

Town Council Members

Valerie Coffey - 2011 ~ Janet Critz - 2013 ~ Lundeen Cureton - 2011

Peggy Neill - 2011 ~ Melody LaMonica - 2013

**Town of Mineral Springs
Mineral Springs Town Hall
3506 S Potter Road ~ Mineral Springs
Town Council
Public Hearings / Regular Meeting
March 10, 2011 ~ 7:30 PM**

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 – P11-01 – Proposed Text Amendment

3. Public Hearing – CUP11-01 – Conditional Use Permit

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. Approval of Town Council Minutes and Monthly Reports

The Town Council has been mailed copies of the February 10, 2010 minutes, the January 2011 tax report and the January 2011 finance report; the council will approve them if correct.

- A. February 10, 2011 Regular Meeting Minutes
- B. January 2011 Tax Collector's Report
- C. January 2011 Finance Report

6. Consideration of the Proposed Text Amendment to Article 5 of the Zoning Ordinance

The council will consider a proposed text amendment to Article 5 – Table of Uses of the Zoning Ordinance.

7. Consideration of a Conditional Use Permit

The council will consider a Conditional Use Permit submitted by Joseph and Stacy Poats for a Recreational Facility to be located at 6236 Pleasant Grove Road.

8. Consideration an Eagle Scout Project

The council will consider approving the Eagle Scout project proposed by Ryan Muller.

9. Consideration of Donation to the Waxhaw/Mineral Springs Optimist Club

The council will hear a presentation from Waxhaw/Mineral Springs Optimist Club President Fred Witherspoon and consider a \$500 funding request.

10. Steeplechase Ad

The council will consider purchasing a full-page advertisement for the upcoming 2011 Queen's Cup.

www.mineralspringsnc.com

11. **Consideration of Amending the 2009-10 Audit Contract**

The council will consider amending the audit contract completion date (item #6) from October 31, 2010 to December 31, 2010.

12. **Other Business**

13. **Adjournment**

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
February 10, 2011 ~ 7:30 PM

Minutes Draft

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, February 10, 2011.

Present: Mayor Frederick Becker III, Mayor Pro Tem Jerry Countryman, Councilwoman Valerie Coffey, Councilwoman Janet Critz, Councilwoman Lundeen Cureton Councilwoman Melody LaMonica, Town Clerk/Zoning Administrator Vicky Brooks, Deputy Town Clerk Sandara Coates and Attorney Bobby Griffin.

Absent: Councilwoman Peggy Neill and Tax Collector Libby Andrews-Henson.

Visitors: Wayne Wilson.

With a quorum present Mayor Becker called the Regular Town Council Meeting of February 10, 2011 to order at 7:35 p.m.

1. **Opening**

- Lundeen Cureton delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- Wayne Wilson – 3815 Happy Hollow Lane.

3. **Approval of Town Council Minutes and Monthly Reports**

A. **January 13, 2010 Regular Meeting Minutes**

- **Councilwoman Coffey** made a **motion** to approve the January 13, 2010 minutes as written and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:

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

B. **December 2010 Tax Collector's Report**

- **Councilwoman LaMonica** made a **motion** to approve the December 2010 Tax Collector's report as written and **Councilman Countryman** seconded. The motion passed unanimously as follows:

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

C. December 2010 Finance Report

- **Councilwoman Coffey** made a **motion** to approve the December 2010 finance report and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Cureton, Countryman and LaMonica.
Nays: None

D. Budget Amendment O-2010-01 Employee Overhead

- Mayor Becker explained that everything has finally been worked out with the State Pension System; there is an estimate of \$4,800 of additional money that will go into the Employee Overhead category. Mayor Becker recommended that the council adopt the budget amendment.
- **Councilman Countryman** made a **motion** to amend the budget as indicated and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:
- The Ordinance is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE BUDGET OF
THE TOWN OF MINERAL SPRINGS
FOR THE FISCAL YEAR 2010-2011
O-2010-02**

WHEREAS, NC G.S. 159-15 authorizes a municipal governing board to amend the annual budget ordinance at any time after the ordinance's adoption;

NOW, THEREFORE BE IT ORDAINED by the Council of the Town of Mineral Springs, North Carolina, the following:

SECTION 1. **Appropriations and Amounts.** Amendment #2010-01:

<u>INCREASE</u>		<u>DECREASE</u>	
Employee Overhead	\$ <u>4,800</u>	Capital Outlay	\$ <u>4,800</u>
Total	\$ <u>4,800</u>	Total	\$ <u>4,800</u>

SECTION 2. **Effective Date.** This ordinance is effective upon adoption.

ADOPTED this 10th day of February, 2011. Witness my hand and official seal:

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC

E. CWMTF Grant Capital Project Ordinance Close Out O-2010-02

- Mayor Becker explained that there hasn't been any activity since December 15, 2010 on the Clean Water Management Trust Fund Capital Project Ordinance; therefore, we can close it out. There is a little money in it, which will go back into the general fund.
- **Councilman Countryman** made a **motion** to close out the ordinance and **Councilwoman LaMonica** seconded. The motion passed unanimously as follows:

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

- Mayor Becker pointed out that this ordinance requires a 2/3 vote of the full board, which is four of the six and we had four votes in favor to pass it on the first reading.
- The ordinance is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**ORDINANCE TO AMEND AND CLOSE OUT
THE MINERAL SPRINGS CLEAN WATER MANAGEMENT TRUST FUND
CAPITAL PROJECT ORDINANCE**

O-2010-03

WHEREAS, the purchase of all land, the recording of all required conservation easements, and the endowment of the Catawba Land Conservancy's Stewardship Fund for perpetual monitoring of those conservation easements have been completed;

NOW, THEREFORE, BE IT ORDAINED, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, Capital Project Ordinance O-2009-06 (which previously amended Capital Project Ordinance O-2008-02) is hereby amended as follows:

Section 1: The project has been completed as described in section 3, and involved the purchase of 12.03 acres of property in the Copper Run subdivision from Niblock Development Corporation, utilizing a North Carolina Clean Management Trust Fund (CWMTF) grant of up to \$307,000 as further described in CWMTF Grant Contract #2007-021. The purchase added to existing open space and greenway land, and included a cash match by the town of up to \$37,375. The agreed-upon purchase price of the 12.03-acre tract was \$300,750, and the total acquisition cost authorized by the grant contract was \$344,375 including surveys, appraisals, legal and recording fees, purchase administration by the Catawba Lands Conservancy (CLC), and endowment of a Stewardship Fund at the CLC for perpetual monitoring of the conservation easements located in the Harrington Hall subdivision.

Section 2: The following revenues were made available to complete those projects described in section 3:

Source	Budget	Actual
NC CWMTF Grant Funding, FY2009-10	\$307,000.00	\$299,685.00
Transfer from General Fund	\$37,375.00	-
Transfers from General Fund, FY2008-09	-	\$14,750.00
Transfers from General Fund, FY2009-10	-	\$22,150.97
Total	\$344,375.00	\$336,585.97

Section 3: The following amounts were appropriated for the projects of the Capital Project fund:

Expenditure	Budget	Actual
Copper Run 12.03-acre Open Space Land Purchase and Stewardship	\$344,375.00	-
Payments, FY2008-09	-	\$14,750.00
Payments, FY2009-10	-	\$321,835.97
Total	\$344,375.00	\$336,585.97

Section 4: The Finance Officer has maintained, and will continue to maintain, within the CWMTF Grant Capital Project Fund sufficient detailed accounting records for the project authorized.

Section 5: The Finance Officer has reported at least annually on the financial status of the CWMTF Grant Capital Project Fund.

Section 6: The Finance Officer has applied CWMTF grant funding in the amount of \$299,685 to the CWMTF Grant Capital Project Fund, and has transferred funds from the General Fund balance into the CWMTF Grant Capital Project Fund in the amount of \$36,900.97.

Section 7: No further interfund transfers are authorized for the CWMTF grant land acquisition project, and the CWMTF Grant Capital Project Fund is hereby closed out with a zero balance.

Section 8: Copies of this Town Hall Capital Project Ordinance Amendment shall be filed with the Town Clerk and the Finance Officer.

ADOPTED this the 10th day of February, 2011.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC

4. Discussion of Interlocal Annexation Agreement

- Mayor Becker commented that the memo [in the agenda packet] is self-explanatory; “we are very up in the air on this with the Mayors’ Committee”. Mayor Becker asked the council if they wanted the mayors to continue to try to arrive at an agreement with the five municipalities, which may put us in a better position if we are trying to get the State to look favorably upon our prospect of doing

annexations. Does the council have any ideas or comments to make that Mayor Becker could take with him to the March meeting (which will be held here)? Councilman Countryman asked Mayor Becker to expound on it just a little. Mayor Becker responded that the dark green [shown on the map in the agenda packet] is all county. We have an agreement with the City of Monroe that would be kept in place and we are looking for those corridors/bands in between towns if we could agree like we did with Monroe; just to get it on paper. Councilman Countryman commented that it was his opinion that it certainly wouldn't hurt to pursue it with the two other communities that are involved; "that's essential, with the understanding that if the State continues to do what they are going to do, it's really a moot point". Mayor Becker responded that timing is not of the essence, because odds are that the State may start to limit annexation in the future anyway and almost certainly a moratorium will pass in the legislature from now until July of 2012. The mayors have plenty of time to come up with "such a thing", because it wouldn't have any direct effect and we wouldn't be able to implement any annexations during the moratorium anyway. Councilman Countryman further commented that as he understands it there really wouldn't be a lot of need anyway, the only thing a community might do is a voluntary annexation, such as the one we did. Mayor Becker clarified that our annexation was legally an involuntary annexation so that it did not leave any holes; however, we had the blessings of the majority of those people. Councilman Countryman continued that the reason that kind of thing occurs is because an area is being potentially pressured by another area and that's why we need to pursue this agreement; these people would do a voluntary annexation or they would want to stay in the county. If we can come to an agreement with both Waxhaw and Wesley Chapel to establish boundaries, like we did with Monroe, then that will be done and if at some point the State says we can't annex or do anything it's a moot point.

- **Councilman Countryman** made a **motion** that Mayor Becker continue to negotiate those boundaries, again with no time constraints, because we're not under any pressure, but we should work towards some kind of mutual agreement between Waxhaw and Wesley Chapel and **Councilwoman LaMonica** seconded. The **motion** passed unanimously as follows:

Ayes: Coffey, Countryman, Cureton and LaMonica

Nays: None

5. **Consideration of Union County Revaluation Resolution**

- Mayor Becker explained that the commissioners will have to make a decision by March 1, 2011 for the tax administrator to be able to get a revaluation done in 2012. Mayor Becker further explained that he wrote the resolution [in the agenda packet], the group didn't provide one; however, they discussed it at their last meeting on January 27, 2011. Based on Mayor Becker's experience from the 2000, 2004 and 2008 revaluations and doing the budget and looking at the projections, it seems as Mineral Springs (by virtue of our location, type of housing and property) is average in terms of appreciation or depreciation, which would be coming if a revaluation was done. Mecklenburg County is all over the map right now, because they let it go eight years. Union County wisely got it on the four year cycle beginning in 2000 (actually 2004) and then again in 2008; property values

fluctuated so wildly that it did soften the blow for a lot of people, unfortunately the greater real estate market issues came up and now we have people caught at that 2008 value which was a real high peak. Mayor Becker offered that he didn't think Mineral Springs did, "we just seem to be very moderate". Mayor Becker asked the council if they wanted to adopt this resolution (or one like it), which would be more of a statement of the board's feeling that it's a good idea to be as accurate as possible; is that good government policy or is it not worth it? Councilwoman Coffey commented that it is a very good policy to be consistent as well and we want fair market prices to be equated at all times, so this is definitely the route that we want to take. Councilman Countryman shared that he has listened to some of the discussion about what is going on in our adjoining county and it seems that there is a lot of displeasure, because there seems to be a lot of people that are not happy when properties are reevaluated with taxes potentially going up. It seems that there is a significant discrepancy between what the county is evaluating properties at and what individuals, real estate companies and appraisers are evaluating properties at given the economic situation that we've been involved in the last couple of years. Hopefully some of this will stabilize by 2012 and that would be an opportune time to a more fair and reasonable evaluation. Councilman Countryman added that we need to hold those people that make those calls on behalf of the county aware that we are aware; they need to do a better job of assigning those property values rather than just pulling them out of the air, because there seems to be a lot of discrepancy in our adjoining county. Mayor Becker explained that the Union County Commissioners seem to be leaning towards not doing it until 2016. Councilman Countryman felt that was a bad idea. Attorney Bobby Griffin stated that "you're talking about a lot of money to do it". Mayor Becker responded that he heard that they claimed that it's about \$220,000 to do for this county, which is approximately 2/10th of a cent on a tax rate. It's either going to happen in 2012 or 2016. Attorney Griffin stated that the question is do you want to reevaluate every four years or eight years. Councilman Countryman responded that there are two ways to look at that, nobody likes higher taxes, but at the same time you don't want to get hit with any surprises eight years down the road and pay it for eight years when markets change. "I think at this point we need to be a little more conscientious about it, maybe do it on a more reasonable and timely basis. I would certainly support this resolution" Councilman Countryman stated.

- **Councilwoman LaMonica** made a **motion** to accept and submit as Mayor Becker drafted it and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Cureton and LaMonica

Nays: None

- The Resolution is as follows:

TOWN OF MINERAL SPRINGS

RESOLUTION TO REQUEST THAT THE UNION COUNTY BOARD OF COMMISSIONERS CONDUCT A COUNTYWIDE REVALUATION IN 2012

R-2011-01

WHEREAS, the North Carolina General Statutes require counties to conduct countywide property revaluations at least every eight years; and

WHEREAS, these statutes permit a county to conduct countywide property revaluations more frequently at the discretion of its governing board; and

WHEREAS, the intention of state law and county revaluation policy is to make the tax values of properties represent their actual values as closely as possible; and

WHEREAS, the rate of growth in Union County has for several years been the highest in the state of North Carolina; and

WHEREAS, this high rate of growth has been accompanied by a high level of volatility in property values; and

WHEREAS, property values in Union County have increased at an extremely high rate in some parts of the county while increasing at low rates or even decreasing in other parts of the county; and

WHEREAS, these rapid and inconsistent changes in property values prompted the Union County Board of Commissioners to adopt a four-year revaluation schedule beginning in 2000; and

WHEREAS, the Union County Board of Commissioners conducted a countywide revaluation in 2004; and

WHEREAS, continuation of rapid increases in property values prompted the Union County Board of Commissioners to again adopt a four-year revaluation schedule and conduct another countywide revaluation in 2008; and

WHEREAS, the local real estate market has undergone a recent and severe downward correction; and

WHEREAS, many Union County property values were at their peak at the time of the 2008 revaluation; and

WHEREAS, many Union County property values have experienced rapid and unprecedented decreases as a result of this market correction; and

WHEREAS, the 2008 county tax values of many of these properties are now grossly inaccurate and excessively high; and

WHEREAS, owners of these overvalued properties are, and have been, shouldering a disproportionate and unfair portion of the county's total property tax burden; and

WHEREAS, previous Union County Boards of Commissioners have demonstrated a commitment to accuracy, fairness, and equal protection by establishing, over two successive revaluation cycles, the precedent of conducting countywide revaluations every four years; and

WHEREAS, the town council of the Town of Mineral Springs believes that accuracy, fairness, and equal protection are key values that should be high priorities for municipal and county governments;

NOW, THEREFORE, BE IT RESOLVED that the Town of Mineral Springs hereby requests that the Union County Board of Commissioners conduct a countywide property revaluation in 2012, which would represent a continuation of the county's precedent and that would ensure the fairest possible apportionment of property tax burden throughout Union County.

Attest:

Vicky Brooks, CMC

6. **Consideration of a Planning Board and Board of Adjustment Training**

- Zoning Administrator Vicky Brooks reminded the council that they had asked about planning board and board of adjustment training. Ms. Brooks contacted Bill Duston [Centralina Council of Governments (COG)] who put her in contact with Nadine Bennett [COG]. Ms. Bennett sent in a \$425 proposal for planning board training; an approximately three-hour session that will be tailored to Mineral Springs.
- **Councilman Countryman made a motion that we spend \$425 and get our people educated and Councilwoman Coffey seconded.** The motion passed unanimously as follows:

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

- Ms. Brooks informed the council that the training that she had wanted to go to wasn't what she had thought it was once the syllabus was sent out; therefore, she is not concerned about that. There is a Board of Adjustment training session at the cost of \$80 per person plus travel time. Councilwoman Coffey responded that she did not see that as being advantageous at this time. Mayor Becker pointed out that the Board of Adjustment is a stable group. Ms. Brooks responded that we had one new member: Jill Lewis.

7. **Trail Committee Update**

- Mayor Becker explained that we just received one more application, which gives us six. Ms. Brooks had a verbal expression of interest today. Mayor Becker further explained that the reason he put this on the agenda was because he thought we could notify the six people and tell them to have an organizational meeting. Ms. Brooks or he will post the notice, since it is considered a special meeting of a board. The trail committee can then establish their meeting schedule, which will be filed with the clerk. This way they can begin to meet and if they want to add more members it will be up to them to tell the council. Mayor Becker reminded the council that we wanted to have nine members, they may have seven members and that may well be enough; they can decide what their function will be. Mayor Becker asked the council if they wanted to make a motion to appoint the six members that have applied, and have Ms. Brooks or him take it from there. Councilwoman LaMonica asked if the numbers Mayor Becker was quoting included the application from Haley Pillars [in the agenda packet]. Mayor Becker responded that it included Ms. Pillars, who is young and a recent graduate. Ms. Pillars is from the Forest Springs subdivision and we're always looking for that geographical diversity.

- **Councilwoman Coffey** made a **motion** that we appoint the six members to the trail committee and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Cureton and LaMonica.

Nays: None

- Mayor Becker updated the council on the trails. There has been one major workday from one of the scouts at the southern point. The trail entrance is done, with about 20 to 25 people working on it Saturday a couple of weeks ago. Mayor Becker met with one of the newest ones, Ryan Muller, who is proposing a project in between the two that are underway right now. Mr. Muller will probably come to the council in March to make a presentation to the council.
- Mayor Becker pointed out that there was a great article written by Elizabeth Green (reporter/editor) from The Borderline Times that Ms. Brooks emailed to most of the council or printed out; Ms. Green did a fabulous job. Ms. Green did this article in the past few weeks to really get a focus, in-depth, on what the scouts are doing. Councilwoman LaMonica thanked Ms. Green for taking actual pictures of the some of the scouts and putting them in.

8. Other Business

- Councilwoman LaMonica informed the council that she had received a letter from Centralina Council of Governments (COG) and explained that with all of the stuff going on right now with the Census and taxes a lot of different towns have opted not to use their services. The letter announces some marketing on their current Scope of Services.
- Councilwoman Cureton explained that there was a new Habitat home in her neighborhood; Ms. Brooks and she were invited [to the open house]. Councilwoman Cureton attended the event and was presented with a plaque for Mineral Springs. Councilwoman Cureton explained that it is a beautiful home; three bedrooms/two baths. Lowe's donated a storage building and shrubbery. The owner will have an Open House on Saturday.

9. Adjournment

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

Ayes: Coffey, Countryman, Cureton and LaMonica

Nays: None

- The meeting was adjourned at 8:06 p.m.
- The next regular meeting will be on Thursday, March 10, 2011 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, Town Clerk

Frederick Becker III, Mayor

Town of Mineral Springs

FINANCE REPORT JANUARY 2011

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

March 10, 2011

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Cash Flow Report FY2010 YTD

7/1/2010 Through 1/31/2011

3/6/2011

Page 1

Category Description	7/1/2010- 1/31/2011
INCOME	
Dup Prop Tax	
Receipts	65.65
Refunds	-34.05
TOTAL Dup Prop Tax	31.60
Franchise	
Cable	1,018.00
Util	60,060.00
TOTAL Franchise	61,078.00
Gross Receipts Tax	442.52
Interest Income	1,703.43
Other Inc	
Public Records Payment	20.61
Zoning	5,595.00
TOTAL Other Inc	5,615.61
Prop Tax 2010	
Receipts 2010	
Int	6.16
Tax	57,692.75
TOTAL Receipts 2010	57,698.91
TOTAL Prop Tax 2010	57,698.91
Prop Tax Prior Years	
Prop Tax 2001	
Receipts 2001	5.93
TOTAL Prop Tax 2001	5.93
Prop Tax 2002	
Receipts 2002	22.66
TOTAL Prop Tax 2002	22.66
Prop Tax 2003	
Receipts 2003	21.87
TOTAL Prop Tax 2003	21.87
Prop Tax 2004	
Receipts 2004	4.54
TOTAL Prop Tax 2004	4.54
Prop Tax 2006	
Receipts 2006	253.18
TOTAL Prop Tax 2006	253.18
Prop Tax 2007	
Receipts 2007	283.59
TOTAL Prop Tax 2007	283.59
Prop Tax 2008	
Receipts 2008	564.20
TOTAL Prop Tax 2008	564.20
Prop Tax 2009	
Receipts 2009	1,891.53
Ret Check 2009	-30.00
TOTAL Prop Tax 2009	1,861.53
TOTAL Prop Tax Prior Years	3,017.50
Sales Tax	
Cable TV	5,327.16

Cash Flow Report FY2010 YTD

7/1/2010 Through 1/31/2011

3/6/2011

Page 2

Category Description	7/1/2010- 1/31/2011
Refunds	510.09
Sales & Use Dist	6,511.72
telecommunications	1,683.00
TOTAL Sales Tax	14,031.97
Veh Tax	
Coll	
2003	-0.08
2005	-0.07
2006	-0.05
2008	-0.28
2009	-6.14
2010	-29.47
TOTAL Coll	-36.09
Int 2003	2.03
Int 2005	1.03
Int 2006	1.00
Int 2007	0.04
Int 2008	2.55
Int 2009	20.80
Int 2010	8.64
Tax 2003	3.41
Tax 2005	3.37
Tax 2006	2.64
Tax 2007	0.19
Tax 2008	16.02
Tax 2009	380.64
Tax 2010	1,945.59
TOTAL Veh Tax	2,351.86
TOTAL INCOME	145,971.40
EXPENSES	
Uncategorized	0.00
Ads	114.42
Attorney	2,642.17
Community	
Greenway	26.33
Maint	1,700.00
TOTAL Community	1,726.33
Dues	4,031.00
Elections	494.00
Emp	
Benefits	
Dental	265.00
Life	231.00
TOTAL Benefits	496.00
Bond	550.00
FICA	
Med	881.28
Soc Sec	3,768.28
TOTAL FICA	4,649.56
Payroll	779.70

Cash Flow Report FY2010 YTD

7/1/2010 Through 1/31/2011

3/6/2011

Page 3

Category Description	7/1/2010- 1/31/2011
Work Comp	814.70
TOTAL Emp	7,289.96
Ins	3,710.82
Newsletter	
Post	247.04
Printing	530.13
TOTAL Newsletter	777.17
Office	
Bank	0.00
Clerk	15,788.50
Council	4,200.00
Deputy Clerk	3,547.93
Equip	942.11
Finance Officer	15,295.76
Maint	195.00
Materials	1,129.70
Service	3,516.00
TOTAL Maint	4,840.70
Mayor	2,800.00
Misc	198.64
Post	517.54
Supplies	1,035.92
Tel	4,349.13
Util	2,183.07
TOTAL Office	55,699.30
Planning	
Administration	13,630.16
Misc	1,113.85
TOTAL Planning	14,744.01
Street Lighting	788.05
Tax Coll	
Bill	187.67
Bank	5.00
TOTAL Bill	192.67
Post	352.00
Sal	5,516.00
TOTAL Tax Coll	6,060.67
Training	
Staff	655.00
TOTAL Training	655.00
Travel	1,105.92
TOTAL EXPENSES	99,838.82
TRANSFERS	
FROM Check Min Spgs	70,000.00
FROM MM Sav CitizensSouth	125,000.00
TO Check Min Spgs	-125,000.00
TO MM Sav CitizensSouth	-70,000.00
TO Ag Bldg Capital Project Fund	-154,897.17
TOTAL TRANSFERS	-154,897.17

Cash Flow Report FY2010 YTD
7/1/2010 Through 1/31/2011

3/6/2011

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Category Description	7/1/2010- 1/31/2011
OVERALL TOTAL	-108,764.59

Account Balances History Report

(Includes unrealized gains)

As of 1/31/2011

3/6/2011

Page 1

Account	6/30/2010 Balance	7/31/2010 Balance	8/31/2010 Balance	9/30/2010 Balance	10/31/2010 Balance
ASSETS					
Cash and Bank Accounts					
Check Min Spgs	18,062.96	3,580.90	4,015.90	59,581.52	53,653.82
Estates at Soen Escrow	27,959.57	27,979.76	27,999.35	28,015.93	28,031.40
MM Sav CitizensSouth	396,392.39	281,728.34	271,972.21	272,177.94	272,374.50
MM Sav Min Spgs	10,500.48	10,503.60	10,506.72	10,509.74	10,512.86
Ag Bldg Capital Project Fund	0.00	0.00	0.00	0.00	0.00
CWMTF Grant Project Fund	0.00	0.00	0.00	0.00	0.00
TOTAL Cash and Bank Accounts	452,915.40	323,792.60	314,494.18	370,285.13	364,572.58
Other Assets					
State Revenues Receivable	56,305.86	54,638.83	53,395.64	0.00	0.00
TOTAL Other Assets	56,305.86	54,638.83	53,395.64	0.00	0.00
TOTAL ASSETS	509,221.26	378,431.43	367,889.82	370,285.13	364,572.58
LIABILITIES					
Other Liabilities					
Accounts Payable	1,770.98	0.00	0.00	0.00	0.00
Escrows	27,720.00	27,720.00	27,720.00	27,720.00	27,720.00
TOTAL Other Liabilities	29,490.98	27,720.00	27,720.00	27,720.00	27,720.00
TOTAL LIABILITIES	29,490.98	27,720.00	27,720.00	27,720.00	27,720.00
OVERALL TOTAL	479,730.28	350,711.43	340,169.82	342,565.13	336,852.58

Account Balances History Report

(Includes unrealized gains)

As of 1/31/2011

3/6/2011

Page 2

11/30/2010 Balance	12/31/2010 Balance	1/31/2011 Balance
21,617.07	15,533.64	17,129.82
28,046.38	28,060.02	28,072.90
272,564.85	342,748.07	342,960.83
10,515.88	10,519.01	10,522.14
0.00	0.00	0.00
0.00	0.00	0.00
332,744.18	396,860.74	398,685.69
0.00	0.00	0.00
0.00	0.00	0.00
332,744.18	396,860.74	398,685.69
0.00	0.00	0.00
27,720.00	27,720.00	27,720.00
27,720.00	27,720.00	27,720.00
27,720.00	27,720.00	27,720.00
305,024.18	369,140.74	370,965.69

Mineral Springs Monthly Revenue Summary 2010-2011

TOWN OF MINERAL SPRINGS									
REVENUE SUMMARY 2010-2011									
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November
Property Tax - prior	\$ 1,800.00	\$ (1,217.50)	\$ 3,017.50	167.6%	\$ 1,555.16	\$ 140.50	\$ 910.75	\$ 65.53	\$ 58.82
Property Tax - 2010	\$ 61,695.00	\$ 3,996.09	\$ 57,698.91	93.5%	\$ -	\$ -	\$ 12,235.40	\$ 6,175.85	\$ 17,883.67
Dupl. Property Tax	\$ -	\$ (31.60)	\$ 31.60		\$ -	\$ -	\$ -	\$ -	\$ 34.05
Franchise Taxes: cable	\$ 2,400.00	\$ 1,382.00	\$ 1,018.00	42.4%	\$ -	\$ 506.00	\$ -	\$ -	\$ 512.00
Franchise Taxes: utility	\$ 159,000.00	\$ 98,940.00	\$ 60,060.00	37.8%	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Gross Receipts Tax	\$ 1,000.00	\$ 557.48	\$ 442.52	44.3%	\$ -	\$ 150.93	\$ 69.57	\$ 90.89	\$ 54.72
Interest	\$ 4,000.00	\$ 2,296.57	\$ 1,703.43	42.6%	\$ 359.26	\$ 266.58	\$ 225.33	\$ 215.15	\$ 208.35
Sales Tax	\$ 41,200.00	\$ 27,168.03	\$ 14,031.97	34.1%	\$ 510.09	\$ 160.39	\$ 1,265.04	\$ 1,302.72	\$ 1,282.91
Vehicle Taxes	\$ 4,800.00	\$ 2,448.14	\$ 2,351.86	49.0%	\$ -	\$ 321.38	\$ 311.57	\$ 310.93	\$ 405.23
Zoning Fees	\$ 3,000.00	\$ (2,595.00)	\$ 5,595.00	186.5%	\$ 175.00	\$ 1,320.00	\$ 975.00	\$ 300.00	\$ 1,400.00
Other	\$ 500.00	\$ 479.39	\$ 20.61	4.1%	\$ -	\$ 10.61	\$ -	\$ -	\$ -
Totals	\$ 279,395.00	\$ 133,423.60	\$ 145,971.40	52.2%	\$ 2,599.51	\$ 2,876.39	\$ 15,992.66	\$ 8,461.07	\$ 21,839.75
	December	January	February	March	April	May	June	June a/r	
Property Tax - prior	\$ 104.60	\$ 182.14							
Property Tax - 2010	\$ 7,048.15	\$ 14,355.84							
Dupl. Property Tax	\$ 31.60	\$ (34.05)							
Franchise Taxes: cable	\$ -	\$ -							
Franchise Taxes: utility	\$ 60,060.00	\$ -							
Fund Balance Approp.	\$ -	\$ -							
Gross Receipts Tax	\$ 25.03	\$ 51.38							
Interest	\$ 199.99	\$ 228.77							
Sales Tax	\$ 8,259.90	\$ 1,250.92							
Vehicle Taxes	\$ 561.27	\$ 441.48							
Zoning Fees	\$ 975.00	\$ 450.00							
Other	\$ -	\$ 10.00							
Totals	\$ 77,265.54	\$ 16,936.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2010-2011

TOWN OF MINERAL SPRINGS									
BUDGET COMPARISON 2010-2011									
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November
Advertising	\$ 1,800.00	\$ 1,685.58	\$ 114.42	6.4%	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 9,600.00	\$ 6,957.83	\$ 2,642.17	27.5%	\$ 300.00	\$ 300.00	\$ 842.17	\$ 300.00	\$ 300.00
Audit	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 15,500.00	\$ 13,773.67	\$ 1,726.33	11.1%	\$ -	\$ 226.33	\$ 200.00	\$ 200.00	\$ 450.00
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Dues	\$ 4,525.00	\$ 494.00	\$ 4,031.00	89.1%	\$ 3,521.00	\$ 50.00	\$ -	\$ -	\$ -
Elections	\$ 600.00	\$ 106.00	\$ 494.00	82.3%	\$ 494.00	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 12,000.00	\$ 4,710.04	\$ 7,289.96	60.7%	\$ 1,586.73	\$ 1,316.23	\$ 859.51	\$ 867.79	\$ 845.85
Fire Department	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 4,500.00	\$ 789.18	\$ 3,710.82	82.5%	\$ 3,416.29	\$ -	\$ 294.53	\$ -	\$ -
Newsletter	\$ 2,400.00	\$ 1,622.83	\$ 777.17	32.4%	\$ -	\$ -	\$ -	\$ -	\$ -
Office	\$ 116,648.00	\$ 60,948.70	\$ 55,699.30	47.7%	\$ 8,415.88	\$ 8,126.01	\$ 7,846.07	\$ 7,849.60	\$ 7,349.79
Planning & Zoning	\$ 43,568.00	\$ 28,823.99	\$ 14,744.01	33.8%	\$ 2,395.00	\$ 1,964.00	\$ 1,964.00	\$ 2,051.00	\$ 1,964.00
Street Lighting	\$ 1,800.00	\$ 1,011.95	\$ 788.05	43.8%	\$ -	\$ 138.01	\$ 138.01	\$ 128.27	\$ 127.92
Tax Collection	\$ 11,256.00	\$ 5,195.33	\$ 6,060.67	53.8%	\$ 788.00	\$ 1,239.67	\$ 881.00	\$ 788.00	\$ 788.00
Training	\$ 3,000.00	\$ 2,345.00	\$ 655.00	21.8%	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 3,000.00	\$ 1,894.08	\$ 1,105.92	36.9%	\$ -	\$ -	\$ 122.06	\$ -	\$ 143.59
Capital Outlay	\$ 30,598.00	\$ 30,598.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 279,395.00	\$ 179,556.18	\$ 99,838.82	35.7%	\$ 20,916.90	\$ 13,360.25	\$ 13,147.35	\$ 12,184.66	\$ 11,969.15
Off Budget:									
Tax Refunds			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers			\$ 154,897.17		\$ 110,701.46	\$ 57.75	\$ 450.00	\$ 1,988.96	\$ 41,699.00
Total Off Budget:			\$ 154,897.17		\$ 110,701.46	\$ 57.75	\$ 450.00	\$ 1,988.96	\$ 41,699.00

Mineral Springs Budget Comparison 2010-2011

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 114.42	\$ -						
Attorney	\$ 300.00	\$ 300.00						
Audit	\$ -	\$ -						
Community Projects	\$ 200.00	\$ 450.00						
Contingency	\$ -	\$ -						
Dues	\$ 160.00	\$ 300.00						
Elections	\$ -	\$ -						
Employee Overhead	\$ 868.42	\$ 945.43						
Fire Department	\$ -	\$ -						
Insurance	\$ -	\$ -						
Newsletter	\$ 247.04	\$ 530.13						
Office	\$ 8,379.18	\$ 7,732.77						
Planning & Zoning	\$ 1,964.00	\$ 2,442.01						
Street Lighting	\$ 127.92	\$ 127.92						
Tax Collection	\$ 788.00	\$ 788.00						
Training	\$ -	\$ 655.00						
Travel	\$ -	\$ 840.27						
Capital Outlay	\$ -	\$ -						
	\$ 13,148.98	\$ 15,111.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:								
Tax Refunds	\$ -							
Interfund Transfers	\$ -							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

January Cash Flow Report

1/1/2011 Through 1/31/2011

3/6/2011

Page 1

Category Description	1/1/2011- 1/31/2011
INCOME	
Dup Prop Tax	
Refunds	-34.05
TOTAL Dup Prop Tax	-34.05
Gross Receipts Tax	51.38
Interest Income	228.77
Other Inc	
Public Records Payment	10.00
Zoning	450.00
TOTAL Other Inc	460.00
Prop Tax 2010	
Receipts 2010	
Int	6.16
Tax	14,349.68
TOTAL Receipts 2010	14,355.84
TOTAL Prop Tax 2010	14,355.84
Prop Tax Prior Years	
Prop Tax 2008	
Receipts 2008	95.75
TOTAL Prop Tax 2008	95.75
Prop Tax 2009	
Receipts 2009	86.39
TOTAL Prop Tax 2009	86.39
TOTAL Prop Tax Prior Years	182.14
Sales Tax	
Sales & Use Dist	1,250.92
TOTAL Sales Tax	1,250.92
Veh Tax	
Coll	
2003	-0.08
2005	-0.03
2006	-0.01
2008	-0.15
2009	-0.32
2010	-6.18
TOTAL Coll	-6.77
Int 2003	2.03
Int 2005	0.30
Int 2006	0.19
Int 2008	1.36
Int 2009	1.30
Int 2010	2.86
Tax 2003	3.41
Tax 2005	1.65
Tax 2006	0.52
Tax 2008	8.77
Tax 2009	19.45
Tax 2010	406.41
TOTAL Veh Tax	441.48
TOTAL INCOME	16,936.48

January Cash Flow Report

1/1/2011 Through 1/31/2011

3/6/2011

Page 2

Category Description	1/1/2011- 1/31/2011
EXPENSES	
Uncategorized	0.00
Attorney	300.00
Community	
Maint	450.00
TOTAL Community	450.00
Dues	300.00
Emp	
Benefits	
Dental	53.00
Life	46.20
TOTAL Benefits	99.20
FICA	
Med	119.51
Soc Sec	511.01
TOTAL FICA	630.52
Payroll	215.71
TOTAL Emp	945.43
Newsletter	
Printing	530.13
TOTAL Newsletter	530.13
Office	
Clerk	2,138.50
Council	600.00
Deputy Clerk	397.50
Finance Officer	2,071.76
Maint	195.00
Materials	33.90
Service	450.00
TOTAL Maint	678.90
Mayor	400.00
Misc	43.10
Post	12.00
Supplies	189.98
Tel	617.35
Util	583.68
TOTAL Office	7,732.77
Planning	
Administration	1,846.16
Misc	595.85
TOTAL Planning	2,442.01
Street Lighting	127.92
Tax Coll	
Sal	788.00
TOTAL Tax Coll	788.00
Training	
Staff	655.00
TOTAL Training	655.00
Travel	840.27
TOTAL EXPENSES	15,111.53

January Cash Flow Report

1/1/2011 Through 1/31/2011

3/6/2011

Page 3

Category Description	1/1/2011- 1/31/2011
OVERALL TOTAL	1,824.95

Register Report

1/1/2011 Through 1/31/2011

3/6/2011

Page 1

Date	Account	Num	Description	Memo	Category	Clr	Amount
BALANCE 12/31/2010							15,533.64
1/4/2011	Check Min ...	EFT	Debit Card (Office Max)	Copy Paper, Cal...	Office:Supplies	R	-19.48
1/4/2011	Check Min ...	EFT	Debit Card (WalMart)	Supplies (FY20...	Office:Supplies	R	-10.76
1/5/2011	Check Min ...	DEP	Deposit	#421 (FY2010)	Prop Tax 2010:Rec...	R	10,004.92
1/5/2011	Check Min ...	EFT	Debit Card (Postmaster)	change svc 17 p...	Office:Post	R	-8.50
1/9/2011	Check Min ...	EFT	Debit Card (Lowe's)	Deicing Salt (FY...	Office:Maint:Materials	R	-33.90
1/13/2011	Check Min ...	3422	**VOID**VOID	misprint (FY2010)		R	0.00
1/13/2011	Check Min ...	3423	**VOID**VOID	misprint (FY2010)		R	0.00
1/13/2011	Check Min ...	3424	Union County Chambe...	Membership du...	Dues	R	-300.00
1/13/2011	Check Min ...	3425	Xerox Corporation	I/N 052337424 ...	Office:Supplies	R	-85.66
1/13/2011	Check Min ...	3426	UNC School Of Gover...	I/N IN23388 No...	Office:Misc	R	-43.10
1/13/2011	Check Min ...	3427	UNC School Of Gover...	I/N IN23390 Cle...	Training:Staff	R	-295.00
1/13/2011	Check Min ...	3428	UNC School Of Gover...	I/N IN23405 Cle...	Training:Staff	R	-360.00
1/13/2011	Check Min ...	3429	Union County Public ...	84361*00 (FY20...	Office:Util	R	-13.58
1/13/2011	Check Min ...	3430	Duke Power	1803784140 (F...	Office:Util	R	-152.48
1/13/2011	Check Min ...	3431	Duke Power	1819573779 (F...	Office:Util	R	-18.66
1/13/2011	Check Min ...	3432	Conder Flag Company	I/N 144986 Chri...	Community:Maint	R	-250.00
1/13/2011	Check Min ...	3433	Clark, Griffin & McColl...	I/N 2489 1/11 (...	Attorney	R	-300.00
1/13/2011	Check Min ...	3434	Kelley's Copies, Fax &...	I/N 210304 New...	Newsletter:Printing	R	-530.13
1/13/2011	Check Min ...	3435	Jan-Pro Cleaning Syst...	I/N 4547 Janitori...	Office:Maint	R	-195.00
1/13/2011	Check Min ...	3436	Union County{Urban F...	Urban Forester (...	Planning:Misc	R	-595.85
1/15/2011	Check Min ...	EFT	S Union County		Veh Tax:Tax 2010	R	406.41
					Veh Tax:Int 2010	R	2.86
					Veh Tax:Coll:2010	R	-6.18
					Veh Tax:Tax 2009	R	19.45
					Veh Tax:Int 2009	R	1.30
					Veh Tax:Coll:2009	R	-0.32
					Veh Tax:Tax 2008	R	8.77
					Veh Tax:Int 2008	R	1.36
					Veh Tax:Coll:2008	R	-0.15
					Veh Tax:Tax 2006	R	0.52
					Veh Tax:Int 2006	R	0.19
					Veh Tax:Coll:2006	R	-0.01
					Veh Tax:Tax 2005	R	1.65
					Veh Tax:Int 2005	R	0.30
					Veh Tax:Coll:2005	R	-0.03
					Veh Tax:Tax 2003	R	3.41
					Veh Tax:Int 2003	R	2.03
					Veh Tax:Coll:2003	R	-0.08
1/15/2011	Check Min ...	EFT	Union County	12/10 (FY2010)	Gross Receipts Tax	R	51.38
1/18/2011	Check Min ...	DEP	S Deposit	#422	Prop Tax 2010:Rec...	R	3,811.30
				#422	Prop Tax 2010:Rec...	R	0.57
1/18/2011	Check Min ...	3437	Frederick Becker III	11/10 & 12/10 r...	Travel	R	-96.54
1/18/2011	Check Min ...	3438	Duke Power	2035221941 (F...	Street Lighting	R	-127.92
1/18/2011	Check Min ...	3439	Heritage Propane	513970 142.8 g...	Office:Util	R	-398.96
1/18/2011	Check Min ...	EFT	NC Department of Rev...	11/10 (FY2010)	Sales Tax:Sales & ...	R	1,250.92
1/18/2011	Check Min ...	EFT	Debit Card (Office Max)	Copy Paper, Da...	Office:Supplies	R	-45.02
1/21/2011	Check Min ...	EFT	Debit Card (Office Max)	CD's & Sleeves ...	Office:Supplies	R	-29.06
1/25/2011	Check Min ...	3440	Vicky A Brooks	Mileage 8/16/10...	Travel	R	-75.87
1/25/2011	Check Min ...	3441	Holiday Inn Express	Brooks/Coates ...	Travel	R	-607.44
1/25/2011	Check Min ...	3442	Windstream	061345970 (FY...	Office:Tel	R	-54.86

Register Report

1/1/2011 Through 1/31/2011

3/6/2011

Page 2

Date	Account	Num	Description	Memo	Category	Clr	Amount
1/25/2011	Check Min ...	3443	Windstream	061348611 (FY...	Office:Tel	R	-472.56
1/25/2011	Check Min ...	EFT	Debit Card (Postmaster)	change svc 7 pc...	Office:Post	R	-3.50
1/25/2011	Check Min ...	EFT	Debit Card (Wendy's)	Clerk School (F...	Travel	R	-10.32
1/26/2011	Check Min ...	EFT	Debit Card (Serena)	Clerk School (F...	Travel	R	-33.00
1/27/2011	Check Min ...	EFT	Debit Card (Quiznos)	Clerk School (F...	Travel	R	-17.10
1/28/2011	Check Min ...	DEP	S Deposit	#423	Prop Tax 2010:Rec...	R	533.46
				#423	Prop Tax 2010:Rec...	R	5.59
				#423	Prop Tax Prior Year...	R	86.39
				#423	Prop Tax Prior Year...	R	95.75
1/28/2011	Check Min ...	DEP	S Deposit	#423a	Other Inc:Zoning	R	450.00
				#423a	Other Inc:Public Re...	R	10.00
1/28/2011	Check Min ...	EFT	S Advantage Payroll	Salary 1/11	Office:Clerk	R	-2,138.50
				Supplement 1/11	Office:Clerk	R	0.00
				Hours 1/11	Office:Deputy Clerk	R	-397.50
				Salary 1/11	Office:Finance Officer	R	-2,071.76
				Salary 1/11	Office:Mayor	R	-400.00
				Salary 1/11	Office:Council	R	-600.00
				Salary 1/11	Planning:Administra...	R	-1,846.16
				Salary 1/11	Tax Coll:Sal	R	-788.00
					Emp:FICA:Soc Sec	R	-511.01
					Emp:FICA:Med	R	-119.51
					Emp:Payroll	R	-215.71
1/28/2011	Check Min ...	3444	Shilo Garner	06-084-049 Ref...	Dup Prop Tax:Refu...		-34.05
1/28/2011	Check Min ...	3445	S Municipal Insurance Tr...		Emp:Benefits:Life		-46.20
					Emp:Benefits:Dental		-53.00
1/28/2011	Check Min ...	3446	Verizon Wireless	221474588-000...	Office:Tel		-89.93
1/28/2011	Check Min ...	3447	S Hummingbird Lawn C...		Community:Maint		-200.00
					Office:Maint:Service		-450.00
TOTAL 1/1/2011 - 1/31/2011							1,596.18

BALANCE 1/31/2011 **17,129.82**

TOTAL INFLOWS **16,748.53**

TOTAL OUTFLOWS **-15,152.35**

NET TOTAL **1,596.18**

January 2011

Revenue Details

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Invoice Date	Invoice Number	Description	Invoice Amount
01/13/2011	200.1-10/12	Tax/Fee/Int - DEC10	\$441.48

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00016441	01/18/2011	441.48



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

Vendor Number Check Date Check Number
 10870 01/18/2011 00016441

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

\$441.48

Pay Four Hundred Forty One Dollars and 48 cents *****

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

**EFT COPY
 NON-NEGOTIABLE**

AP



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

10870
 00016441

ADDRESS SERVICE REQUESTED

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

DATE 1/11/11
TIME 15:11:36
USER PHH

UNION COUNTY
COLLECTIONS BY RGCD/REV UNIT/YR-DATE RANGE
DEPOSIT DATE RANGE: 12/01/2010 THRU 12/31/2010
REPORT GROUP: 200 REGISTERED VEHICLE
REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 59
PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST (NOT INT3)	STATE INTEREST (INT3)	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION & STATE INTEREST
2003	3.41		2.03		5.44	.08	5.36
2005	1.65		.30		1.95	.03	1.92
2006	.52		.19	.02	.73	.01	.70
2008	8.77		1.36	.15	10.28	.15	9.98
2009	19.45		1.30	.58	21.33	.32	20.43
2010	406.41		2.86	2.75	412.02	6.18	403.09
TOTAL	440.21		8.04	3.50	451.75	6.77	441.48

Invoice Date	Invoice Number	Description	Invoice Amount
12/30/2010	1106VEHGR	GROSS VEH RENTAL RCPTS DEC	\$51.38

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00016415	01/18/2011	51.38



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

Vendor Number Check Date Check Number
 10870 01/18/2011 00016415

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

\$51.38

Pay **Fifty One Dollars and 38 cents *******

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

**EFT COPY
 NON-NEGOTIABLE**

AP



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

10870
 00016415

ADDRESS SERVICE REQUESTED

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

NC Sales and Use Tax Distribution

November 2010 Collections

Summary

January 12, 2011

	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
	\$ 919,574.04	\$ 695,458.14	\$ 492,032.24	\$ -	\$ (812.13)	\$ -	\$ -	\$ (146,124.84)	\$ 1,960,127.45
FAIRVIEW	\$ 375.75	\$ 284.17	\$ 201.05	\$ -	\$ (0.33)	\$ -	\$ -	\$ 286.80	\$ 1,147.44
HEMBY BRIDGE	\$ 154.66	\$ 116.96	\$ 82.75	\$ -	\$ (0.14)	\$ -	\$ -	\$ 118.04	\$ 472.27
INDIAN TRAIL	\$ 28,581.89	\$ 21,616.00	\$ 15,293.18	\$ -	\$ (25.24)	\$ -	\$ -	\$ 21,814.63	\$ 87,280.46
LAKE PARK	\$ 3,517.85	\$ 2,660.49	\$ 1,882.28	\$ -	\$ (3.11)	\$ -	\$ -	\$ 2,684.95	\$ 10,742.46
MARSHVILLE	\$ 3,926.82	\$ 2,969.79	\$ 2,101.11	\$ -	\$ (3.47)	\$ -	\$ -	\$ 2,997.10	\$ 11,991.35
MARVIN	\$ 3,020.89	\$ 2,284.65	\$ 1,616.37	\$ -	\$ (2.67)	\$ -	\$ -	\$ 2,305.67	\$ 9,224.91
MINERAL SPRINGS	\$ 409.64	\$ 309.80	\$ 219.18	\$ -	\$ (0.36)	\$ -	\$ -	\$ 312.66	\$ 1,250.92
MINT HILL *	\$ 28.44	\$ 21.51	\$ 15.22	\$ -	\$ (0.02)	\$ -	\$ -	\$ 21.72	\$ 86.87
MONROE	\$ 99,611.65	\$ 75,334.59	\$ 53,298.75	\$ -	\$ (87.97)	\$ -	\$ -	\$ 76,026.83	\$ 304,183.85
STALLINGS *	\$ 19,451.12	\$ 14,710.55	\$ 10,407.62	\$ -	\$ (17.18)	\$ -	\$ -	\$ 14,845.74	\$ 59,397.85
UNIONVILLE	\$ 585.73	\$ 442.98	\$ 313.41	\$ -	\$ (0.52)	\$ -	\$ -	\$ 447.05	\$ 1,788.65
WAXHAW	\$ 24,516.41	\$ 18,541.34	\$ 13,117.88	\$ -	\$ (21.65)	\$ -	\$ -	\$ 18,711.71	\$ 74,865.69
WEDDINGTON *	\$ 3,461.63	\$ 2,617.97	\$ 1,852.20	\$ -	\$ (3.06)	\$ -	\$ -	\$ 2,642.03	\$ 10,570.77
WESLEY CHAPEL	\$ 879.82	\$ 665.40	\$ 470.76	\$ -	\$ (0.78)	\$ -	\$ -	\$ 671.52	\$ 2,686.72
WINGATE	\$ 2,932.78	\$ 2,218.01	\$ 1,569.23	\$ -	\$ (2.59)	\$ -	\$ -	\$ 2,238.39	\$ 8,955.82

**STAFF REPORT
TEXT AMENDMENT APPLICATION**

P-11-01

APPLICANT: SPRINGS WILD GAME CENTER - Bryan McCarver

APPLICANT ADDRESS: 5901-B Eubanks Street
Mineral Springs, North Carolina 28108

TOWN COUNCIL PUBLIC HEARING DATE: March 10, 2011

PLANNING BOARD REVIEW DATE: February 28, 2011

PROPOSED TEXT AMENDMENT: Add “Gun and Ammunition Sales Shop, Gunsmith” as a “Use by right” in the LI Zoning District of Article 5 – Table of Uses.

PRESENTATION: Mr. Bryan McCarver informed the planning board that he runs the Springs Wild Game Store (owned by Burt Fincher) and stated that he is looking to sell firearms within the store. Mr. McCarver currently works full-time for the Union County Sheriff’s Office; he has been there for nine years. Mr. McCarver explained that he knows his way around firearms; the do’s and don’ts. Mr. McCarver believes it would really benefit Mineral Springs to have something like this where people don’t have to drive a good distance to get firearms and ammunition.

Zoning Administrator Vicky Brooks explained that Mr. McCarver is asking the town to allow a Gun and Ammunition Sales Shop in the LI district. Currently we “allow” it in B4 and we allow in on a “conditional use” in the RA40 zoning district.

Mr. McCarver explained that the process with Alcohol, Tobacco and Firearms (ATF) is that he submits a lengthy application, they go through an extensive background check and the ATF comes to the store to make sure that the applicant is

abiding by all of their requirements (alarm system, bars on the doors/windows, safes, etc.). The ATF also does routine inspections every so often (random); it may be in two months, weekly, etc. Mr. McCarver reiterated that it was a lengthy process, which he has not begun as of yet until he made sure that it was okay with the town. The license renewal time is every five years.

This particular shop will not be a Pawn Shop.

PLANNING BOARD RECOMMENDATION:

The Mineral Springs Planning Board unanimously recommended in favor of the proposed text amendment as submitted. The use is consistent with the Land Use Plan adopted in October of 2006 and the Vision Plan contained therein.

**TOWN OF MINERAL SPRINGS
PETITION FOR ZONING TEXT CHANGE**


Petition Number 11-01 Date of Petition 1/26/11

1. Petitioner's Name Springs Wild Game Center (Bryan McCarver)
Address 5901-B Fubanks St PO Box 8
Mineral Springs NC 28108
Phone 704-243-4315

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

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

Article 5 Gun and Ammunition Sales Shop
Add as use in the LI zoning district.

 1/26/11
SIGNATURE OF APPLICANT DATE

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

(To be Filled Out by the Zoning Administrator)

Reviewed by Planning Board on February 28, 2011. Action of Planning Board

Unanimously recommended in favor of the proposed text amendment as written to the town council

Reviewed by Town Council on March 10, 2011. Action of Town Council

Public Hearing Notice Filed in The Enquirer Journal on
(Name of Newspaper)

Feb. 27th and March 6, 2011 (Attach newspaper affidavit)
(Date(s) Notice was Published)

Town Council Public Hearing Held on March 10, 2011.

Action by Town Council after Public Hearing

MINERAL SPRINGS TABLE OF USES

November 2010

USE	SUPPLEMENTAL REGULATION SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI
Golf Course (Except Miniature and Driving Range)(Public or Private)	6.10.5				Cs	Cs	Cs			
Golf Course (Driving Range, Par 3)	6.10.5				Cs					
Golf Course (Miniature)	6.10.5								Cs	
Governmental Uses, Mineral Springs Owned & Operated			X	X	X	X	X	X	X	X
Greenhouses as Accessory Residential Use			X	X	X	X	X			
Greenhouse, Nursery, Commercial (no on-premise sales)					C	C		C	C	X
Greenhouse, Nursery, Commercial (sales of products grown on premises)					C	C		C	C	X
Grocery Store, Food Store								X	X	
Gun and Ammunition Sales Shop, Gunsmith					C				X	<u>X</u>
Half-Way House									C	
Handicapped, Aged, Infirm Homes, Family Care Homes			X	X	X	X	X	X	X	
Handicapped, Aged, Infirm Institutions, Group Homes			C	C	C	C	C	C	C	
Hardware Store (See Building & Home Materials Center)										
Health Club, Spa, and Gymnasiums (Principal Use)(Indoors)									X	C

* Add as a use by right in the LI zoning district

X- Permitted By Right
 C - Conditional Use Permit Required
 s - Supplemental Regulations
 Apply (see Column 2)

**STAFF REPORT
TEXT AMENDMENT APPLICATION**

CUP-11-01

APPLICANT: JOSEPH & STACY POATS

APPLICANT ADDRESS: 6320 Pleasant Grove Road
Waxhaw, North Carolina 28173

TOWN COUNCIL

PUBLIC HEARING DATE: March 10, 2011

PLANNING BOARD REVIEW DATE: February 28, 2011

CONDITIONAL USE PERMIT: Article 5 – Table of Uses: To have a Recreational Facility (campground) to be temporary located at 6236 Pleasant Grove Road.

PRESENTATION: Mr. Joseph Poats stated that he appreciated that the town passed the text amendment they requested [in November of 2010] to allow them to bring a Recreational Vehicle (RV) for up to 18 months while the home was being constructed. However, once they started looking at the actual land, which is heavily forested, they realized that in order to put an RV where it could go on the property to be built upon they would have to take down at least a half-acre more trees than they ordinarily would have had to. This caused them to pause and say “do we really want to do that – is there a different way”. In addition, they like the idea and the security of having two families living side by side on one of the lots. Mrs. Stacy Poats added that when they put in the driveway, located the well and septic it became clear that they were going to have to cut down these trees. At the same time their adjacent neighbor started giving them “interesting challenges”. As a wife of a husband who travels (as well as her friends husband) they started getting nervous about being out there solely on their own lot. The recreational

option will allow the two families to be on one lot. “This is something that is a journey for us and we feel it’s very powerful in our lives to show our children how simple life can be with living with less”, Mrs. Poats said. In addition, they are taking into consideration not destroying property and beautiful trees just to put a temporary camper there, as well as the security of their children living out there in a camper.

PLANNING BOARD RECOMMENDATION: The Mineral Springs Planning Board unanimously recommended approving the Conditional Use Permit (CUP-11-01) with the condition that it only be two RV’s for a period not to exceed 24 months.

**TOWN OF MINERAL SPRINGS
UNION COUNTY, NORTH CAROLINA**

CERTIFICATION OF MAILED NOTICES

The undersigned hereby certifies that he/she has this day served upon the party(ies) named below a NOTICE OF PUBLIC HEARING, a copy of which is attached, by depositing the same in the United States Mail, First Class, postage prepaid, addressed as follows:

SEE ATTACHED

(LIST OF ADJOINING/ADJACENT PROPERTY OWNERS)

The same list being the last known address of the said adjoining/adjacent property owners contained in the records of Union County or contained from the said applicant at the time of application.



Vicky Brooks, CZO, Zoning Administrator

February 25, 2011

Date



Thomas G. & Mary E. Tymann
310 Caledonia Way
Waxhaw, NC 28173

Elite Team Builders LLC
6420 A-1 Rea Rd
Charlotte, NC 28226

Margaret E. Cannon
6237 Pleasant Grove Rd
Waxhaw, NC 28173

Cynthia Ashley
5229 Pleasant Grove Rd
Waxhaw, NC 28173

Joseph & Stacy Poats
6122 Lansing Dr
Charlotte, NC 28270



TOWN OF MINERAL SPRINGS
P O BOX 600
MINERAL SPRINGS, NC 28108

NOTICE OF PUBLIC HEARING

On Thursday, March 10, 2011 at 7:30 p.m.
at the Mineral Springs Town Hall at 3506
S. Potter Road in Mineral Springs

Dear Property Owner:

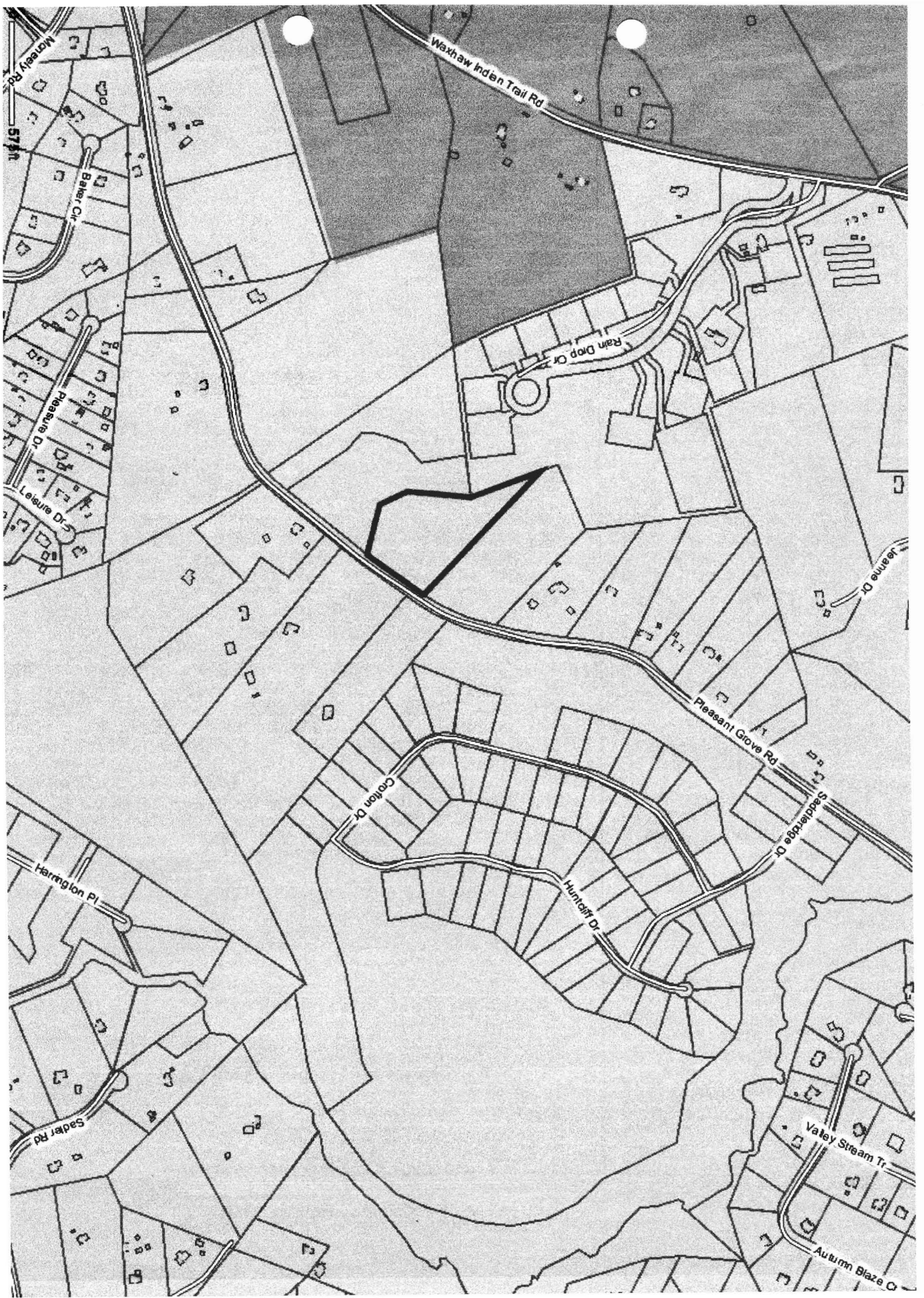
The Town of Mineral Springs Town Council will hold a Public Hearing on Thursday, March 10, 2011 at 7:30 p.m. at the Mineral Springs Town Hall at 3506 S. Potter Road in Mineral Springs.

The Public Hearing will be for the consideration of a Conditional Use Permit on Tax Parcel #06-081-013D. Joseph P. and Stacy M. Poats have applied for a Conditional Use Permit under Article 5 – Table of Uses (Recreational Facilities) of the Mineral Springs Zoning Ordinance.

You are being sent notice of this public hearing, because according to the latest Union County tax records, you own one or more of the adjoining/adjacent lots to Tax Parcel #06-081-013D.

The general public is invited to the public hearing to make comment. Copies of the Conditional Use Permit are available for public review at the town hall, located at 3506 S. Potter Road, Monday, Tuesday, and Thursday from 10:00 a.m. to 2:00 p.m. For specific questions regarding this Conditional Use Permit (C11-01) please contact Zoning Administrator Vicky Brooks at 704-289-5331 or by email at msvickybrooks@aol.com. The Town Council reserves the right to grant the Conditional Use Permit following the close of the public hearing, based on input received at the hearing.

The Town of Mineral Springs does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodations in order to attend or fully participate at this meeting, please contact the Deputy Town Clerk at (704) 243-0505 ext. 222 as far in advance of the meeting as possible so that your request can be considered.



FINDINGS OF FACT

CONDITIONAL USE PERMIT (CUP-11-01)

March 10, 2011

JOSEPH AND STACY POATS

Note: To grant a Conditional Use Permit, the Town Council must first hold a public hearing and then determine all of the following findings of fact to be in the affirmative by a majority vote of the sitting members:

- a.** The use will not materially endanger the public health or safety if located where proposed and developed according to the submitted plan.

Yes _____ No _____

This finding was based on the follow fact(s):

- (1) _____
(2) _____
(3) _____

- b.** The use meets all required conditions and specifications.

Yes _____ No _____

This finding was based on the following fact(s):

- (1) _____
(2) _____
(3) _____

- c.** The use will not substantially injure the value of adjoining or abutting property, or the use is a public necessity.

Yes _____ No _____

This finding was based on the following fact(s):

- (1) _____
(2) _____
(3) _____

- d.** The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with this Ordinance and the Town of Mineral Springs Land Development Plan.

Yes _____ No _____

This finding was based on the following fact(s):

- (1) _____
(2) _____

- e.** Additional review criteria, as stated in the Ordinance, shall also be considered and addressed where required.

Yes _____ No _____

This finding was based on the following fact(s):

- (1) _____
(2) _____
(3) _____

- f.** Any deviation from the terms of this Ordinance will result in a project that is at least equal to or better than what would be accomplished under the strict application of this Ordinance.

Yes _____ No _____

This finding was based on the following fact(s):

- (1) _____
(2) _____
(3) _____

- g.** Any deviation from the terms of this Ordinance will not adversely affect the right of other abutting or nearby property owners in any material manner.

Yes _____ No _____

This finding was based on the following fact(s):

- (1) _____
(2) _____
(3) _____

ACTIONS TAKEN

Based on the above findings of fact and the tabulated votes of the sitting members regarding each and every one of the said findings in fact; the following action was taken on _____ by the Town of Mineral Springs Town Council after a public hearing was held and duly advertised beforehand on the dates recorded:

_____ **Conditional Use Permit Granted**

_____ **Conditional Use Permit Granted Conditionally***

_____ **Conditional Use Permit Disapproved**

*The following stipulations were imposed by the Town Council as an integral part of conditionally granting said Conditional Use Permit:

- (1) _____
- (2) _____
- (3) _____

Frederick Becker III, Mayor
Town of Mineral Springs
Town Council

Date

Attest:

Vicky Brooks, Town Clerk

Date

Town of Mineral Springs

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

CONDITIONAL USE PERMIT APPLICATION

Property Owner's Name: Joseph P and Stacy M Poats Application No. CUP- 11-01
No. of Attachments: 7 Received By: Vicky Brooks
Application Complete: yes Fee Paid: \$250
Date: 2/24/11

State Purpose of Conditional Use Permit under Article 5 Table of Uses Recreation Facility:
To be able to temporarily allow 2 recreational vehicles to be used as residences
on our lot on which no construction will be occurring while construction
occurs on our other 2 lots. This will save over an acre of trees. (See Attachment.

Cite Section(s) of Zoning Ordinance Under Which A Conditional Use Permit Is
Being Requested: Article 5 - Recreational Facility

Description of Property: 6236 Pleasant Grove Rd, Mineral Springs
(Street Address)

06081013D AR 6.65
(Tax Parcel Number) (Zoning District) (Acreage)

Property Owner: Joseph P and Stacy M Poats Joseph P Poats
(Print or Type) (Signature)

Address: 6320 Pleasant Grove Rd Waxhaw NC 28173

Telephone: (704) 999-0226 FAX: _____

Applicant/Agent: _____
(Print or Type) (Signature)

Address: _____

Telephone: _____ FAX: _____

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.). Showing how the requirements of the applicable section(s) of the Ordinance will be met. The applicant's attention is directed to Article 6, Section 6.3.1 for these requirements.

I hereby certify that all of the information provided for this application and all attachments is true and correct to the best of my knowledge.

Joseph P. Pat
Applicant

2/24/11
Date

Application processing fee: Attach check, payable to the Town of Mineral Springs in the amount of \$250.00.

(FOR OFFICIAL USE ONLY)

CUP# _____

Applicant's Name _____

Planning Board reviewed application on _____ and recommended that the application be: _____

Town Council reviewed application on _____ and the decision was to:

Notification of Planning Board and Town Council review dates mailed to applicant on:

Order Granting/Denying Conditional Use Permit mailed to applicant on _____ and if granted, to Zoning Administrator and Revaluation Officer with stamped site plan on _____.

Application for Conditional Use Permit

Joseph and Stacy Poats

February 23, 2011

Page 1

Request

To temporarily allow 2 RVs to be set up and lived in on one lot that we own ("Lot #3) while construction occurs on 2 other lots that we own. One RV would be the temporary home of the Poats family, who will be building on Lot #1. The second RV would be the temporary home for the Owen family, who plan to build on Lot #2. Lot #3 requires no more trees to be taken down and already has power, well and septic facilities. If we set up our RVs on the respective lots on which we are building ("Lot # 1 and Lot #2"), it will require **removing at least a half acre of trees on each of these lots** that otherwise would not have to be removed. This arrangement would also provide more security for both families.

This is a picture of some of the trees on Lot #1 that would have to be removed if we have to set up our RV on this Lot. At least ½ acre of trees would be impacted. All other locations on Lot #1 would either be directly in the way of home construction, would require even more trees to be removed, and/or are not accessible to the septic system and would be a great distance from the well head.



Application for Conditional Use Permit

Joseph and Stacy Poats

February 23, 2011

Page 2

This is a picture of some of the trees on Lot #2 that would have to be removed if we have to set up our RV on this Lot. At least 1/2 acre of trees would be impacted. All other locations on Lot #2 would either be directly in the way of home construction, would require even more trees to be removed, and/or are not accessible to the septic system and would be a great distance from the well head.



Requirement		Response
1	Name, address and phone number of owners Deedbook and page	Joseph P. and Stacy M. Poats Lot address: 6236 Pleasant Grove Rd. Mailing Address: 6320 Pleasant Grove Rd. (704) 999-0226 Deed Book 5362 Page 753
2	Scaled boundary survey	included

Application for Conditional Use Permit

Joseph and Stacy Poats

February 23, 2011

Page 3

	Requirement	Response
3	Adjoining Property Owners - Name - Address - Tax parcel # - Uses - Zoning -	- TYMANN THOMAS G & MARY E ET AL; Parcel ID 06081013A; Vacant; Zoned AR - ELITE TEAM BUILDERS LLC; Parcel ID 06081053; Vacant; Zoned AR - POATS JOSEPH PHILIP & STACY MADDOX; Parcel ID 06081013C; Vacant; Zoned AR
4	All existing easements, reservations, rights-of-way and all yard requirements for the zoning district.	50' Right of Way for Union Electric at Pleasant Grove Rd.
5	A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size, layout and setbacks of land and proposed structures, planned illumination, and proposed number, type and location of signs. For residential uses this shall include the number of units and an outline of the area where the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located.	Attached.
6	Traffic, parking and circulation plans showing the proposed locations and arrangement of parking spaces and access points to adjacent streets.	Included on Site Plan.
7	Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, including walls, fences or planted areas as well as treatment of any existing natural features. Documentation shall also be provided to stipulate that no quarantined vegetation or soil if any will be removed.	Parking pads will be of washed stone gravel. Driveway (already developed and shown on Site Plan) is of crushed recycled concrete gravel. With this approach, no other ground disturbance is required. Landscaping will continue to be natural wooded setting. We are in compliance with NCDENR for Erosion and Sedimentation Control and NPDES Stormwater Discharge. We have a Certificate of Plan Approval for Erosion and Sedimentation Control (attached) We have a Stormwater Permit issued by NCDENR (attached).
8	Plans and elevations of all proposed structures	A storage shed accessory building has been approved for this Lot #3 and is in process. No additional structures have been planned.

Application for Conditional Use Permit

Joseph and Stacy Poats

February 23, 2011

Page 4

	Requirement	Response
9	<p>A map at the same scale as the site plan showing:</p> <ul style="list-style-type: none">a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the US Department of Agriculture.c) Existing and proposed topography at five (5) feet contour intervals.d) Plans for providing potable water and for the treatment of wastewater.	<p>None of the area is within a floodplain.</p> <p>Soils map with topography provided by Union County GIS is attached.</p> <p>There is a new well that has been established and inspected. We would run water line and spigot to each camper.</p> <p>Septic system has been installed with all inspections by Union County. We will have PVC drainage pipes installed and run to the septic inlet as recommended by Union County.</p> <p>We will have electricians prepare standard RV power outlets per code.</p>
10	<p>Proposed phasing, if any, and approximate completion time of the project.</p>	<p>We would expect to need this conditional use for 18 months to allow for completion of both houses.</p>
11	<p>A storm water runoff plan as described in Section 4.20</p>	<p>We are in compliance with NCDENR for Erosion and Sedimentation Control and NPDES Stormwater Discharge. We have a Certificate of Plan Approval for Erosion and Sedimentation Control (attached) We have a Stormwater Permit issued by NCDENR (attached).</p>
12	<p>Copy of any public opposition</p>	<p>NA</p>

6236 PLEASANT GROVE RD CONDITIONAL USE PERMIT SITE PLAN

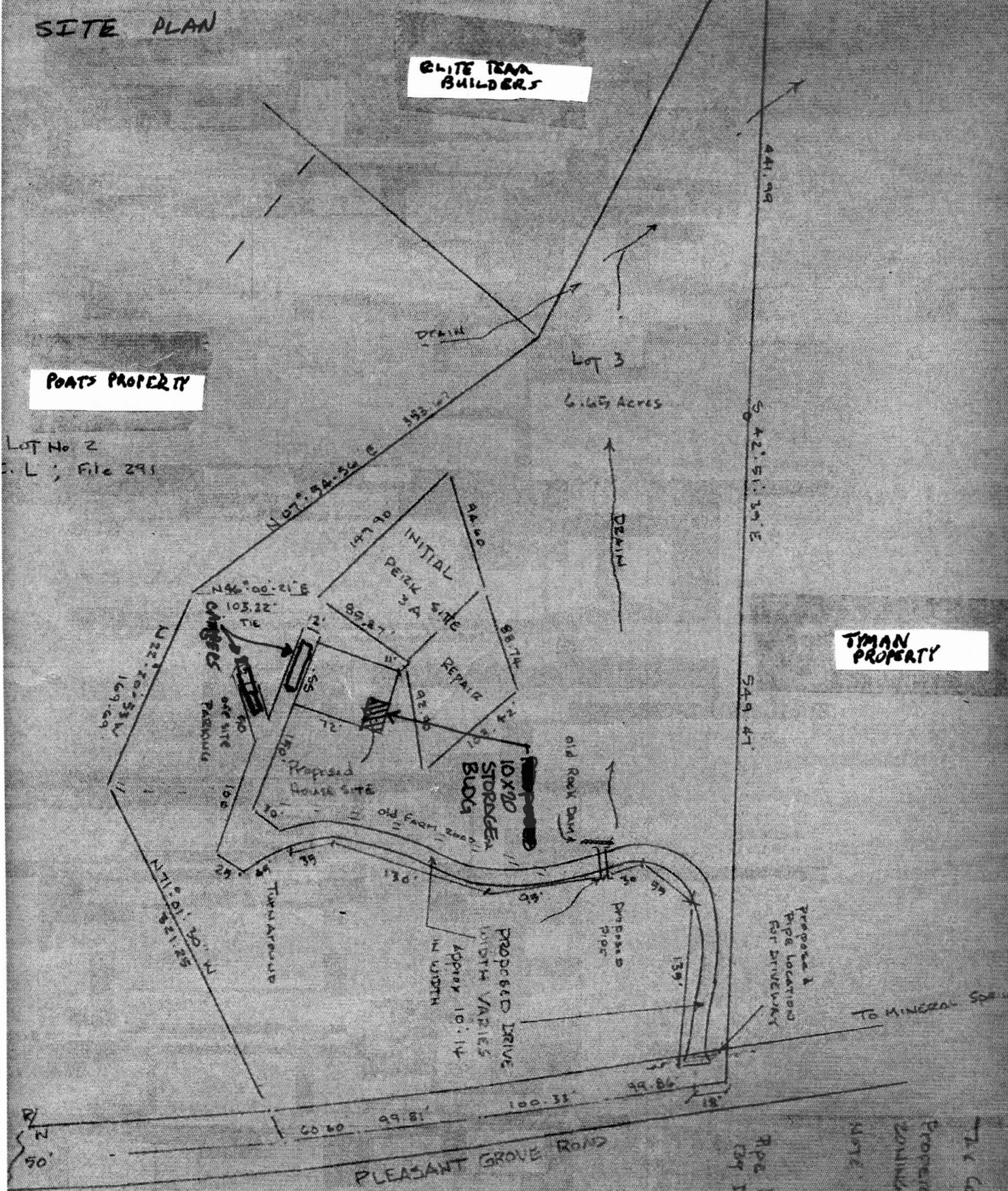
ELITE TEAM BUILDERS

POATS PROPERTY

LOT No 2
S. L. ; File 291

LOT 3
6.65 Acres

TIMAN PROPERTY



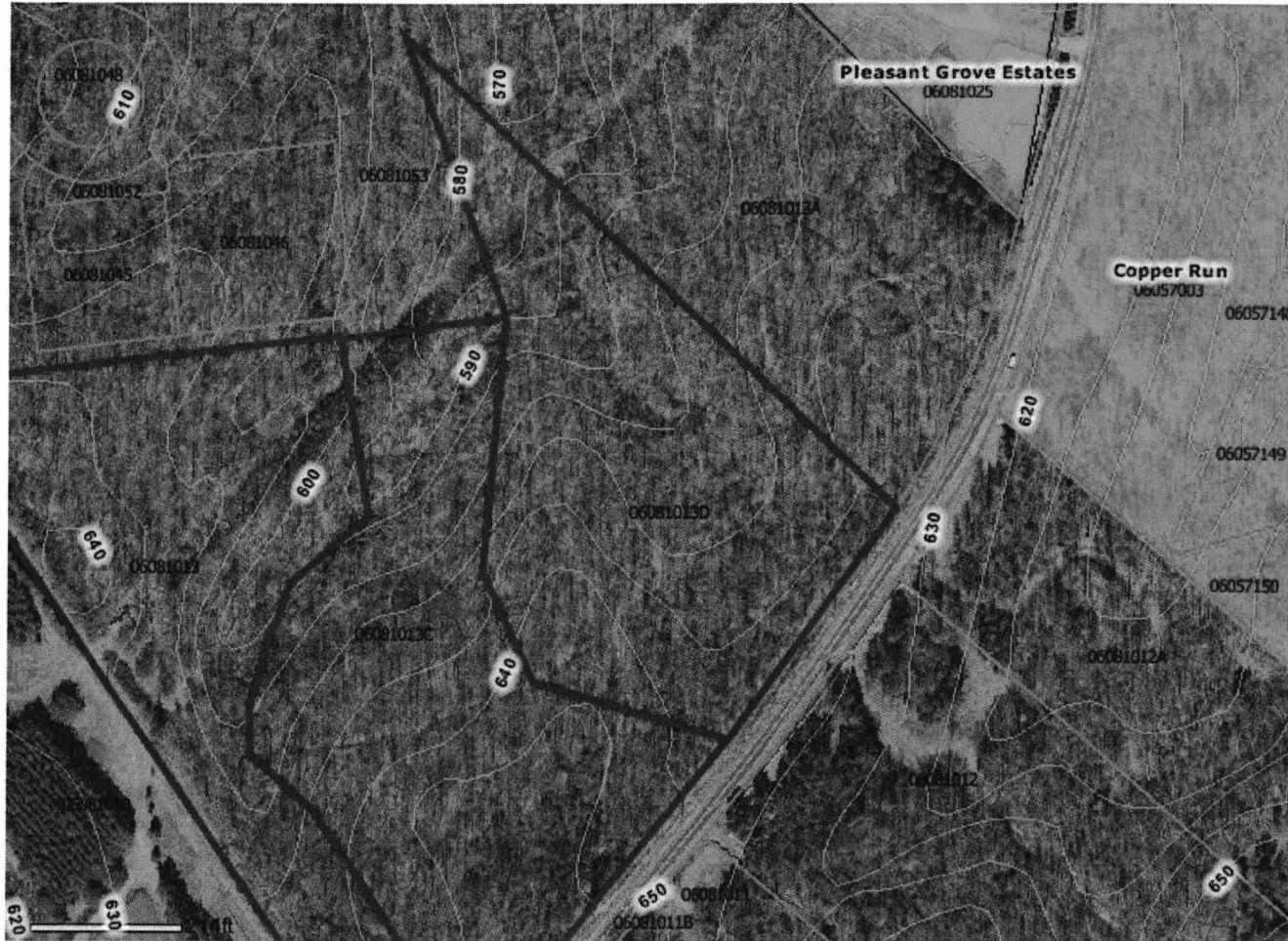
PLEASANT GROVE ROAD

R/W SR 1327





72 Code, Ord, D
 Project subject
 zoning jurisdiction
 USE ALL DISTANCE
 ECTO
 PIPE LOCATIONS
 FOR DEVELOPER /
 SCD

THIS PL
 EVIDENT
 USE OR
 ARE HER
 PLAT A
 NOT FOR

GoMAPS - Union County NC Public Access



LEGEND

-  Contour Lines
-  Parcels
-  Subdivisions
-  Aerials_2007

N



Thursday,
February 24
2011

This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System
All dimensions in feet

ATTACHMENT 3
AERIAL VIEW
(to note foresting)

GoMAPS - Union County NC Public Access



LEGEND

- Address_Point
- ⚡ Highways
- ⚡ Streets
- ~ Contour Lines
- ▭ Structures
- ▭ Parcels
- ▭ Municipal Areas
- ▭ Fairview
- ▭ Hemby Bridge
- ▭ Indian Trail
- ▭ Lake Park
- ▭ Marshville
- ▭ Marvin
- ▭ Mineral Springs
- ▭ Mint Hill
- ▭ Monroe
- ▭ Stallings
- ▭ Unionville
- ▭ Waxhaw
- ▭ Weddington
- ▭ Wesley Chapel
- ▭ Wingate
- Soils
- ▭ AeB
- ▭ AgC
- ▭ ApB
- ▭ ApC
- ▭ AuB
- ▭ BaB
- ▭ BaC
- ▭ BdB2
- ▭ BdC2

N

 Thursday,
 February 24
 2011

This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System
 All dimensions in feet

ATTACHMENT 7
 TOPOGRAPHICAL
 - CONTROL MAP
 - SOILS MAP

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environment and Natural Resources in accordance with North Carolina General Statute 113A - 57 (4) and 113A - 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

6320 PLEASANT GROVE ROAD, MINERAL SPRINGS, UNION COUNTY

Project Name and Location

UNION-2011-019

JANUARY 14, 2011

Date of Plan Approval

W/ MODIFICATIONS



JAMERA EPLIN

Assistant Regional Engineer

North Carolina Department of Environment and Natural Resources



NPDES Stormwater Discharge Permit for Construction Activities

Cover Sheet for NCG010000

Last Revised 01/20/2010



Did you know?

In North Carolina, excess stormwater volumes and blankets of sediment covering aquatic habitat cause more streams in the state to lose their ability to support aquatic life *than any other pollution problem.*



What is it?

This is your **Stormwater Permit**. It is separate from your Erosion and Sedimentation Control (E&SC) Plan.

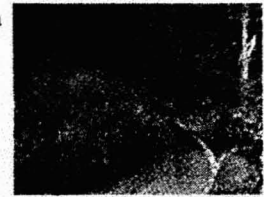
Your project is subject to this permit in addition to the approved E&SC Plan because all construction activities disturbing 1 or more acres of land are subject to stormwater permitting requirements under the National Pollutant Discharge Elimination System (NPDES). You have been given a copy of General Permit No. NCG010000 (attached) and granted coverage under this General Stormwater Permit.

Why is this permit required, and why is it important?

Federal regulations adopted by the U.S. Environmental Protection Agency (EPA) and North Carolina Division of Water Quality (DWQ) require an NPDES permit for your project. The EPA has delegated DWQ authority to administer the NPDES program in North Carolina.

You must comply with the applicable terms and conditions of this Stormwater Permit, and you are subject to enforcement by the Division of Water Quality for any violations.

In just one rain event, poor erosion & sediment control practices can contribute *nearly a ton of sediment per acre to a*



Sediment-filled creek downstream of a construction site.

stream! That can cause long-term devastation to receiving waters!

So remember, compliance with this permit helps protect our lakes, streams, rivers, and coastal waters.

¹From *Pollutant Export from Various Land Uses in the Upper Neuse River Basin* (Line, Daniel E. et al.) and DWQ staff communication with authors about the study.

What does this permit require me to do?

You should read and become familiar with the provisions and conditions of this permit. Here are highlights:

Erosion & Sedimentation Control Plan

You must implement the Erosion and Sedimentation Control Plan approved for your project by the N.C. Division of Land Resources (DLR) or by an approved local program. Adherence to that E&SC Plan is an enforceable component of the Stormwater Permit.

Monitoring and Inspections

- You must keep a rain gauge on site.

- You must inspect all erosion and sedimentation control measures **at least once a week** and within 24 hours **after any storm event greater than a half inch** (during a 24-hr period). If any device failure is seen, immediate corrective action must be taken.
- You must inspect all outlets where stormwater runoff is leaving your site and evaluate the effect on nearby streams or wetlands. Corrective action must be taken (and recorded) if sediment is being deposited off site or in a stream or wetland, or is causing a visible increase in turbidity (cloudiness) of

any affected stream.

- If sediment is being deposited in a stream or wetland, you must contact DWQ within 24 hours. See "Reporting" on the following page.
- You must **keep records of these inspections**.

Operation & Maintenance (O&M)

You must provide the operation and maintenance (O&M) necessary to maintain optimal performance of stormwater controls. This means **take corrective action** if E&SC facilities are not operating properly!

Ryan Muller Eagle Scout Proposal

PROJECT DESCRIPTION

Project name Mineral Springs Greenway Bridge Construction and Trail improvement

Describe the project you plan to do.

I plan to build a bridge across the feeder stream, improve parts of the Greenway trail beyond the bridge and improve the main access trail.

The bridge will be built and installed several feet away from the main trail, to allow hikers and bicyclists a way to cross the stream, without interfering with access for horse riders on the main trail.

The access trail begins at the cul-de-sac at the end of Harrington Road and is a narrow path leading to the trail along 12 Mile Creek. I plan to improve this path and clear out some of the overgrown weeds and thorns along both sides. I will also lay down a thick layer of mulch to prevent weed growth.

The trail where the bridge will be installed will need to be split, to allow the horse traffic to use the main part of the trail, and allow the hikers and bikers to use the bridge to cross the stream. The trail beyond the bridge will be improved and marked from the bridge site to the end of the Harrington Road trail site at the beginning of the Saddle Ridge trail area, where another Scout will be working on his Eagle Scout project.

Where the trail splits at the bridge, I will install posts with signs showing where the horse traffic and bike/hiker traffic is designated.

The bridge will measure 12' long by 4' wide. It will be placed across a ditch approximately 3' deep. To keep the bridge in place, I plan to dig around the ends of the bridge on both sides of the ditch and set the supports below the level of the trail. This will keep the bridge from moving in any direction and will also allow bikers to ride across the bridge without having to stop and carry their bikes.

The supports for the bridge will sit on concrete blocks, and the wood used will be pressure treated to prevent any possibility of rotten wood.

There will be a railing on both sides of the bridge 3' tall with handrails going the full length of the walkway.

There is a sketch attached to this worksheet showing top and side views.

My project will be of benefit to the group because:

The Town of Mineral Springs is in the early stages of constructing a town greenway. My project will improve access to the greenway at a key location, allowing ease of access for the public and for future improvements.

The Town will benefit by having this work done at greatly reduced cost in materials and zero labor cost to them and the public will benefit by having a nearby place to hike, bicycle, ride horses or picnic.

Boys Scouts will also see a benefit by having a location where service projects can be performed. Other Boy Scouts from different troops are also working on different sections of the Greenway at the same time that my project will be happening.

PROJECT DETAILS

Currently the hiking trail of the Greenway is poorly marked, or not marked at all. There is a ditch about 3' deep and 6' wide that has running water after it rains.

The access path at the end of Harrington Road is narrow and has a lot of overgrown weeds and thorns.

I plan to use a push type weed eater to clear and widen the access path and build a bridge over the drainage ditch. Since horses also use the trail I plan to install sign posts with signs to show the horse riders where to cross the ditch safely.

I plan to lay down a thick layer of wood chip mulch to keep the weeds from growing back on the access path and I will put a sign at the top of the patch with a color coded marker showing where and what trail is accessed.

Once approved I expect it to take one weekend to build the bridge.

I will build the main part at my home and bring it to the trail with the help of my fellow scouts and scout leaders in Troop 18. I expect it to take a second weekend to bring the bridge to the trail, dig out where the bridge will go, place the base and install the railings. If there is enough time on that same weekend I will have part of the troop working on the clearing and mulch on the access path. It will probably go into a third weekend finishing the access path, installing the sign posts and putting up color coded trail markings.

I have attached a list of expected materials and costs. I hope to have the mulch donated by a local tree service company. I will seek donations from the Town of Mineral Springs since they have a fund set aside for Greenway improvements. I will also seek donations from local companies and individuals. The biggest safety hazards will be in the construction of the bridge. I will make sure that only adult leaders use any power cutting tools, that all scouts are supervised when power screwdrivers are used and that everyone has safety glasses and work gloves. I will make sure everyone has plenty of water to drink when we are working at the trail itself and I will explain so that everyone understand proper lifting and safety rules.

Desc	Size	Qty	Lowes \$ ea	Ext Price
Wood	2x12x12	6	\$19.97	\$119.82
Wood	2x6x8	13	\$4.97	\$64.61
Wood	4x4x8	4	\$6.97	\$27.88
Wood	4x4x12	1	\$13.97	\$13.97
Wood	1x4x8	3	\$2.97	\$8.91
Wood	2x4x12	4	\$4.97	\$19.88
concrete block	4x8x16	6	\$1.46	\$8.76
deck screws (box)	3 1/2"	1	\$50.00	\$50.00
3/8 Galv Carriage Bolt 6"	pack of 25	1	\$44.81	\$44.81
3/8 galv nut	pack of 25	1	\$4.76	\$4.76
3/8 galv flat washer	pack of 25	1	\$4.79	\$4.79
signs	12x18	2	\$27.00	\$54.00
sign	9x12	1	\$15.00	\$15.00
				\$437.19
			Tax 7.75%	\$33.88
			Total	\$471.07

Hardware priced from Lowes website

Signs quoted from Signs Now in Monroe NC

Wood Chips being donated by 2M Tree Service, Monroe NC

From: Fred Witherspoon
To: mrvickybrooks@aol.com;
cc: Mayor Rick Becker;
Subject: Optimist Club of Waxhaw Mineral Springs
Date: Thursday, March 03, 2011 10:32:42 AM

**Agenda Item
#9
March 10, 2011**

The Optimist Club of Waxhaw Mineral Springs is a group of 23 volunteer, community minded citizens whose mission is to provide programs that improve the community and benefit our youth. We are affiliated with our national organization, Optimist International. Last year, you provided funds to help with the beautification of downtown Mineral Springs. Our organization cleaned out and planted new flowers in the flower bed on the corner of Potter Road and Highway 75. Also, we planted flowers at the Post Office and the barbershop front. We were assisted by 3 students from Parkwood High as a community service activity for them.

Since then, we have joined the Adopt A Highway Program and have the section of Highway 75 leading out of Mineral Springs to Collins Road. We have chosen April 16 as the day to pick up trash and plant new flowers in the downtown flower bed. Our goal is to make this a Community Clean Up Day to beautify Mineral Springs. We are requesting funding at the same level as last year at \$500.00. The \$500.00 will fund new flowers, dirt/mulch for the downtown flower beds, post office and a professional landscaper. Also, we contract a professional landscaper to perform the work to insure a professional look and that we are planting the right type of flowers for the area.

Club members maintain the flower beds throughout the summer. We feel that this project improves the look of the area and shows civic pride. We will provide a financial report on the beautification project. Also, we want to be your beautification partner and we are open to ideas and suggestions, on what we can do to help keep Mineral Springs clean and blooming with civic pride.

Some of our other projects that we have done includes an Essay Contest. Students wrote a 700+ word essay on the topic - "How My Education is the Key to a Successful Future." Caleb Casper of Parkwood High won our club competition and he will advance to the District competition. The winner of the District competition will receive a \$2500 college scholarship. Currently we are planning an oratorical contest and the District winner will receive a \$2500.00 scholarship. The winner will be announced in May.

During the Christmas holidays, we donated food to the Loaves and Fishes of Union County, provided Christmas toys and clothes to 2 families at Waxhaw Elementary School and participated in the Waxhaw Christmas parade. We established a Phylicia Barnes Fund at Sun Trust in Waxhaw to help raise funds to offset some of the travel expenses for her mother. June is Childhood Cancer Month for Optimist International. We will be planning a project to support the fight against Childhood Cancer. We are planning a "Respect For Law" program where we will recognize an outstanding law officer.

Since we are still a relatively new organization and due to the economy, we have not established a fund raiser to fund all of our projects. Once we are able to generate funds, we will be able to fund projects while partnering with other organizations. We want to form strategic partnerships who will work together to help Mineral Springs.

We welcome the opportunity to present at your March meeting. Our club meets the 1st and 3rd Tuesday, 7:00 PM at Tracy's Adult Day Care Center.

Thank you for the consideration.

Fred Witherspoon
President
Optimist Club of Waxhaw Mineral Springs
p. 704.488.5008
f. 980.939.6335

<http://optimist.org>



Charlotte Steeplechase Association, Inc.
PO Box 70 • Mineral Springs • NC 28108
Tel: (704) 843-7070 • Fax: (704) 843-7556
www.queenscup.org • glenn@queenscup.org



February 3, 2011

Rick Becker
Town of Mineral Springs
PO Box 600
Mineral Springs, NC 28108

Dear Rick,

The smells of warm air, green grass, wonderful food and horse racing will soon greet us Saturday, April 30th, at this year's 16th running of the Queen's Cup Steeplechase. Twelve thousand tailgaters, dozens of corporate hosts and their guests will enjoy a day of Southern hospitality with professional horse racing, tailgate and hat contests and more. You can again tap into this desirable, high-end audience with your business's message by renewing your advertisement in the Queen's Cup Steeplechase Official Race Program.

Compliments of Sonitrol and Harris Teeter, the race program will once again be distributed to all race fans and to our hospitality hosts' guests. Advertising in the race program is the perfect way to target your message to this high-end demographic. Your investment benefits our charity Make-A-Wish Foundation® of Central and Western North Carolina and the Charlotte Steeplechase Association. With your continued support, Make-A-Wish can grant more wishes of children, between the ages of 2 1/2 to 18, who suffer from life-threatening medical conditions, to enrich the human experience with hope, strength, and joy.

An ad contract is enclosed for your convenience. We have one Race Program Sponsorship still available. This high visibility full page color ad is available for \$5,000 and comes with an ElkrIDGE Club ticket package on Member's Hill. Please call me at the office (704-843-7070) today if you are interested. If you would like to see a copy of your 2010 advertisement, feel free to contact me at glenn@queenscup.org, and I will be happy to send one to you. We would appreciate hearing from you by **March 18th**. The deadline for ad copy is April 8th. Thank you again for your commitment to the Queen's Cup Steeplechase and its charities and I hope to see you at the races!

Regards,

Glenn Springer
Executive Director

P.S. Please return your contract and payment to the Queen's Cup office, with checks payable to the Charlotte Steeplechase Association by March 18th. You may send art directly to Midlands Printing using the specifications on the back of the enclosed agreement.



The Town of Mineral Springs

Home of
The Queen's Cup

**CONSERVATION
BY DESIGN**

Committed to preserving
a rural community

Welcoming horse owners
and conservation buyers

www.mineralspringsnc.com

MEMO

To: Mineral Springs town council
From: Rick Becker
Date: March 1, 2011
Subject: Amendment to 2009-10 Audit Contract

Our auditor, Robert M. Burns, CPA, completed the audit on December 31, 2010. The original contract, approved by council on June 10, 2010, included the completion date of October 31, 2010 in Item #6. The Local Government Commission requires that the contract reflect the actual completion date, and if that date has changed, the contract must be amended.

The following amended contract reflects the new date of December 31, 2010 in Item #6. There are no other changes to the 2009-10 audit contract.

I recommend that council approve this amended contract.

AMENDED CONTRACT

LGC-205 (Rev. 2010)

File in Triplicate.

CONTRACT TO AUDIT ACCOUNTS

of Town of Mineral Springs
Governmental Unit

On this 31st day of October, 2010, Robert M. Burns, CPA
Auditor
1135 Harding Place, Charlotte, NC 28204

Mailing Address

_____ , hereinafter referred to as
the Auditor, and The Town Council of Town of Mineral Springs
Governing Board Governmental Unit
to as the Governmental Unit, agree as follows:

1. The Auditor shall audit all statements and disclosures required by generally accepted accounting principles and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit for the period beginning July 1, 2009, and ending June 30, 2010. The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion will be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate discretely presented component units, each major governmental and enterprise fund, and the aggregate remaining fund information (nonmajor government and enterprise funds, the internal service fund type, and the fiduciary fund types).
2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with generally accepted auditing standards. The Auditor shall perform the audit in accordance with Government Auditing Standards if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB Circular A-133 and the State Single Audit Implementation Act, the auditor shall perform a Single Audit. This audit and all associated workpapers may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the LGC. If the audit and/or workpapers are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners.
3. *This contract contemplates an unqualified opinion being rendered.* If financial statements are not prepared in accordance with generally accepted accounting principles (GAAP), or the statements fail to include all disclosures required by GAAP, explain that departure from GAAP in the space below:
4. *This contract contemplates an unqualified opinion being rendered.* The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. *Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.* The audit will have no scope limitations except:
5. If this audit engagement is subject to the standards for audit as defined in Government Auditing Standards, July 2007 revisions, issued by the Comptroller General of the United States, then the Auditor warrants by accepting this engagement that he has met the requirements for a peer review and continuing education as specified in Government Auditing Standards. The Auditor agrees to provide a **copy of their most recent peer review report regardless of the date of the prior peer review report** to the Governmental Unit and the Secretary of the Local Government Commission prior to the execution of the audit contract. (See Item 21.)
6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to the LGC by December 31, 2010. If it becomes necessary to amend the due date of the audit a written explanation of the delay must accompany the amended contract.
7. It is agreed that generally accepted auditing standards include a review of the Governmental Unit's system of internal control and accounting as same relates to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor will make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his findings, together with his recommendations for improvement. That written report must include all matters defined as "significant deficiencies and material weaknesses" in AU 325 of the AICPA Professional Standards. The Auditor shall file a copy of that report with the Secretary of the Local Government Commission.
8. All local government and public authority contracts for annual or special audits, bookkeeping or other assistance necessary to prepare the Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina require the approval of the Secretary of the Local Government Commission. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit until the invoice has been approved by the Secretary of the Local Government Commission. (This also includes any progress billings.) [G.S. 159-34 and 115C-447] All invoices should be submitted in triplicate to the Secretary of the Local Government Commission. The original and one copy will be

returned to the Auditor. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.

9. In consideration of the satisfactory performance of the provisions of this agreement, the Governmental Unit shall pay to the Auditor, upon approval by the Secretary of the Local Government Commission, the following fee which includes any cost the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (Federal and State grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts:

Year-end bookkeeping assistance – [For audits subject to Government Auditing Standards, this is limited to bookkeeping services permitted by revised Independence Standards] _____

Audit **\$ 3,300.00**

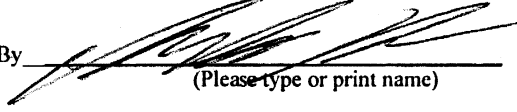
Preparation of the annual financial statements \$300.00

10. The auditor working with local governmental unit that has outstanding revenue bonds will include in the notes to the audited financial statements, whether or not required by the revenue bond documents, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the auditor should be aware that any other bond compliance statements or additional reports required in the authorizing bond documents need to be submitted to the LGC simultaneously with the local government's audited financial statements unless otherwise specified in the bond documents.
11. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, at least, Management's Discussion and Analysis, the financial statements of the governmental unit and all of its component units and notes thereto prepared in accordance with generally accepted accounting principles, combining and supplementary information requested by the client or required for full disclosure under the law, and the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board as soon as practical after the close of the accounting period.
12. **The Auditor shall file** with the Local Government Commission two BOUND copies of the report of audit. If reports are received unbound they will **not** be reviewed by the LGC and will be returned to the auditor for binding. In addition, if the North Carolina Office of the State Auditor designates certain programs to be audited as major programs, a turnaround document and a representation letter addressed to the State Auditor shall be submitted to the Local Government Commission. Two bound copies of the report of audit should be submitted if the audit is performed only under the provisions of the State Single Audit Implementation Act or a financial audit is required to be performed in accordance with Government Auditing Standards. Three bound copies of the audit are to be submitted for Councils of Governments. Two bound copies of the audit should be submitted for tax levying Municipalities. Otherwise, one bound copy shall be submitted. Units that operate a 911 fund need to provide an additional copy to the number stated above. Bound copies of the report shall be filed with the Local Government Commission when (or prior to) submitting the invoice for the services rendered. The report of audit, as filed with the Secretary of the Local Government Commission, becomes a matter of public record for inspection and review in the offices of the Secretary by any interested parties. Any subsequent revisions to these reports must be sent to the Secretary of the Local Government Commission. These audited financial statements are used in the preparation of Official Statements for debt offerings (the auditors' opinion is not included), by municipal bond rating services, to fulfill secondary market disclosure requirements of the Securities and Exchange Commission, and other lawful purposes of the government, without subsequent consent of the auditor. If it is determined by the LGC that corrections need to be made to the unit's financial statements they should be provided within three days of notification unless, another time frame is agreed to by the LGC.
13. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the Local Government Commission, this agreement may be varied or changed to include the increased time and/or compensation as may be agreed upon by the Governing Board and the Auditor.
14. If an approved contract needs to be varied or changed for any reason, the change must be made in writing, signed and dated by all parties and pre-audited if the change includes a change in audit fee. This document and a written explanation of the change must be submitted in triplicate to the Secretary of the Local Government Commission for approval. No change shall be effective unless approved by the Secretary of the Local Government Commission, the Governing Board, and the Auditor.
15. Whenever the Auditor uses an engagement letter with the client, Item 16 is to be completed by referencing the engagement letter and attaching a copy of the engagement letter to the contract to incorporate the engagement letter into the contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract will control. Engagement letter terms are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 22 of this contract. Engagement letters containing indemnification clauses will not be approved by the Local Government Commission.

Contract to Audit Accounts (cont.) Town of Mineral Springs
(name of unit)

- 16. There are no special provisions except:
1-Item 5- No single audit 2- Accounting records to be available by 8/31/2010
- 17. A separate contract should not be made for each division to be audited or report to be submitted. A separate contract must be executed for each component unit which is a local government and for which a separate audit report is issued.
- 18. The contract must be executed, pre-audited, signed by all parties and submitted in triplicate to the Secretary of the Local Government Commission. The mailing address is 325 North Salisbury Street, Raleigh, North Carolina 27603-1385. The physical address is 4505 Fair Meadow Lane, Suite 102, Raleigh, North Carolina 27607-6449.
- 19. The contract is a tri-party agreement and is not valid until it is approved by the Local Government Commission. Upon approval, the original contract will be returned to the Governmental Unit, a copy will be forwarded to the Auditor, and a copy retained by the Secretary of the Local Government Commission. The audit should not be started before the contract is approved.
- 20. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the Local Government Commission.
- 21. If this audit engagement is not subject to Government Auditing Standards, then Item 5 shall be listed as a deleted provision in Item 22. An explanation must be given for deleting this provision.
- 22. All of the above paragraphs are understood and shall apply to this agreement, except the following numbered paragraphs shall be deleted: (See Item 15.)

Firm Robert M. Burns, CPA

By 
(Please type or print name)

ROBERT M. BURNS
(Signature of authorized audit firm representative)

Email Address: RMBCPA@AOL.COM

Date 2-25-11

Approved by the Secretary of the Local Government Commission as provided in Article 3, Chapter 159 of the General Statutes or Article 31, Part 3, Chapter 115C of the General Statutes.

For the Secretary, Local Government Commission

(Signature)

Date _____

By _____
(Please type or print name and title)

(Signature of Mayor/Chairperson of governing board)

Date _____

Email Address _____

By _____
(Chair of Audit Committee- please type or print name)

(Signature of Audit Committee Chairperson)

Date _____
(If unit has no audit committee, this section should be marked "N/A.")

Email address _____

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Governmental Unit Finance Officer (Please type or print name)

(Signature)

Date _____
(Preaudit Certificate must be dated.)

Email address _____