsel, advertising, public relations, promotional, fulfillment and marketing agencies, website providers and each their respective officers, directors, stockholders, employees, representatives, designees and agents ("**Released Parties**") are not responsible for: (i) lost, late, incomplete, stolen, misdirected, postage due or undeliverable e-mail notifications, telephone calls, or postal mail; (ii) any computer, telephone, satellite, cable, network, electronic or Internet hardware or software malfunctions, failures, connections, or availability; (iii) garbled, corrupt or jumbled transmissions, service provider/Internet/website/UseNet accessibility, availability or traffic congestion; (iv) any technical, mechanical, printing or typographical or other error; (v) the incorrect or inaccurate capture of registration information or the failure to capture, or loss of, any such information; (vi) any error, omission, interruption, deletion, defect, delay in operation or transmission, communications line failure, technical error, theft or destruction or unauthorized access to the Program; (vii) any injury or damage, whether personal or property (including any injury related to implementation of the Project or use of the Grant), to Nominator's or to any person's computer related to or resulting from participating in the Program and/or accepting or using the Grant; and (viii) Submissions that are late, forged, lost, misplaced, misdirected, tampered with, incomplete, deleted, damaged, garbled or otherwise not in compliance with the Terms and Conditions. Further, the Released Parties are not responsible for any undelivered telephone calls, messages or e-mails, including without limitation, e-mails that are not received because of a Nominator's privacy or spam filter settings that may divert any winner notification or other Program related e-mail to a spam or junk folder.

By entering the Program, each Nominator and Grant recipient agrees: (i) to be bound by these Terms and Conditions, including Submission requirements; (ii) to waive any rights to claim ambiguity with respect to these Terms and Conditions; (iii) to waive all of his/her rights to bring any claim, action or proceeding against any of the Released Parties in connection with the Program; and (iv) to forever and irrevocably agree to release and hold harmless each of the Released Parties from any and all claims, lawsuits, judgments, causes of action, proceedings, demands, fines, penalties, liability, costs and expenses (including, without limitation, reasonable attorneys' fees) that may arise in connection with: (a) the Program, including, but not limited to, any Program-related activity or element thereof, and the Nominator's Submission, participation or inability to participate in the Program; (b) the violation of any third-party privacy, personal, publicity or proprietary rights; (c) acceptance, attendance at, receipt, travel related to, participation in, delivery of, possession, defects in, use, non-use, misuse, inability to use, loss, damage, destruction, negligence or willful misconduct in connection with the use of the Grant (or any component thereof); (d) any change in the Grant (or any components thereof); (e) human error; (f) any wrongful,

negligent, or unauthorized act or omission on the part of any of the Released Parties; or (g) the negligence or willful misconduct by Nominator.

If, for any reason, the Program is not capable of running as planned, or the integrity and or feasibility of the Program is severely undermined by any event beyond the control of Lowe's, including but not limited to fire, flood, epidemic, earthquake, explosion, labor dispute or strike, act of God or public enemy, satellite or equipment failure, riot or civil disturbance, war (declared or undeclared), terrorist threat or activity, or any federal, state or local government law, order, or regulation, order of any court or jurisdiction, infection by computer virus, unauthorized intervention, technical failures or other cause not reasonably within the control of Sponsor (each a "**Force Majeure**" event or occurrence), or in the event of insufficient submissions or insufficient qualified projects, Lowe's reserves the right, at its sole discretion, to abbreviate, cancel, terminate, modify, suspend or extend the Program and/or proceed with the Program, including the selection of Grant recipients in a manner it deems fair and reasonable, including the selection of Grant recipients from among eligible Submissions received prior to such cancellation, termination, modification or suspension without any further obligation provided such Submissions include an Eligible Grant Recipient and such Grant recipient follows all other terms and conditions of the Program and/or separate agreement between Lowe's and/or designee.

- 9. DISPUTES: THIS PROGRAM IS GOVERNED BY, AND WILL BE CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NORTH CAROLINA, AND THE FORUM AND VENUE FOR ANY DISPUTE SHALL BE IN THE MECKLENBURG COUNTY, NORTH CAROLINA. IF THE CONTROVERSY OR CLAIM IS NOT OTHERWISE RESOLVED THROUGH DIRECT DISCUSSIONS OR MEDIATION, IT SHALL THEN BE RESOLVED BY FINAL AND BINDING ARBITRATION ADMINISTERED BY JAMS IN ACCORDANCE WITH ITS ARBITRATION RULES AND PROCEDURES OR SUBSEQUENT VERSIONS THEREOF ("JAMS RULES"). THE JAMS RULES FOR SELECTION OF AN ARBITRATOR SHALL BE FOLLOWED, EXCEPT THAT THE ARBITRATOR SHALL BE EXPERIENCED AND LICENSED TO PRACTICE LAW IN NORTH CAROLINA. ALL PROCEEDINGS BROUGHT PURSUANT TO THIS PARAGRAPH WILL BE CONDUCTED IN CHARLOTTE, NORTH CAROLINA. THE REMEDY FOR ANY CLAIM SHALL BE LIMITED TO ACTUAL DAMAGES, AND IN NO EVENT SHALL ANY PARTY BE ENTITLED TO RECOVER PUNITIVE, EXEMPLARY, CONSEQUENTIAL OR INCIDENTAL DAMAGES OR HAVE DAMAGES MULTIPLIED OR OTHERWISE INCREASED, INCLUDING ATTORNEYS' FEES OR OTHER SUCH RELATED COSTS OF BRINGING A CLAIM, OR TO RESCIND THIS AGREEMENT OR SEEK INJUNCTIVE OR ANY OTHER EQUITABLE RELIEF. NOMINATORS AGREE THAT THE RIGHTS AND OBLIGATIONS OF ANY NOMINATOR AND/OR RELEASED PARTIES AND/OR ANY OTHER PARTY SHALL BE RESOLVED INDIVIDUALLY, WITHOUT RESORT TO ANY FORM OF CLASS ACTION. ANY DEMAND FOR ARBITRATION MUST BE FILED WITHIN ONE (1) YEAR FROM THE END OF THE PROGRAM PERIOD, OR THE CAUSE OF ACTION SHALL BE FOREVER BARRED.**
- 10. PRIVACY POLICY:** Lowe's privacy policy is available at <https://www.lowes.com//privacy-and-security-statement.html>.
- 11. PUBLICITY RIGHTS:** By participating in this Program, each Nominator and Grant recipient agrees to allow Lowe's and its designees the perpetual right to use his/her name, address (city and state), biographical information, likeness, picture and other information and content

provided in connection with the Program or related to the Community Project for promotion, trade, commercial, advertising and publicity purposes in all media worldwide including, but not limited to, on television and the Internet, without notice, review or approval and without additional compensation, except where prohibited by law.

- 12. RELEASE:** By participating in the Program, each Nominator and Grant recipient release and agree to indemnify and hold harmless Program Entities, from and against any and all costs, claims, damages, or any other injury, whether due to negligence or otherwise, to person(s) or property (including, without limitation, death or violation of any personal rights, such as violation of right of publicity/privacy, libel, or slander), due in whole or in part, directly or indirectly, to participation in the Program, creation of a Submission, acceptance or usage of the Grant, or arising out of participation in any Program, use of the Grant or Community Project-related activity, whether hosted by Lowe's or a third party.
- 13. MISCELLANEOUS:** This Program is subject to all applicable federal, state, and local laws. Awarding a Grant is contingent upon fulfilling all requirements set forth herein. Any attempted form of participation in this Program other than as described herein is void and may result in disqualification or revocation of the Grant in Lowe's sole discretion. Lowe's reserves the right to disqualify any individual found, in its sole opinion, to be tampering with the operation of the Program, to be acting in violation of these Terms and Conditions or to be acting in an unsportsmanlike manner or with the intent to disrupt the normal operation of the Program or use of any Grant. Any use of robotic, automatic, macro, programmed, third-party or like methods to participate in the Program will void any attempted participation effected by such methods and the disqualification of the individual utilizing the same.
- CAUTION AND WARNING: ANY ATTEMPT TO DELIBERATELY DAMAGE ANY WEBSITE OR TO UNDERMINE THE LEGITIMATE OPERATION OF THIS PROGRAM IS A VIOLATION OF CRIMINAL AND CIVIL LAWS. SHOULD SUCH AN ATTEMPT BE MADE, THE LOWE'S RESERVES THE RIGHT TO SEEK DAMAGES OR OTHER REMEDIES FROM ANY SUCH PERSON(S) RESPONSIBLE FOR THE ATTEMPT TO THE FULLEST EXTENT PERMITTED BY LAW.**

If any provision of these Terms and Conditions or any word, phrase, clause, sentence or other portion thereof should be held unenforceable or invalid for any reason, then that provision or portion thereof shall be modified or deleted in such manner as to render the remaining provisions of these Terms and Conditions valid and enforceable. The invalidity or unenforceability of any provision of these Terms and Conditions or any Program documents will not affect the validity or enforceability of any other provision. Lowe's failure to enforce any term of these Terms and Conditions shall not constitute a waiver of that provision and such provision shall remain in full force and effect. All entries and/or materials submitted will not be returned. In the event of any conflict with any Program details contained in these Terms and Conditions and the Program details contained in any Program promotional materials (including, but not limited to, point of sale, television and print advertising, or any other promotional media), the details of the Program as set forth in these Terms and Conditions shall prevail. In the event of any conflict between the Terms and Conditions and the Website terms and conditions, the terms and conditions of the Terms and Conditions will prevail.



Town of Mineral Springs
Town Clerk / Zoning Administrator
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MEMO

To: Town Council
From: Vicky Brooks
Date: April 1, 2021
Re: Agenda Item # 7 – Consideration of Returning to Town Hall for Monthly Meetings and Reopening Town Hall During Normal Business Hours

In April of 2020, the town council passed a resolution allowing electronic meetings. It is my belief that the town council should not pass a resolution suspending that resolution at this time, because there may be a need to have electronic meetings in the future depending on COVID-19 surges. There are reports that a surge is taking place now, so we do need to proceed with caution and follow any Executive Order issued by Governor Cooper under the State of Emergency.

There will be a public hearing at the next two monthly meetings (May and June).

In July of 2020, the council decided by unanimous vote to have town hall open by appointment only with anyone coming having their temperature checked, filling out a questionnaire, and wearing a mask. This procedure has been working well during this period; however, it is up to the council whether you want to keep that procedure in place or to open town hall up to the public, so people can just come in when they want during normal business hours. Of course, we would want to keep the COVID-19 safety features in place (temperature, questionnaire, mask) if we open back up to the public.

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: March 29, 2021
Subject: FY2021-2022 Budget: Preliminary Departmental Appropriations

The accompanying spreadsheet shows the FY2019-20 final budget and actual expenditures, the FY2020-21 current budget and estimated final actual expenditures, and suggested appropriation levels for the FY2021-22 budget.

I am recommending keeping most proposed expenditures the same as last year's except for the usual salary and hourly wage increases and other items that change based on established formulas or trends. This "first draft" suggests an increase of \$4,091 over the current year's operating expenditure budget, or 1.24%. This figure again reflects the 3% increase in staff salaries that council has consistently approved over the past several years. This presents a more accurate estimate of what the budget officer anticipates happening with these salaries, but council must still decide whether or not to apply any increases. Note that the "Assistant/Deputy" position has increased from a \$11,500 budget amount to \$12,300; this is not a salaried position, and the \$12,300 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 \$18.45.

Reading the Chart

In the right-hand column, headed "2021-22 proposed", bold-faced numbers are the totals within each budgetary department. These numbers add up to the total of \$333,166. 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, reflecting amounts 3% above last fiscal year. "Employee Overhead" is also shown in white and is proposed to increase by \$2,500 next year. The three sets of figures in the "dotted" cells are simply sub-subcategories within subcategories.

Increases and Decreases

Most other line items are very close to last year's. Although we are still operating under some limitations as a result of COVID-19 I am recommending that we establish the budget as if things were *almost* "back to normal" starting on July 1, 2021 – with the exception of the September 2021 Festival which has been canceled. An amount in the budget does NOT have to result in an expenditure but budgeting all items as usual provides taxpayers with the most realistic idea of the maximum amount the town is likely to spend in the next fiscal year. Major changes in proposed expenditures are:

1. **“Charities”**: Based on 3% of previous fiscal year budget, per town policy. **Decreased** from \$10,825 to \$10,545.
2. **“Community – Special Events: Festival”**: The 2021 Festival has already been canceled, but as the fiscal year progresses and more certainty emerges on the COVID front there may be opportunities to operate some “scaled-back” festive events. Keeping an appropriation in place would allow such events to be funded without amending the budget. **Decreased** from \$10,000 to \$5,000.
3. **“Elections”**: There will be a municipal election in 2021, so this appropriation is **Increased** from \$0 to \$3,300.
4. **“Employee Overhead”**: The NC Local Government Employees’ Retirement System contribution rate has increased, and any salary increases will also result in additional increases in LGERS, FICA, and Workers Compensation contributions. There have been small increases in the NCLM benefits as well. **Increased** from \$30,200 to \$35,000.
5. **“Planning – Zoning Ordinance”**: Some changes to the UDO that will bring it into compliance with new NC G.S. Chapter 160D requirements are currently being undertaken. There may be some additional changes to be made as the UDO is reviewed by planning staff and the planning board. **No Change** from \$5,000.
6. **“Planning – Land Use Plans”**: The planning director is recommending updating and revising the Comprehensive plan, currently called the Land Use Plan. Funds have been allocated each year for this effort but a new plan has not yet been developed. This appropriation has been unused in prior years, but in light of the more pressing need for the Comprehensive Plan we will likely need these funds in FY2021-22. **No Change** from \$5,000.

Other Items of Note:

Most other line items and departmental appropriations remain very close to FY2020-21 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 8, 2021 meeting, council should consider three items related to the budget:

1. **determine** salary and hourly figures for next year
2. **decide** on whether or not to include any of the proposed changes in the FY2021-22 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.

