

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting
March 13, 2025 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, March 13, 2025.

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

Absent: Councilwoman Bettylyn Krafft.

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

Visitors: Michael Thompson.

1. Opening

With a quorum present at 7:30 p.m. on March 13, 2025, Mayor Frederick Becker called the regular meeting to order.

Councilwoman Critz delivered the invocation.

Pledge of Allegiance.

2. Public Comments

None.

3. Consent Agenda – Action Item

Councilwoman Coffey motioned to approve the consent agenda containing the February 13, 2025 Regular Meeting Minutes, the January 2025 Union County Tax Report, and the January 2025 Finance Report as presented, and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, and Muller. Nays: None.

4. Presentation of the Union County Property Reevaluation – Action Item

Union County Deputy Tax Administrator Michael Thompson presented the following 2025 Reappraisal:

Why Do A Reappraisal?

It is a statutory mandate – NCGS 105-286

Octennial Cycle

Mandatory Advancement

Optional Advancement

Fairness and Equity

Provide a Stable Tax Base

2025 Reappraisal Cycle Recap

Last Reappraisal 2021 – 35.6% Total Increase

BOCC Adopted 4-year cycle in 2021

NCDOR sent notice in 2022 mandating a 2025 Reappraisal – Sales Ratio: 82.03%

2024 Final Sales Ratio: 66.87%

Progress to Date

114,182 Parcels Completed

60.05% Total Increase

63.45% Residential Increase

45.59% Commercial/Industrial Increase

33.45% Exempt Property Increase

94.71% Rural Land Valuation Increase (65% - 70% of value is deferred)

Peer County Data: Top Ten By Population

County	2024 Assessed Values	2025 % Increase	2024 % Increase	2023 % Increase	2022 % Increase
Wake	\$ 271,700,000,000	-	51.00%	-	-
Mecklenburg	\$ 258,694,001,170	-	-	53.00%	-
Guilford	\$ 58,652,186,954	-	-	-	35.00%
Buncombe*	\$ 45,249,613,627	60.00%	-	-	-
Durham	\$ 43,237,568,323	75.22%	-	-	-
Cabarrus	\$ 40,784,672,847	-	56.00%	-	-
Forsyth	\$ 36,361,656,934	53.17%	-	-	-
Union	\$ 34,307,865,254	60.05%	-	-	-
Johnston	\$ 22,170,298,359	70.60%	-	-	-
Cumberland	\$ 20,088,700,000	88.00%	-	-	-

* Buncombe projected a 60% increase in 2025, however, the reappraisal was postponed due to storm damage from Helene

Union County Market Data

Market Characteristics

Prices still increasing, but stabilized

December 2024 – Median listing price essentially flat compared to 2023 with a median sales price of \$438,736 and an average sales price of \$536,591 (Canopy MLS)

Days on market up to 58 from a low of 9 in April of 2022, rate of transactions are slowing

Median sales price January 2025 - \$463,485 (Rocket Mortgage)

Contributing Factors

Charlotte Metro Regional Growth 20% - 2010 – 2024

2016 – 2021: Growth Rate 8.1% (6th fastest in the country)

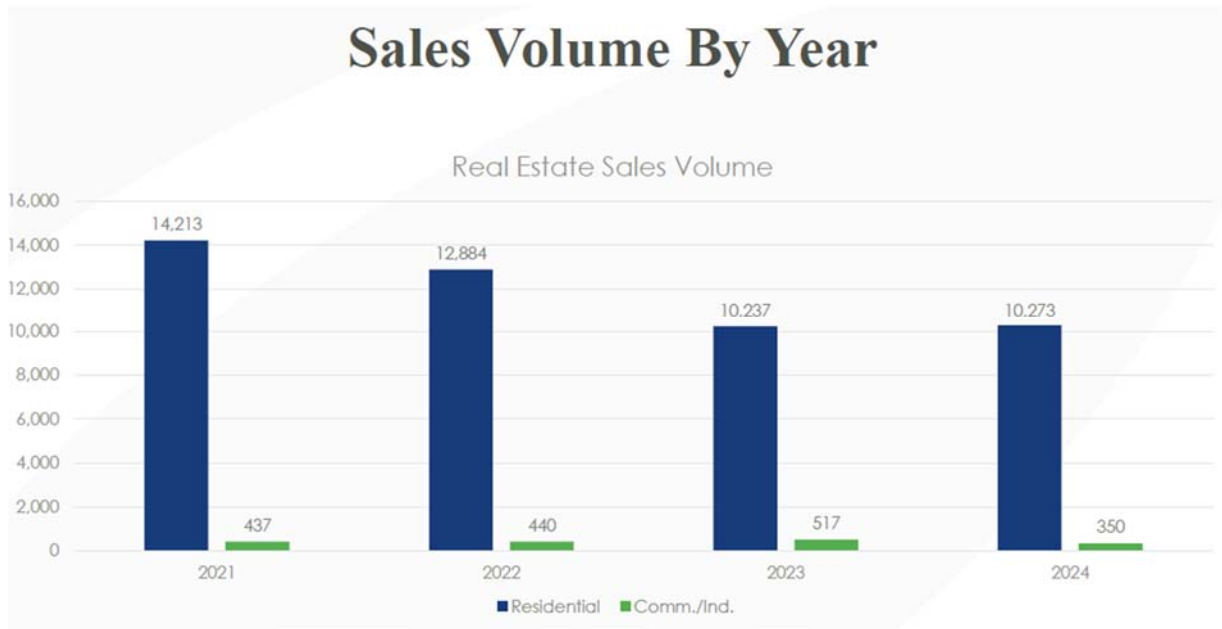
Union County 3rd fastest growing county in the region – Charlotte Regional Business Alliance

Projected to pass 300,000 by 2030 and 430,000 by 2050

NC OSBM projects 28.5% increase 2020 – 2030 (5th highest in NC)

A Continued, Strong Real Estate Market

Inflation and the Cost of Construction



2025 Valuation Totals

Countywide Valuation – Market Value

Category	2024 (2021 Values)	2025
Residential/Agricultural	\$ 32,010,679,200	\$ 52,321,954,700
Commercial/Industrial	\$ 3,845,220,400	\$ 5,598,271,200
Exempt	\$1,999,802,400	\$ 2,668,803,800
Total Market Value	\$ 37,855,702,000	\$ 60,589,029,700
Rural Land Valuation	\$ 1,358,805,200	\$ 2,645,770,500
Median Home Value	\$ 293,677	\$ 403,000
Median Sales Ratio	66.87%	99.76%

Municipal Residential Valuation

Municipality	2024 Value (2021 Value)	2025 Value	Change	2024 Median	2025 Median	Median Sqft.	2024 Median Value/Sqft.	2025 Median Value/Sqft.
Marvin	\$1,518,034,600	\$2,551,293,600	68.07%	\$678,200	\$1,121,500	4,271	\$124.11	\$215.42
Monroe	\$2,697,451,500	\$4,432,647,200	64.33%	\$209,500	\$309,500	1,722	\$100.18	\$150.87
Wingate	\$159,075,500	\$272,055,700	71.02%	\$172,600	\$265,150	1,672	\$96.75	\$136.61
Marshville	\$112,048,800	\$180,393,900	61.00%	\$111,000	\$171,400	1,300	\$84.11	\$108.50
Waxhaw	\$2,768,551,200	\$4,467,169,200	61.35%	\$356,700	\$568,600	2,840	\$103.24	\$169.64
Indian Trail	\$4,310,963,400	\$6,908,873,900	60.26%	\$264,200	\$397,000	2,047	\$107.26	\$163.69
Stallings	\$2,014,588,900	\$3,171,328,800	57.42%	\$290,500	\$446,500	2,101	\$107.42	\$176.59
Weddington	\$3,259,238,000	\$5,089,436,400	56.15%	\$553,300	\$891,600	3,743	\$117.26	\$196.58
Fairview	\$636,235,100	\$1,013,044,300	59.22%	\$275,300	\$419,200	2,005	\$100.50	\$141.55
Lake Park	\$332,895,600	\$511,405,500	53.62%	\$257,600	\$382,200	1,811	\$110.18	\$170.04
Hemby Bridge	\$152,228,100	\$248,697,300	63.37%	\$190,100	\$297,800	1,500	\$89.83	\$166.13
Wesley Chapel	\$1,394,324,200	\$2,291,774,900	64.36%	\$396,600	\$650,100	2,949	\$106.26	\$179.65
Unionville	\$826,648,200	\$1,399,352,700	69.28%	\$243,500	\$378,100	1,852	\$104.41	\$168.23
Mineral Springs	\$381,107,700	\$641,810,900	68.41%	\$217,400	\$352,800	1,820	\$96.97	\$167.15

Mr. Thompson noted that the Mineral Springs area was on the cheaper side (which is good) with the median home price going from \$217,000 to \$352,000, which is a 68.41% change.

Municipal Commercial Valuation

Municipality	2024 (2021) Values	2025 Values	Change
Marvin	\$30,449,600	\$43,429,900	42.63%
Monroe	\$1,552,967,500	\$2,328,853,500	49.96%
Wingate	\$21,405,700	\$27,398,500	28.00%
Marshville	\$64,403,300	\$96,950,400	50.54%
Waxhaw	\$268,131,600	\$366,261,100	36.60%
Indian Trail	\$1,086,698,000	\$1,551,336,700	42.76%
Stallings	\$355,042,300	\$519,427,400	46.30%
Weddington	\$31,519,300	\$34,125,500	32.53%
Fairview	\$8,782,500	\$13,098,500	49.14%
Lake Park	\$16,211,100	\$21,694,200	33.82%
Hemby Bridge	\$8,184,700	\$11,292,900	37.98%
Wesley Chapel	\$78,782,100	\$106,157,200	34.75%
Unionville	\$5,576,600	\$9,865,800	76.91%
Mineral Springs	\$17,197,000	\$21,829,900	26.94%

Statistical Quality Control

Coefficient of Dispersion (COD)

A statistical measure that indicates the distribution of a data set is relative to its median

The International Association of Assessing Officers (IAAO) establishes the COD range to be between 5 and 25 depending on property classification and location.

A **higher COD** means the values are more spread out and less consistent, while a **lower COD** means the values are closer together, indicating more consistency.

	2024	2025
COD*	18.79	8.53

*COD after removing the outliers using the 1.5 IQR Rule

Price Related Differential (PRD)

A statistical measure that indicates how uniform the relationship is between the sales price and the value of the property

The purpose of this is to compare the assessment levels of lower value property to the assessment levels of higher value properties

A value above 1.03 may indicate the values are regressive: over valuing lower value properties

A value below .98 may indicate the value are progressive: over valuing higher value properties

	2024	2025
PRD*	1.0298	1.004

*PRD after removing the outliers using the 1.5 IQR Rule

Appeals Process

There are 5 Stages to the Appeals Process:

- Informal/Staff Level Review
- Board of Equalization and Review
- Property Tax Commission
- North Carolina Court of Appeals (matter of law)
- North Carolina Supreme Court (matter of law)

Board of Equalization and Review

2025 Chairman – Dutch Hardison

Experienced and Qualified Board Members

- Mark Ashcraft
- Thomas Smith
- Rev. Jimmy Bention
- Robert O'Keefe

BER Convenes – April 14, 2025

Expected Adjournment Date – May 28, 2025

Technology and Customer Service

- Online Appeals Portal
- Online Property Portal
- Comparable Sales Database
- UCGOV.INFO/MYPROPERTY

COMPER by Spatiallest

COMPER - Union, NC [Find Property](#)

Refine By: [Distance 1 miles](#) [Sale Date 2019-01-01 - 2022-12-31](#) [Gross Area 1,891 - 2,827 Sq Ft](#) [My HND](#) [Structure](#) [Year Built](#) [Quality](#) [Bedrooms](#) [Baths](#) [Condition](#)

Subject Property

3604 Herkimer Dr
Distance: N/A
PID: 09402689
Sale Date: 03/19/2008

28 Nearby Sales

Address	Distance	Price	Year Built
3602 Herkimer Dr	Distance: 50 ft PID: 09402688 Sale Date: 06/23/2020	\$119,000	2007
712 Perth Dr	Distance: 358 ft PID: 09402645 Sale Date: 12/09/2020	\$140,000	2008
711 Perth Dr	Distance: 361 ft PID: 09402653 Sale Date: 08/24/2022	\$133,000	2009
618 Lettner Way	Distance: 368 ft PID: 09402579 Sale Date: 09/17/2020	\$132,500	2008
3511 Herkimer Dr	Distance: 394 ft PID: 09402579 Sale Date: 06/23/2020	\$130,000	2007
615 Lindborg Tr	Distance: 531 ft PID: 09402516 Sale Date: 06/02/2019	\$130,000	2008
606 Lindborg Tr	Distance: 532 ft PID: 09402544 Sale Date: 07/31/2020	\$134,500	2008

Map **Satellite**

Map data ©2022 Google, ©2019 Microsoft, ©2015 OpenStreetMap contributors, Imagery ©2022 Google

Online Appeals Portal

3604 Herkimer Dr

Please review your property information.

If you disagree with the value the Assessor has placed on your property you can begin the appeal process here.

To view similar properties in your area, and the appraisal data used to establish the value, click on the Visit Comper option. This is a map based tool for residential properties only.



Parcel Number 09402689

Owners' Name(s) [REDACTED]

Parcel Address 3604 Herkimer Dr

Current Market Value \$250,900

[Go back to search results](#)

Online filing will be enabled once the 2025 values have been noticed. To file in-person, please contact the office for the appropriate appeal documentation.

File an Appeal

The appeal season is closed.

Visit Comper

Use our comparables tool to compare your property valuation with others.

PRC

Visit the Property Record Card for this parcel

Recognition and Special Thanks

Union County Appraisal Staff and Management

Michael Thompson	Brad Helms	Jody Fowler-Lemmond
Greg Almond	Joe Hunter	Allan Madge
Donald Ziegler	Dana Chastain	Jay Ecton
Nick Parker	Latoshia Wiggins	Wil Marshal
Brent Smith	Travis Moscuza	Chelsea Simpson
Jennifer Baldwin	Brittany Sterling	Geoffroy Prevost

Questions:

Councilwoman Critz referred to the “Rural Land” and asked if that included an agricultural/conservation discount.

Mr. Thompson responded it was Rural Land even if it was agricultural. That was market value, which may not be the assessed value. For example, if it was worth a million dollars, but there was a PUV (Present Use Value) on it, the taxable amount may be \$100,000 versus \$1,000,000. It is just a total market.

Councilwoman Critz asked if the “comps” were the same kind that real estate agents were using.

Mr. Thompson responded he would assume so. The difference is that the county is going to default to the last 12 months, because the valuation is January 1, so it will look backwards.

5. Consideration of a Resolution Adopting the Cabarrus Stanly Union Regional Hazard Mitigation Plan – Action Item

Mayor Becker asked if there were any questions or if everyone understood this was an update to the county plan that the town was signing on to.

Councilwoman Coffey motioned to adopt this resolution of the Cabarrus Stanly Union Regional Hazard Mitigation Plan and Councilwoman Critz seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, and Muller. Nays: None.

The resolution is as follows:

**TOWN OF MINERAL SPRINGS
RESOLUTION TO
ADOPT THE CABARRUS STANLY UNION
REGIONAL HAZARD MITIGATION PLAN**

R-2025-03

WHEREAS, the citizens and property within Town of Mineral Springs are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Mineral Springs desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town of Mineral Springs has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Town Council of Town of Mineral Springs to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mineral Springs hereby:

1. Adopts the Cabarrus Stanly Union Regional Hazard Mitigation Plan.
2. Vests Union County Emergency Management with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Union County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Union County Board of Commissioners for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

ADOPTED this the 13th day of March, 2025.

Frederick Becker III, Mayor
Town of Mineral Springs

Attest:

Vicky Brooks, Town Clerk
Town of Mineral Springs

6. Consideration of Reappointing a Planning Board Member – Action Item

Councilwoman Critz motioned to reappoint Michael Rutland to the planning board and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, and Muller. Nays: None.

7. Staff Reports

None.

8. Other Business

Councilman Countryman mentioned issues in downtown Mineral Springs that seemed to be “raising their ugly head.” Councilman Countryman was not sure if it was relative to the transient people that used to be in the woods or what the problem was, but there was a situation not too long ago where there was kind of a “stir up” over at the coffee shop, with some hostility that required four Union County Sheriff’s cars, an ambulance, and some other things. One of the residents of the strip mall decided that there were some issues going on behind the building on the tracks that were found to be scary; therefore, she left her business. Councilman Countryman stated he was curious if the council/staff were aware of the things going on and what they were going to do about it.

Mayor Becker responded that he had not been aware of any major problems.

Councilwoman Coffey asked Councilman Countryman if he could share which business left.

Councilman Countryman responded it was two businesses (one owner) that had two locations in the strip mall. It got to the point where the business owner was so frightened that she decided to close her business.

Councilwoman Coffey offered that she happened to be in a business and happened to hear a conversation relative to the business owner not being able to sustain/grow her business. Councilwoman Coffey stated she had not heard there was a problem, but it seemed as if it were financial.

Mayor Becker concurred that he heard it was a cost-based decision on the business owner's part.

Councilman Countryman then asked, from a community standpoint, if the town was still having issues with the campers and if they were still an issue in the community.

Mayor Becker responded that he did not know, but he and Vicky happened to be inspecting the camper issues on town property and adjoining property that afternoon and there was no sign of any new activity. Mayor Becker suggested that perhaps the railroad tracks was their new location, but he had not heard from businesses.

Councilwoman Coffey mentioned that she was at the pharmacy all the time, and they had not mentioned any challenges; they are happy there. Councilwoman Coffey added that the business owners converse with each other and look after each other, and she had not heard any negative comments.

9. Adjournment – Action Item

At 8:02 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Cureton, and Muller. Nays: None.

The next regular meeting will be on Thursday, April 10, 2025 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker, Mayor