

Town Council Members

Valerie Coffey – 2019 ~ Jerry Countryman – 2021 ~ Janet Critz – 2021

Lundeen Cureton – 2019 ~ Peggy Neill – 2019

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Town of Mineral Springs  
Mineral Springs Town Hall  
3506 S Potter Road ~ Mineral Springs  
Town Council  
Public Hearing / Regular Meeting  
December 13, 2018 ~ 7:30 PM

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**Agenda**

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1. **Opening**

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

2. **Public Hearing – Vyas Voluntary Annexation**

3. **Public Comments**

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

4. **Consent Agenda**

- A. November 8, 2018 Regular Meeting Minutes
- B. October 2018 Tax Collector's Report
- C. October 2018 Finance Report

5. **Consideration of Adopting an Ordinance on the Voluntary Annexation**

The council will consider adopting an ordinance on the voluntary annexation by Suresh and Rita Vyas.

6. **Consideration of Reappointing Planning Board Members**

The council will consider reappointing three planning board members to serve another three-year term.

7. **Consideration of Establishing a Steering Committee and Appointing Members**

The council will consider establishing a steering committee for the Benchmark Planning review/amendment of our zoning/subdivision ordinances and appointing members to it.

8. **Consideration of the 2019 Town Hall Holiday Schedule**

The council will consider approving the 2019 Town Hall Holiday Schedule.

9. **Staff Updates**

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

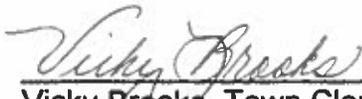
10. **Other Business**

11. **Adjournment**

**Certification of the  
Voluntary Annexation Sufficiency**

by the Mineral Springs Town Clerk

I, Vicky Brooks, Town Clerk of the Town of Mineral Springs, North Carolina do hereby certify the sufficiency of the voluntary annexation petition submitted by Suresh C. Vyas and Rita T. Vyas on tax parcels #06-081-007A and 06-081-007B as described on a deed recorded at Book 4419 -- Page 0193 in the Union County, North Carolina Registry.

  
\_\_\_\_\_  
Vicky Brooks, Town Clerk  
Town of Mineral Springs

11.13.18  
\_\_\_\_\_  
Date

Attachments: Suresh C. Vyas and Rita T. Vyas Deed  
Book 4419 – Page 0193 of the Union County, North Carolina Registry

Property/surrounding area map

4419  
0193

BK 44 19 PG 0193

FILED  
UNION COUNTY  
CRYSTAL CRUMP  
REGISTER OF DEEDS

FILED Jan 02, 2007  
AT 03:30 pm  
BOOK 04419  
START PAGE 0193  
END PAGE 0195  
INSTRUMENT # 00191  
EXCISE TAX \$2,798.00  
SWC

Union County 01-02-2007  
NORTH CAROLINA  
Excise Tax \$2,798.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 2,798.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 06-081-007A  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20

Mail after recording to Grantee

This instrument was prepared by John L. Hazlehurst, Attorney

Brief description for the Index

THIS DEED made this 2nd day of January, 2007, by and between

GRANTOR

GRANTEE

Bradley Scott Moore; and  
Ronald C. Moore, as Joint Tenants

Suresh C. Vyas and wife, Rita T. Vyas

Property address: 25.43 acres, Waxhaw-Indian  
Trail Rd.  
Waxhaw, NC 28173

Tax Bill Address: 6813 Linkside Ct.  
Charlotte, NC 28277

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_ Township, Union County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4399, Page 142

A map showing the above described property is recorded in Map Book \_\_\_\_\_ Page \_\_\_\_\_

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2007 ad valorem taxes for which Grantee shall assume and be responsible to pay.
2. Easements and restrictions of public record as of the date hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if a limited liability company, has caused this instrument to be signed in its company name by its duly authorized Manager(s), by authority of its membership, the day and year first above written.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_

Sylvia C. Moore (SEAL)  
Sylvia C. Moore

Bradley Scott Moore (SEAL)  
Bradley Scott Moore

Ronald C. Moore (SEAL)  
Ronald C. Moore

Nicole Griffith Moore (SEAL)  
Nicole Griffith Moore

USE BLACK INK ONLY

SEAL - STAMP  
Varsha Chopra  
Notary Public  
Mecklenburg County, NC  
My Commission Expires 4/2/2011

NORTH CAROLINA, MECKLENBURG County.

I, a Notary Public of the County and State aforesaid, certify that Bradley Scott Moore, Nicole Griffith Moore, Sylvia C. Moore, Ronald C. Moore Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 2nd day of JANUARY 2007

My commission expires: 4-2-2011 Varsha Chopra Notary Public

SEAL - STAMP

NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_

\_\_\_\_\_ a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its \_\_\_\_\_

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant-Register of Deeds.

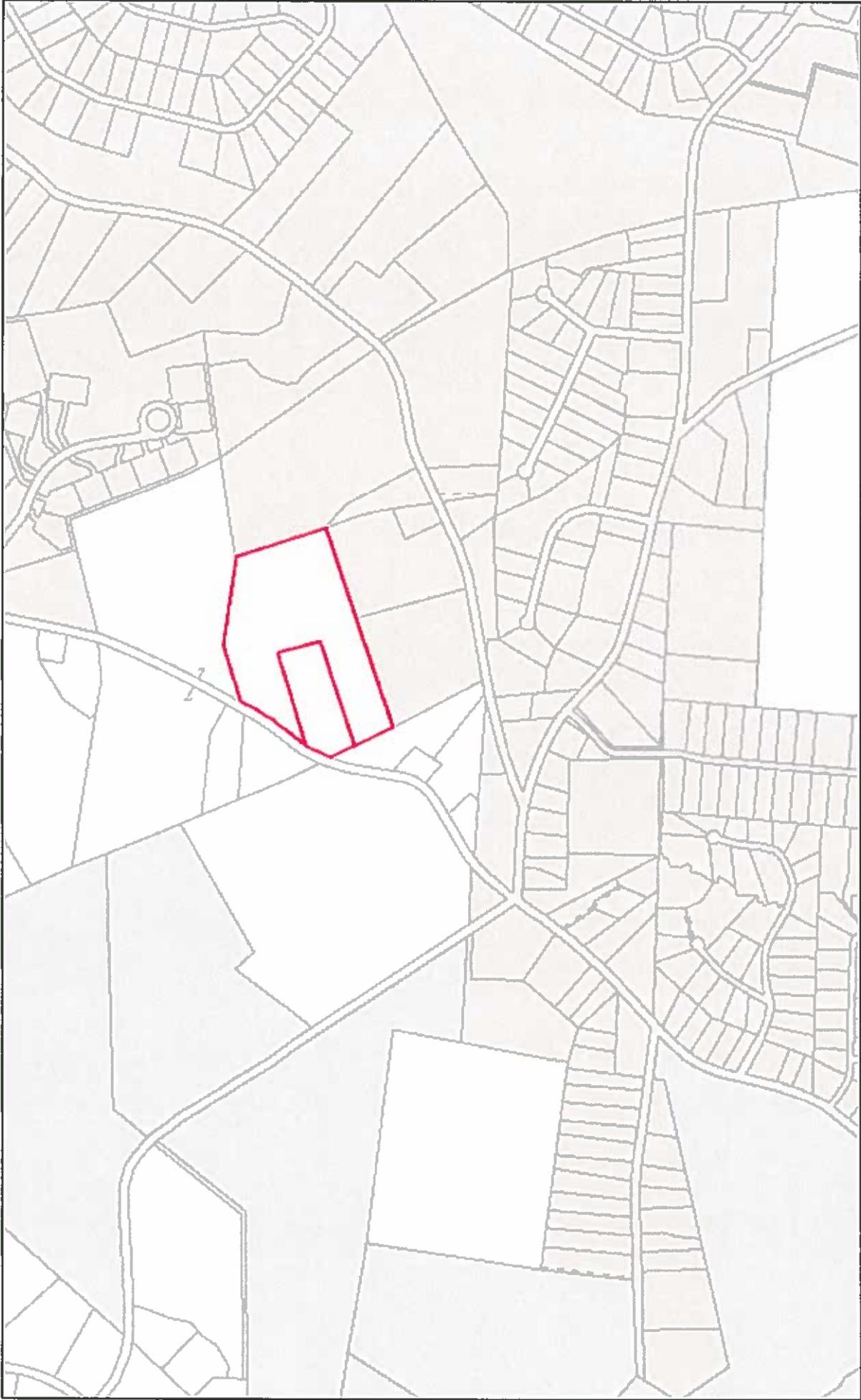
**Exhibit A**

**BEGINNING** at the Northeast corner of the Charles E. Jackson, Jr. property, now or formerly, (Deed Book 847, Page 830) and running thence with the said Jackson property, S. 74-47-43 W. 624.82 feet to an iron, and thence continuing with the same line an additional 761.71 feet with the property line of Dennis K. Helms, now or formerly (Deed Book 470 Page 792), to an iron, and running thence N. 21-55-17 W 504.71 feet to an iron in the center of Waxhaw-Indian Trail Road (SR 1008) (60' right of way), passing an iron at 42.09 feet and thence with twelve calls and distances with the center line of the Waxhaw-Indian Trail Road, as follows:

- (1) N. 26-44-01 E. 50.47 feet;
- (2) N. 31-25-48 E. 50.31 feet;
- (3) N. 35-27-05 E. 52.58 feet;
- (4) N. 39-15-07 E. 53.96 feet;
- (5) N. 42-07-18 E. 52.80 feet;
- (6) N. 42-18-22 E. 53.31 feet;
- (7) N. 41-23-14 E. 54.43 feet;
- (8) N. 39-00-50 E. 55.88 feet;
- (9) N. 36-18-40 E. 54.76 feet;
- (10) N. 34-40-20 E. 52.30 feet;
- (11) N. 33-05-39 E. 49.15 feet;
- (12) N. 32-04-09 E. 57.71 feet;

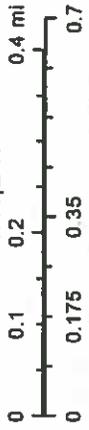
thence, N. 76-40-06 E. 429.30 feet to an iron, passing an iron at 42.53 feet; thence S. 78-06-04 E. 584.42 feet to a point; thence S. 14-55-22 E. 621.70 feet to the point and place of **BEGINNING**, being 25.43 acres, more or less, as shown on a survey by Walter L. Gordon, PLS, dated June 17, 2003.

# Vyas



November 13, 2018

1:13,243



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

## Notice of Public Hearing

The Town of Mineral Springs will hold a Public Hearing on Thursday, December 13, 2018 at 7:30 p.m. at the Mineral Springs Town Hall located at 3506 Potter Road South regarding a voluntary annexation petition submitted by Suresh C. Vyas and Rita T. Vyas on tax parcels #06-081-007A and #06-081-007B located in Union County, North Carolina on Waxhaw Indian Trail Road. For specific questions regarding the voluntary annexation, please contact Town Clerk Vicky Brooks at 704-283-0505 ext. 221. The town council reserves the right to adopt an ordinance annexing this property into the Town of Mineral Springs following the close of the public 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.

Vicky Brooks  
Town Clerk

December 2, 2018

Town of Mineral Springs  
Town Hall  
3506 S. Potter Road  
Town Council  
Regular Meeting  
November 8, 2018 ~ 7:30 PM

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**Minutes Draft**

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The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, November 8, 2018.

**Present:** Mayor Frederick Becker III, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Peggy Neill, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk Janet Ridings.

**Absent:** Mayor Pro Tem Bettylyn Krafft, Councilwoman Janet Critz and Councilwoman Cureton.

**Visitors:** Donald Gaddy, Richard Helms and Michael James.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of November 8, 2018 to order at 7:35 p.m.

1. **Opening**

- Councilman Countryman delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- There were no public comments.

3. **Consent Agenda**

- **Councilwoman Coffey** made a **motion** to approve the consent agenda as presented containing the following:
  - A. *September 26, 2018 Special Meeting Minutes and October 11, 2018 Regular Meeting Minutes*
  - B. *September 2018 Tax Collector's Report*
  - C. *September 2018 Finance Report*

and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman and Neill  
Nays: None

#### 4. Presentation on the Union County Fire Commission Study

- Mayor Becker introduced Assistant County Manager Michael James and explained he would be giving the council a presentation on possible future fire funding; Commissioner Richard Helms and Chief Donald Gaddy were also present.
- Mr. James thanked the mayor and council and expressed his appreciation for the opportunity to be here to talk about their fire funding study. Mr. James explained the staff had been working with the commissioners and fire chiefs over the past year to talk alternative strategies that may be available to the county. The presentation is long with a lot of information, but it is their goal to make sure that all the local elected officials understood the study. Mr. James will be going over the objective of what the fire funding study was about and what the purpose of it was; making sure everyone understands what the current methodology is here in Union County for funding fire protection services; and he will talk about what was before the board of commissioners currently.
- The Union County Fire Service District Funding Study PowerPoint presentation was as follows:
  - Purpose
    - Objective of the 2108 Fire Funding Study
    - Current Methodology Used to Fund Fire Protection Services in Union County
    - Alternative Funding Strategies Currently before the Board of Commissioners
    - Identify a Funding Strategy(s) the Governing Body Supports – Letter of Support
  - Fire Funding Study Objective
    - Scope of Services – Consultant was asked to conduct a comprehensive evaluation of our current funding methodology and propose alternative and cost-effective funding strategies allowable in the State of North Carolina. The overall goal of the study is to provide maximum equity in cost burden and provide a sustainable long-term funding strategy for Union County Fire Services.
    - Stakeholder Meetings – Staff and Consultant have held 2 meetings with the County Commissioner and 2 meetings with the Fire Chiefs Association, to gain input and direction for the work of the study.
    - Early Direction Received – Reevaluate the Fire Fee Model for sustainability / Options for replacement; Ensure Fire Fee or Taxes collected on all County properties subject to the assessment; and Funding Methodology must meet future demands (fewer volunteers, Cost of Fire Services, changes in density....etc.)
  - How are Fire Service Districts Funded?
    - **17 Fire Service Districts** provide Fire Protection Service *via* Contract with Union County
    - ❖ **5** Fire Service Districts are funded through local tax as established by the County Commission

- ❖ **12** Fire Service Districts are funded through a local fee as provided by the North Carolina General Assembly (\$100 Cap)
- ❖ **16%** of Fire Protection square mileage served by the County are within Municipal Boundaries

Volunteer Fire Departments	
•	Allens Crossroads
•	Bakers
•	Beaver Lane
•	Fairview
•	Griffith Road
•	Hemby Bridge (tax)
•	Jackson
•	Lanes Creek
•	New Salem
•	Sandy Ridge
•	Springs (tax)
•	Stack Road
•	Stallings (tax)
•	Unionville
•	Waxhaw (tax)
•	Wesley Chapel (tax)
•	Wingate

- City of Monroe and the Town of Weddington Provide for their own Fire Protection Services
- ❖ Other municipalities provide financial support to their VFD to various levels
- FY 2019 Operating Appropriations **\$13,778,655** – Increase of 50% from 2009
  - ❖ **\$11,087,509** Revenue Available through Fire Fee, Fire Tax, Sales Tax, VFD Revenue and Fund Balance
  - ❖ **\$2,691,146** From Countywide Rate is Needed to Fully Fund Fire Services in Fee Districts (20% of overall County Fire Budget)

Fire Department	Countywide Fire Tax	Local Fire Tax/Fee	Operating Appropriation	FD Rev	Countywide Fire Tax Revenue	Localized Fire Tax/Fee Revenue	Sales Tax	Fund Balance
Allens Crossroads	0.0103	100.00	\$ 237,590	-	(131,722)	(105,868)	-	-
Bakers	0.0103	100.00	801,111	-	(167,776)	(633,335)	-	-
Beaver Lane	0.0103	100.00	685,437	(77,600)	(359,772)	(248,065)	-	-
Fairview	0.0103	100.00	358,564	(8,000)	(173,431)	(177,133)	-	-
Griffith Road	0.0103	100.00	138,495	(32,940)	(34,582)	(70,973)	-	-
Hemby Bridge	0.0103	0.0488	1,663,186	-	-	(1,348,128)	(272,027)	(43,031)
Jackson	0.0103	100.00	209,420	(1,000)	(65,764)	(142,656)	-	-
Lanes Creek	0.0103	100.00	299,120	-	(183,082)	(116,038)	-	-
New Salem	0.0103	100.00	517,068	(25,770)	(234,264)	(257,034)	-	-
Providence	0.0103	100.00	39,275	-	(29,375)	(9,900)	-	-
Sandy Ridge	0.0103	100.00	310,875	(300)	(154,057)	(156,518)	-	-
Springs	0.0103	0.0552	831,361	(22,500)	-	(688,117)	(120,744)	-
Stack Road	0.0103	100.00	319,050	(7,300)	(181,919)	(129,831)	-	-
Stallings	0.0103	0.0502	1,577,431	-	-	(1,298,990)	(214,026)	(64,415)
Unionville	0.0103	100.00	635,170	(115)	(270,928)	(364,127)	-	-
Waxhaw	0.0103	0.0545	1,529,493	-	-	(1,339,878)	(180,818)	(8,797)
Wesley Chapel	0.0103	0.0354	2,334,615	(36,200)	-	(1,946,602)	(316,977)	(34,836)
Wingate	0.0103	100.00	628,743	-	(445,165)	(183,578)	-	-
Countywide Costs	0.0103	-	662,651	(371,603)	(259,309)	-	-	(31,739)
<b>Total</b>			<b>\$ 13,778,655</b>	<b>(583,328)</b>	<b>(2,691,146)</b>	<b>(9,216,771)</b>	<b>(1,104,592)</b>	<b>(182,818)</b>

REVENUE SOURCES

**\*\*Countywide Fire Tax Revenue 20% of overall Operating Appropriation**

○ Union County Fee Structure

Property Class	Shall Not Exceed Fee Amount
Single Family / Mobile Home / Duplex	\$100
Triplex	\$150
Unimproved Land	\$10
Animal Production / Horticulture	\$100
Commercial Facility (<5k sf.)	\$100
Commercial Facility (>5k sf.)	\$200
Government Facility	\$100
Educational Facility	\$100
Religious Facility	\$100

○ What We Know About Union County

- 80% of calls for service are **non-fire related** and provide general life-safety services to residents and visitors
- Majority of dispatched calls are in response to roadway accidents, falls and other medical issues

○ What We Know About Union County Fire Services

**Taxable Values and Funding**

- Fire District total taxable values range from \$126 Million to \$5 billion
- \$2 Million+ is currently required to subsidize Fire Fee Districts ranging from \$34,000 to \$445,000

**Agricultural Land**

- Agricultural Land “Farm Parcels” currently account for approximately 10% of all Fire Fee & Fire Tax revenue received
- **72%** of Farm Parcel Value falls under the Deferment Programs  
(Taxable Value= Approx. 10% of Parcel(s) Total Value)

○ Union County

Population: 231,366

Median Home Value: \$206,000

Agricultural Land: 201,655 acres

- 17 Fire Districts
- FY 19 Fire Services Budget: \$13,068,329
- Approximately 66% of Union County Population in Fire Tax Districts & City of Monroe
- 69% of land area within Fire Fee Districts

○ Sales Tax Allocations (Fire Service District Tax Methodology)

VFD	Total Taxable Value (Est)	FY 19 VFD Revenue Requirement "Levy"	Self-Funding District Sales Tax Allocation	80% / 20% Sales Tax Allocation	70% / 30% Sales Tax Allocation	60% / 40% Sales Tax Allocation	50% / 50% Sales Tax Allocation
Allen Crossroads	\$ 177,354,175	\$ 238,292	\$ 53,554	\$ 52,633	\$ 52,180	\$ 51,736	\$ 51,306
Bakers	\$ 1,489,936,622	\$ 794,235	\$ 148,680	\$ 146,122	\$ 144,867	\$ 143,633	\$ 142,437
Wingate	\$ 420,232,489	\$ 728,646	\$ 167,806	\$ 164,920	\$ 163,503	\$ 162,110	\$ 160,761
Wesley Chapel	\$ 5,436,467,245	\$ 2,278,209	\$ 387,906	\$ 381,233	\$ 377,958	\$ 374,738	\$ 371,620
Beaver Lane	\$ 458,971,982	\$ 615,689	\$ 138,346	\$ 135,966	\$ 134,798	\$ 133,650	\$ 132,538
Fairview	\$ 469,413,254	\$ 347,274	\$ 71,049	\$ 69,826	\$ 69,226	\$ 68,637	\$ 68,066
Griffith Road	\$ 126,873,647	\$ 105,039	\$ 21,991	\$ 21,613	\$ 21,427	\$ 21,245	\$ 21,068
Hemby Bridge	\$ 2,637,759,239	\$ 1,646,247	\$ 323,120	\$ 317,561	\$ 314,833	\$ 312,151	\$ 309,554
Jackson	\$ 289,461,389	\$ 206,420	\$ 41,885	\$ 41,164	\$ 40,811	\$ 40,463	\$ 40,126
Lanes Creek	\$ 195,447,485	\$ 300,602	\$ 68,496	\$ 67,317	\$ 66,739	\$ 66,171	\$ 65,620
New Salem	\$ 533,352,152	\$ 488,239	\$ 104,089	\$ 102,298	\$ 101,419	\$ 100,555	\$ 99,719
Sandy Ridge	\$ 271,446,862	\$ 310,726	\$ 68,500	\$ 67,321	\$ 66,743	\$ 66,175	\$ 65,624
Springs	\$ 1,182,585,317	\$ 805,731	\$ 161,743	\$ 158,961	\$ 157,595	\$ 156,253	\$ 154,953
Stack Road	\$ 236,002,516	\$ 313,136	\$ 70,277	\$ 69,068	\$ 68,474	\$ 67,891	\$ 67,326
Stallings	\$ 2,373,286,884	\$ 1,570,309	\$ 312,952	\$ 307,569	\$ 304,926	\$ 302,329	\$ 299,813
Unionville	\$ 770,274,556	\$ 631,481	\$ 131,958	\$ 129,688	\$ 128,574	\$ 127,479	\$ 126,418
Waxhaw	\$ 2,288,839,731	\$ 1,520,005	\$ 303,206	\$ 297,991	\$ 295,430	\$ 292,914	\$ 290,476
<b>Union County</b>	<b>\$ 26,301,643,874</b>		<b>\$ 46,673,416</b>	<b>\$ 47,318,977</b>	<b>\$ 47,340,723</b>	<b>\$ 47,362,100</b>	<b>\$ 47,382,804</b>

○ Fire Funding Study

**Takeaways**

- Two very different funding methodologies – (Tax & Fee)
- Fire Fee Methodology is under the control of the NC General Assembly
- Countywide Fire Tax subsidizes Fire Fee Districts
- Majority of Fee Districts are rural and have a lesser number of parcels available for Fee or Taxation

- Fire Funding Options
  - Self-Funding Tax District
  - 6<sup>th</sup> District (REMOVED)
  - Countywide Tax
  - Self-Funding + County % Subsidy
  - Local Legislation Fire Fee Methodology
  
- What is Built into the Proposed Tax Methodology Options?
  - City of Monroe would be reimbursed 100% of Fire Service Tax paid into a Countywide rate
  - Town of Weddington would be reimbursed 100% of Fire Service Tax paid into a Countywide rate
  - All Fire Fee Districts would become Fire Service Tax Districts
  - Town of Wingate would allow Fire Tax Collection within their Corporate limits
  - All Fire District Revenue sources include Real Property, Personal Property, Motor Vehicle Tax and Sales Tax
  - Sales Tax would be shared among all Taxing Districts, as directed by State Law
  - All VFD revenue requirements include their radio costs (*This is currently funded through the countywide rate*)
  
- Self-Funding Tax District Methodology Attributes
  - Removes any redistribution of revenue between Fire Service Districts
  - Dependent on and reflective of the density, development and tax value of each district
  - Districts with lower density and lower property values will experience much higher rates of taxation
  - No Countywide Fire Service Tax Revenue needed
  - Requires Municipal Approval (*Bakers, Unionville, Fairview, Wingate, Beaver Lane*)

	Revenue Requirement	Taxable Value	Self-Funding Districts
Allen Crossroads	\$ 238,292	\$ 177,354,174.66	\$ 0.1042
Bakers	\$ 794,235	\$ 1,489,936,622.40	\$ 0.0433
Wingate	\$ 728,646	\$ 420,232,489.05	\$ 0.1335
Wesley Chapel	\$ 2,278,209	\$ 5,436,467,245.35	\$ 0.0348
Beaver Lane	\$ 615,689	\$ 458,971,981.54	\$ 0.1040
Fairview	\$ 347,274	\$ 469,413,254.44	\$ 0.0588
Griffith Road	\$ 105,039	\$ 126,873,646.87	\$ 0.0655
Hemby Bridge	\$ 1,646,247	\$ 2,637,759,239.00	\$ 0.0502
Jackson	\$ 206,420	\$ 289,461,388.57	\$ 0.0568
Lanes Creek	\$ 300,602	\$ 195,447,485.25	\$ 0.1188
New Salem	\$ 488,239	\$ 533,352,152.46	\$ 0.0720
Sandy Ridge	\$ 310,726	\$ 271,446,861.85	\$ 0.0892
Springs	\$ 805,731	\$ 1,182,585,317.00	\$ 0.0545
Stack Road	\$ 313,136	\$ 236,002,516.35	\$ 0.1029
Stallings	\$ 1,570,309	\$ 2,373,286,884.00	\$ 0.0530
Unionville	\$ 631,481	\$ 770,274,556.21	\$ 0.0649
Waxhaw	\$ 1,520,005	\$ 2,288,839,731.00	\$ 0.0532
Monroe	n/a	n/a	
Weddington	n/a	n/a	

o Self-Funding Tax District - Fire Fee Districts

Home Value	\$75,000	\$100,000	\$125,000	\$150,000	\$175,000	\$200,000	Self-Funding Tax Rate
Allen Crossroads	\$ 78.15	\$ 104.20	\$ 130.25	\$ 156.30	\$ 182.35	\$ 208.40	0.1042
Bakers	\$ 32.48	\$ 43.30	\$ 54.13	\$ 64.95	\$ 75.78	\$ 86.60	0.0433
Wingate	\$ 100.13	\$ 133.50	\$ 166.88	\$ 200.25	\$ 233.63	\$ 267.00	0.1335
Beaver Lane	\$ 78.00	\$ 104.00	\$ 130.00	\$ 156.00	\$ 182.00	\$ 208.00	0.104
Fairview	\$ 44.10	\$ 58.80	\$ 73.50	\$ 88.20	\$ 102.90	\$ 117.60	0.0588
Griffith Road	\$ 49.13	\$ 65.50	\$ 81.88	\$ 98.25	\$ 114.63	\$ 131.00	0.0655
Jackson	\$ 42.60	\$ 56.80	\$ 71.00	\$ 85.20	\$ 99.40	\$ 113.60	0.0568
Lanes Creek	\$ 89.10	\$ 118.80	\$ 148.50	\$ 178.20	\$ 207.90	\$ 237.60	0.1188
New Salem	\$ 54.00	\$ 72.00	\$ 90.00	\$ 108.00	\$ 126.00	\$ 144.00	0.072
Sandy Ridge	\$ 66.90	\$ 89.20	\$ 111.50	\$ 133.80	\$ 156.10	\$ 178.40	0.0892
Stack Road	\$ 77.18	\$ 102.90	\$ 128.63	\$ 154.35	\$ 180.08	\$ 205.80	0.1029
Unionville	\$ 48.68	\$ 64.90	\$ 81.13	\$ 97.35	\$ 113.58	\$ 129.80	0.0649

o Self-Funding + 20% County Subsidy

**Methodology Attribute**

- Fire Service Districts who would historically not require County subsidy would receive a proportion of County Tax
- Commission can balance revenue redistribution across Districts AND maintain reasonable taxation rates
- County subsidy would provide an equal percentage to every VFD, in direct relation to their total budget

	Revenue Requirement	Taxable Value	80% District Tax	20% Countywide Tax	Total
Allen Crossroads	\$ 238,292	\$ 177,354,174.66	0.0837	0.0133	0.097
Bakers	\$ 794,235	\$ 1,489,936,622.40	0.0348	0.0133	0.0481
Wingate	\$ 728,646	\$ 420,232,489.05	0.1073	0.0133	0.1206
Wesley Chapel	\$ 2,278,209	\$ 5,436,467,245.35	0.0279	0.0133	0.0412
Beaver Lane	\$ 615,689	\$ 458,971,981.54	0.0836	0.0133	0.0969
Fairview	\$ 347,274	\$ 469,413,254.44	0.0473	0.0133	0.0606
Griffith Road	\$ 105,039	\$ 126,873,646.87	0.0526	0.0133	0.0659
Hemby Bridge	\$ 1,646,247	\$ 2,637,759,239.00	0.0403	0.0133	0.0536
Jackson	\$ 206,420	\$ 289,461,388.57	0.0457	0.0133	0.059
Lanes Creek	\$ 300,602	\$ 195,447,485.25	0.0955	0.0133	0.1088
New Salem	\$ 488,239	\$ 533,352,152.46	0.0579	0.0133	0.0712
Sandy Ridge	\$ 310,726	\$ 271,446,861.85	0.0717	0.0133	0.085
Springs	\$ 805,731	\$ 1,182,585,317.00	0.0438	0.0133	0.0571
Stack Road	\$ 313,136	\$ 236,002,516.35	0.0827	0.0133	0.096
Stallings	\$ 1,570,309	\$ 2,373,286,884.00	0.0426	0.0133	0.0559
Unionville	\$ 631,481	\$ 770,274,556.21	0.0521	0.0133	0.0654
Waxhaw	\$ 1,520,005	\$ 2,288,839,731.00	0.0427	0.0133	0.056
Monroe	n/a	n/a		0.0133	
Weddington	n/a	n/a		0.0133	

o Countywide Fire Service Tax

**Methodology Attributes**

- Fire tax revenue provided to Fire Districts according to their requested revenue requirement
- A Fire District's individual need for increase levels of service would not be directly reflected in their tax rate

- Removes local Fire District Tax Rates
- No formal authorization from Municipalities required
- Fire Tax collected within Monroe and Weddington (*reimbursed 100%*)

	Revenue Requirement	Taxable Value	Countywide Fire Tax
Allen Crossroads	\$ 238,292	\$ 177,354,174.66	\$ 0.0666
Bakers	\$ 794,235	\$ 1,489,936,622.40	\$ 0.0666
Wingate	\$ 728,646	\$ 420,232,489.05	\$ 0.0666
Wesley Chapel	\$ 2,278,209	\$ 5,436,467,245.35	\$ 0.0666
Beaver Lane	\$ 615,689	\$ 458,971,981.54	\$ 0.0666
Fairview	\$ 347,274	\$ 469,413,254.44	\$ 0.0666
Griffith Road	\$ 105,039	\$ 126,873,646.87	\$ 0.0666
Hemby Bridge	\$ 1,646,247	\$ 2,637,759,239.00	\$ 0.0666
Jackson	\$ 206,420	\$ 289,461,388.57	\$ 0.0666
Lanes Creek	\$ 300,602	\$ 195,447,485.25	\$ 0.0666
New Salem	\$ 488,239	\$ 533,352,152.46	\$ 0.0666
Sandy Ridge	\$ 310,726	\$ 271,446,861.85	\$ 0.0666
Springs	\$ 805,731	\$ 1,182,585,317.00	\$ 0.0666
Stack Road	\$ 313,136	\$ 236,002,516.35	\$ 0.0666
Stallings	\$ 1,570,309	\$ 2,373,286,884.00	\$ 0.0666
Unionville	\$ 631,481	\$ 770,274,556.21	\$ 0.0666
Waxhaw	\$ 1,520,005	\$ 2,288,839,731.00	\$ 0.0666
Monroe	n/a	n/a	\$ 0.0666
Weddington	n/a	n/a	\$ 0.0666

○ **Brunswick Model Analysis – House Bill 445**  
**Fee Schedules**

- Fees may not exceed the cost of providing fire protection services within the district
- Applies to all owners of real property that benefit from the availability of fire protection
- Properties located beyond six road miles from their district FD subject to a 25% reduction in fees
- Animal production or Horticulture operations – Fee may not exceed \$20 per site per year (Hog, Chicken/Turkey Houses and Nursery Business)
- All Agricultural, Cattle, Forestry Land falls under the Unimproved Land category

Single Family Dwelling / Manufactured or Mobile Home / Apartment Structure / Up to five(5) acres		Commercial Facility		Unimproved Land	
Square Footage	Shall Not Exceed Fee Amount	Square Footage	Shall Not Exceed Fee Amount	Acreage	Shall Not Exceed Fee Amount
≤ 1,000 sf.	\$100	≤ 5,000 sf.	\$400	≤ 5 ac.	\$20
1,001 sf. - 1,999 sf.	\$200	5,000 sf. - 9,999 sf.	\$800	5 ac. - 24.9 ac.	\$40
2,000 sf. - 3,000 sf.	\$400	10,000 sf. - 19,999 sf.	\$1,600	25 ac. - 49.9 ac.	\$100
3,001 sf. - 4,000 sf.	\$600	20,000 sf. - 29,999 sf.	\$2,000	50 ac. - 99.9 ac.	\$200
4,001 sf. - 5,000 sf.	\$800	30,000 sf. - 39,999 sf.	\$3,000	100 ac. - 199.9 ac.	\$300
5,001 sf. - 6,000 sf.	\$1,000	40,000 sf. - 49,999 sf.	\$4,000	200 ac. - 299.9 ac.	\$400
6,001 sf. - 7,000 sf.	\$1,200	50,000 sf. - 59,999 sf.	\$6,000	300 ac. - 399.9 ac.	\$600
7,001 sf. - 8,000 sf.	\$1,400	60,000 sf. - 69,999 sf.	\$8,000	400 ac. - 499.9 ac.	\$800
8,000+ sf.	\$1,600	70,000 sf. - 79,999 sf.	\$10,000	500 ac. +	\$1,000
		80,000 sf. - 89,999 sf.	\$12,000		
		90,000 sf. - 99,999 sf.	\$14,000		
		100,000 sf. +	\$16,000		

Fire Service District	Brunswick Model Maximum Rate Revenue	FY 2019 Volunteer Fire Department Budget	Percent of Brunswick Model to Meet Revenue Requirements
Bakers	\$2,039,440	\$801,111	39%
Jackson	\$450,040	\$209,420	47%
Griffith Road	\$257,320	\$138,495	54%
Unionville	\$1,152,240	\$635,170	55%
Fairview	\$611,960	\$358,564	59%
New Salem	\$765,940	\$517,068	68%
Wingate	\$858,480	\$628,743	73%
Sandy Ridge	\$416,560	\$310,875	75%
Allens Crossroads	\$289,080	\$237,590	82%
Beaver Lane	\$807,940	\$685,437	85%
Stack Road	\$369,180	\$319,050	86%
Lanes Creek	\$325,780	\$299,120	92%

o Brunswick Model Analysis – Residential Fire Fees

Fire District	A1 (Res)	A2 (Res)	A3 (Res)	A4 (Res)	A5 (Res)	A6 (Res)	A7 (Res)	A8 (Res)	A9 (Res)
Bakers	\$39.00	\$78.00	\$156.00	\$234.00	\$312.00	\$390.00	\$468.00	\$546.00	\$624.00
Jackson	\$47.00	\$94.00	\$188.00	\$282.00	\$376.00	\$470.00	\$564.00	\$658.00	\$752.00
Griffith Road	\$54.00	\$108.00	\$216.00	\$324.00	\$432.00	\$540.00	\$648.00	\$756.00	\$864.00
Unionville	\$55.00	\$110.00	\$220.00	\$330.00	\$440.00	\$550.00	\$660.00	\$770.00	\$880.00
Fairview	\$59.00	\$118.00	\$236.00	\$354.00	\$472.00	\$590.00	\$708.00	\$826.00	\$944.00
New Salem	\$68.00	\$136.00	\$272.00	\$408.00	\$544.00	\$680.00	\$816.00	\$952.00	\$1,088.00
Wingate	\$73.00	\$146.00	\$292.00	\$438.00	\$584.00	\$730.00	\$876.00	\$1,022.00	\$1,168.00
Sandy Ridge	\$75.00	\$150.00	\$300.00	\$450.00	\$600.00	\$750.00	\$900.00	\$1,050.00	\$1,200.00
Allens Crossroads	\$82.00	\$164.00	\$328.00	\$492.00	\$656.00	\$820.00	\$984.00	\$1,148.00	\$1,312.00
Beaver Lane	\$85.00	\$170.00	\$340.00	\$510.00	\$680.00	\$850.00	\$1,020.00	\$1,190.00	\$1,360.00
Stack Road	\$86.00	\$172.00	\$344.00	\$516.00	\$688.00	\$860.00	\$1,032.00	\$1,204.00	\$1,376.00
Lanes Creek	\$92.00	\$184.00	\$368.00	\$552.00	\$736.00	\$920.00	\$1,104.00	\$1,288.00	\$1,472.00

Residential (heated square feet)	
A1	Mobile Home or 1000 Sq. Ft or Less
A2	1001 to 1999 Square Feet
A3	2000 to 3000 Square Feet
A4	3001 to 4000 Square Feet
A5	4001 to 5000 Square Feet
A6	5001 to 6000 Square Feet
A7	6001 to 7000 Square Feet
A8	7001 to 8000 Square Feet
A9	Greater than 8000 Square Feet

o Brunswick Model Analysis – Commercial Fire Fee

Fire District	D1 (Com.)	D2 (Com.)	D3 (Com.)	D4 (Com.)	D5 (Com.)	D6 (Com.)	D7 (Com.)	D8 (Com.)	D9 (Com.)	D10 (Com.)	D11 (Com.)	D12 (Com.)
Bakers	\$156.00	\$312.00	\$624.00	\$780.00	\$1,170.00	\$1,560.00	\$2,340.00	\$3,120.00	\$3,900.00	\$4,680.00	\$5,460.00	\$6,240.00
Jackson	\$188.00	\$376.00	\$752.00	\$940.00	\$1,410.00	\$1,880.00	\$2,820.00	\$3,760.00	\$4,700.00	\$5,640.00	\$6,580.00	\$7,520.00
Griffith Road	\$216.00	\$432.00	\$864.00	\$1,080.00	\$1,620.00	\$2,160.00	\$3,240.00	\$4,320.00	\$5,400.00	\$6,480.00	\$7,560.00	\$8,640.00
Unionville	\$220.00	\$440.00	\$880.00	\$1,100.00	\$1,650.00	\$2,200.00	\$3,300.00	\$4,400.00	\$5,500.00	\$6,600.00	\$7,700.00	\$8,800.00
Fairview	\$236.00	\$472.00	\$944.00	\$1,180.00	\$1,770.00	\$2,360.00	\$3,540.00	\$4,720.00	\$5,900.00	\$7,080.00	\$8,260.00	\$9,440.00
New Salem	\$272.00	\$544.00	\$1,088.00	\$1,360.00	\$2,040.00	\$2,720.00	\$4,080.00	\$5,440.00	\$6,800.00	\$8,160.00	\$9,520.00	\$10,880.00
Wingate	\$292.00	\$584.00	\$1,168.00	\$1,460.00	\$2,190.00	\$2,920.00	\$4,380.00	\$5,840.00	\$7,300.00	\$8,760.00	\$10,220.00	\$11,680.00
Sandy Ridge	\$300.00	\$600.00	\$1,200.00	\$1,500.00	\$2,250.00	\$3,000.00	\$4,500.00	\$6,000.00	\$7,500.00	\$9,000.00	\$10,500.00	\$12,000.00
Allens Crossroads	\$328.00	\$656.00	\$1,312.00	\$1,640.00	\$2,460.00	\$3,280.00	\$4,920.00	\$6,560.00	\$8,200.00	\$9,840.00	\$11,480.00	\$13,120.00
Beaver Lane	\$340.00	\$680.00	\$1,360.00	\$1,700.00	\$2,550.00	\$3,400.00	\$5,100.00	\$6,800.00	\$8,500.00	\$10,200.00	\$11,900.00	\$13,600.00
Stack Road	\$344.00	\$688.00	\$1,376.00	\$1,720.00	\$2,580.00	\$3,440.00	\$5,160.00	\$6,880.00	\$8,600.00	\$10,320.00	\$12,040.00	\$13,760.00
Lanes Creek	\$368.00	\$736.00	\$1,472.00	\$1,840.00	\$2,760.00	\$3,680.00	\$5,520.00	\$7,360.00	\$9,200.00	\$11,040.00	\$12,880.00	\$14,720.00

Commercial	
D1	Less than 5000 sq. feet
D2	5001-9999 sq feet
D4	10,000-19,999 sq. feet
D4	20,000-29,999 sq feet
D5	30,000-39,999 sq feet
D6	40,000-49,999 sq feet
D7	50,000-59,999 sq. feet
D8	60,000-69,999 sq. feet
D9	70,000-79,999 sq. feet
D10	80,000-89,999 sq feet
D11	90,000-99,999 sq. feet
D12	100,000 sq. feet and above

o Brunswick Model Analysis – Unimproved Acreage

Fire District	B1 (Acr)	B2 (Acr)	B3 (Acr)	B4 (Acr)	B5 (Acr)	B6 (Acr)	B7 (Acr)	B8 (Acr)	B9 (Acr)
Bakers	\$7.80	\$15.60	\$39.00	\$78.00	\$117.00	\$156.00	\$234.00	\$312.00	\$390.00
Jackson	\$9.40	\$18.80	\$47.00	\$94.00	\$141.00	\$188.00	\$282.00	\$376.00	\$470.00
Griffith Road	\$10.80	\$21.60	\$54.00	\$108.00	\$162.00	\$216.00	\$324.00	\$432.00	\$540.00
Unionville	\$11.00	\$22.00	\$55.00	\$110.00	\$165.00	\$220.00	\$330.00	\$440.00	\$550.00
Fairview	\$11.80	\$23.60	\$59.00	\$118.00	\$177.00	\$236.00	\$354.00	\$472.00	\$590.00
New Salem	\$13.60	\$27.20	\$68.00	\$136.00	\$204.00	\$272.00	\$408.00	\$544.00	\$680.00
Wingate	\$14.60	\$29.20	\$73.00	\$146.00	\$219.00	\$292.00	\$438.00	\$584.00	\$730.00
Sandy Ridge	\$15.00	\$30.00	\$75.00	\$150.00	\$225.00	\$300.00	\$450.00	\$600.00	\$750.00
Allens Crossroads	\$16.46	\$32.80	\$82.00	\$164.00	\$246.00	\$328.00	\$492.00	\$656.00	\$820.00
Beaver Lane	\$17.00	\$34.00	\$85.00	\$170.00	\$255.00	\$340.00	\$510.00	\$680.00	\$850.00
Stack Road	\$17.20	\$34.40	\$86.00	\$172.00	\$258.00	\$344.00	\$516.00	\$688.00	\$860.00
Lanes Creek	\$18.40	\$36.80	\$92.00	\$184.00	\$276.00	\$368.00	\$552.00	\$736.00	\$920.00

Acreage	
B1	Less than 5 Acres
B3	25-49 Acres
B5	100-199 Acres
B7	300-399 Acres
B9	500 or more Acres
B2	5-24 Acres
B4	50-99 Acres
B6	200-299 Acres
B8	400-499 Acres

o Fire Chief Survey Feedback

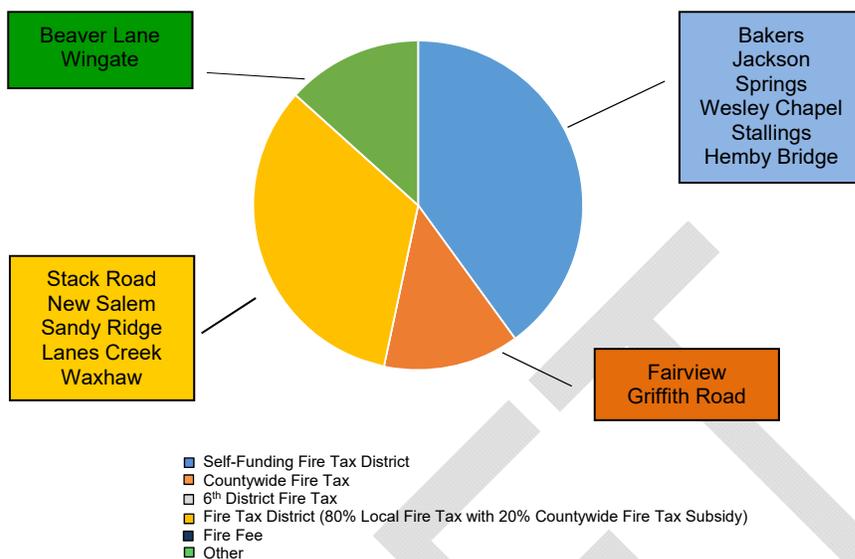
**On August 28<sup>th</sup>, the Fire Chiefs were provided a survey asking the following questions**

- Which of the 5 Fire Funding Methodologies best meet the needs of your VFD?
- Please Explain why the Option you chose is best suited for your Fire Service District?

**VFD Responses**

- Hemby Bridge
- Bakers
- Fairview
- Jackson
- Lanes Creek
- New Salem
- Sandy Ridge
- Springs
- Stack Road
- Stallings
- Waxhaw
- Wingate
- Griffith Road
- Wesley Chapel

○ Fire Chief Survey: Preferred Funding Model?



○ Fire Chief Survey Feedback

- 13 of the 15 VFD Chiefs preferred some version of a Fire Tax Model
- Zero Respondents Supported the Following Methodologies
  - ❖ Fire Fee Districts
  - ❖ 6<sup>th</sup> Fire Tax District
- The majority of Chiefs support a Taxing model and recognize that a percentage or dollar amount provided to each VFD for a basic level of service may be best suited to balance the needs of Urban and Rural Districts

○ Long-Term Goals

- If Municipalities opt out of County Fire Service System, that would require significant lead time
  - ❖ Include contract revisions to reflect changes in VFD responsibilities
- A **partnership** between the County, Municipalities and Volunteer Fire Departments
  - ❖ Long range planning of Fire Protection Services in Union County
  - ❖ Prepare for increased municipal participation in Fire Protection Services
- County's overall goal is to provide a Sustainable and Flexible fire funding model
  - ❖ Address demographic changes
  - ❖ Respond quickly to funding challenges
  - ❖ Provide local control over revenue streams

○ Municipal Feedback?

- Self-Funding Tax District
- Countywide Tax
- Self-Funding + County % Subsidy
- Local Legislation Fire Fee Methodology

- Mayor Becker stated the town has always been very deferential to Chief Gaddy because he does fire protection and first responder calls, so the town takes his expertise as a big chunk of their reasoning and mentioned that Springs was one of the ones that said the 20/80 would be an acceptable model and asked Chief Gaddy if he thought that would be okay. Chief Gaddy responded the reason being that you've got districts that can't do self-funding. You've got the self-funding description, self-funding 80/20 or whatever; it gives the people that are responsible for the fire department to have some skin in the game. Chief Gaddy doesn't remember anybody that was upset about the Springs fire tax ever going to the county commissioners, but he does remember them coming into his office, so it is a local thing, it's not something that is all over the county. If the people in that district aren't happy with what the fire department is doing or the way they are spending money, they are going to go to that fire department and see if they can do something about it.
- Mayor Becker mentioned the town had already authorized (by resolution) a fire tax for Springs and asked Mr. James if they would have to do anything further. Mr. James responded if the commissioners move forward with a taxing model for the rest of the county, Mineral Springs has already taken that action, so they are covered.

5. **Consideration of Proceeding with a Voluntary Annexation**

- Mayor Becker explained we had a new voluntary annexation request; all the council has to do if they think it looks good is to direct the clerk to determine the sufficiency of the petition and authorize the clerk to cause the public hearing to occur, preferably at the next meeting. Clarification of the county parcels was made.
- **Councilman Countryman** made a **motion** that we move forward to have the clerk certify sufficiency and advertise a call for a public hearing in regards to this voluntary annexation, provided that the clerk determines the sufficiency to be adequate to meet the statutory requirements, December 13, 2018 at 7:30p.m. at the Mineral Springs Town Hall and **Councilwoman Neill** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman and Neill  
Nays: None

6. **Consideration of a Contract with Benchmark Planning**

- Mayor Becker explained this was the follow-up on last month and Ms. Brooks had provided the council with just one minor revision (highlighted in yellow) of the state required "E-Verify" line put in the contract; everything else is the same. Attorney Griffin did review the contract and felt it was okay. The total is \$20,750 with the options that the board directed Ms. Brooks to include in it.
- **Councilman Countryman** made a **motion** to approve the contract with Benchmark and **Councilwoman Coffey** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman and Neill  
Nays: None

7. **Consideration of Establishing a Steering Committee and Appointing Members**

- Ms. Brooks explained this was a little harder than she gave it credit for. We have Councilman Countryman and Councilwoman Coffey on the steering committee for the council; Michael Rutland and Jim Muller for the board of adjustment (also planning board members); and no planning board members have volunteered. Ms. Brooks was not sure what the council wanted to do. Mayor Becker asked if Ms. Brooks had any pending possibilities. Ms. Brooks responded, one member was to get back with her by the end of the day and she did not and another one stating he would be willing to help out if we didn't get another volunteer from the planning board. Councilman Countryman suggested having the chairman of the planning board to do the appointing. Mayor Becker noted appointing the committee could wait until next month; Benchmark will be doing the work primarily and the steering committee may not be needed for another month or so. Councilman Countryman commented they will get second chance before the get volunteered. Mayor Becker noted there was a consensus that a vote isn't taken tonight and hopefully they will a final composition of the board next month.

8. **Consideration of Authorizing the Purchase of a New Plotter/Scanner**

- Mayor Becker noted that his memo was lengthy, so he did not have to go into detail, but Ms. Brooks and he had been thinking about a new plotter for well over a year; they have not picked one of the two presented.
- **Councilman Countryman** made a **motion** to allow the purchase of a plotter of an amount up to \$6,000.00 before taxes, that we buy a new one and **Councilwoman Neill** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman and Neill  
Nays: None

9. **Staff Reports**

- There were no staff reports.

10. **Other Business**

- There was no other business.

11. **Adjournment**

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

Ayes: Coffey, Countryman and Neill  
Nays: None

- The meeting was adjourned at 8:22 p.m.
- The next regular meeting will be on Thursday, December 13, 2018 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

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Vicky A. Brooks, CMC, NCCMC, Town Clerk

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Frederick Becker III, Mayor

DRAFT

# MEMO

To: Mineral Springs Town Council  
From: Janet Ridings, Deputy Tax Collector  
Date: December 13, 2018  
Subject: Revised Union County Tax Report for September

I received a Revised Union County tax report for September (actually it effects the August Report but revised in September). The new revised report reflects the accurate beginning balance for 2018.

All other years were okay and listed correctly.

REVISED

SEPTEMBER 2018  
TOWN OF MINERAL SPRINGS  
PERCENTAGE REPORT

SEPTEMBER 28, 2018 REGULAR TAX	2018	2017	2016	2015	2014	2013	2012
BEGINNING CHARGE	65,874.53	65,379.46	61539.29	62154.4	64,338.55	64,894.00	66,094.83
TAX CHARGE							
PUBLIC UTILITIES	1,571.53						
DISCOVERIES							
NON-DISCOVERIES							
RELEASES							
<b>TOTAL CHARGE</b>	<b>67,446.06</b>	<b>65,379.46</b>	<b>61,539.29</b>	<b>62,154.40</b>	<b>64,338.55</b>	<b>64,894.00</b>	<b>66,094.83</b>
BEGINNING COLLECTIONS	190.13	65,026.41	61246.82	61940.50	64,166.64	64,790.55	66,028.57
COLLECTIONS - TAX	10,002.35	4.40	0.92	7.36		3.72	
COLLECTIONS - INTEREST		0.07		11.72		0.06	
<b>TOTAL COLLECTIONS</b>	<b>10,192.48</b>	<b>65,030.81</b>	<b>61,247.74</b>	<b>61,947.86</b>	<b>64,166.64</b>	<b>64,794.27</b>	<b>66,028.57</b>
BALANCE OUTSTANDING	57,253.58	348.65	291.55	206.54	171.91	99.73	66.26
<b>PERCENTAGE OF REGULAR</b>	<b>15.11%</b>	<b>99.47%</b>	<b>99.53%</b>	<b>99.67%</b>	<b>99.73%</b>	<b>99.85%</b>	<b>99.90%</b>
COLLECTION FEE 1.5 %	150.04	0.07	0.01	0.29	-	0.06	-

OCTOBER 2018  
TOWN OF MINERAL SPRINGS  
PERCENTAGE REPORT

OCTOBER 31, 2018 REGULAR TAX	2018	2017	2016	2015	2014	2013	2012
BEGINNING CHARGE	67,446.06	65,379.46	61539.29	62154.4	64,338.55	64,894.00	66,094.83
TAX CHARGE							
PUBLIC UTILITIES							
DISCOVERIES							
NON-DISCOVERIES							
RELEASES							
<b>TOTAL CHARGE</b>	<b>67,446.06</b>	<b>65,379.46</b>	<b>61,539.29</b>	<b>62,154.40</b>	<b>64,338.55</b>	<b>64,894.00</b>	<b>66,094.83</b>
BEGINNING COLLECTIONS	10,192.48	65,030.81	61247.74	61947.86	64,166.64	64,794.27	66,028.57
COLLECTIONS - TAX	2,466.96	1.53	3.98				
COLLECTIONS - INTEREST			0.22		5.99		
<b>TOTAL COLLECTIONS</b>	<b>12,659.44</b>	<b>65,032.34</b>	<b>61,251.72</b>	<b>61,947.86</b>	<b>64,166.64</b>	<b>64,794.27</b>	<b>66,028.57</b>
BALANCE OUTSTANDING	54,786.62	347.12	287.57	206.54	171.91	99.73	66.26
<b>PERCENTAGE OF REGULAR</b>	<b>18.77%</b>	<b>99.47%</b>	<b>99.53%</b>	<b>99.67%</b>	<b>99.73%</b>	<b>99.85%</b>	<b>99.90%</b>
COLLECTION FEE 1.5 %	37.00	0.02	0.06	-	0.09	-	-

Mineral Surveys Prior Years Report  
 Taos Report  
 October 2018

October 31, 2018	2011	2010	2009		
<b>BEGINNING CHARGE</b>	<b>\$64,878.42</b>	<b>\$64,737.60</b>	<b>\$63,911.13</b>		
PUBLIC UTILITIES	\$1,319.20	\$1,251.60	\$1,218.28		
MINIMAL RELEASES	(\$145.21)	(\$152.88)	(\$157.18)		
DISCOVERIES	\$61.82	\$321.61	\$46.46		
ABATEMENTS (RELEASES)	(\$301.25)	(\$473.88)	(\$136.74)		
<b>TOTAL CHARGE</b>	<b>\$65,812.98</b>	<b>\$65,684.05</b>	<b>\$64,881.95</b>		
PREVIOUS COLLECTIONS	\$65,722.65	\$65,599.00	\$64,765.62		
<b>PREVIOUS BALANCE DUE</b>	<b>\$90.33</b>	<b>\$85.05</b>	<b>\$116.33</b>		<b>\$291.71</b>
COLLECTIONS - TAX					\$0.00
COLLECTIONS - INTEREST/FEES					\$0.00
GROSS MONTHLY COLLECTIONS					\$0.00
MISC. ADJUSTMENTS					
<b>TOTAL TAX COLLECTED TO DATE</b>	<b>\$65,722.65</b>	<b>\$65,599.00</b>	<b>\$64,765.62</b>		
<b>BALANCE OUTSTANDING</b>	<b>\$90.33</b>	<b>\$85.05</b>	<b>\$116.33</b>		<b>\$291.71</b>
<b>PERCENTAGE COLLECTED</b>	<b>99.86%</b>	<b>99.87%</b>	<b>99.82%</b>		

# Mineral Springs Unpaid Property Taxes - Real and Personal as of October 31, 2018

Name	Tax Map Number	2011	2010	2009	Total
BOND, CELESTE B	06054063			\$27.92	
CAROLINA STREET SUPPLY	50103059		\$6.88		
CAROLINA STREET SUPPLY, SHEPPARD JONATHAN	848391	\$6.88			
COOMBER CUSTOM MASONRY LLC	1812652	\$10.44			
D'AMICO, JAMES L	06054024	\$27.68	\$27.68	\$27.68	
DUNCAN, ROBERT W	50100863			\$2.63	
ELLIOTT, JAMES EDWARD & MARIO JAMES ELLIOTT &	06060006E	\$24.00	\$24.00	\$24.00	
EPIC REALTY GROUP INC	50094704			\$10.46	
FATHER & SON PAINTERS	50093623		\$2.41	\$2.09	
MATHENY, VERNA	455325	\$2.22			
METHENY, VERNA	50094323		\$2.22	\$2.44	
ROBERTO BONILLA CUSTOM FRAMING	50104497		\$2.75		
WILLIAMS, RUTH & HUSBAND J C WILLIAMS	05033179	\$19.11	\$19.11	\$19.11	
<b>Total</b>		<b>\$90.33</b>	<b>\$85.05</b>	<b>\$116.33</b>	<b>\$291.71</b>

## Town of Mineral Springs

# FINANCE REPORT October 2018

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III  
Finance Officer

**December 13, 2018**

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# Cash Flow Report 000000 0TD

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Page 0

CateCor	00000000 0000000000
<b>EXPENSES</b>	
Ads	000000
Attorney	00000000
Co unit	
Greena	000000
Maint	00000000
Ne sletter	
Post	000000
Printin	000000
TOTAL Ne sletter	000000
ar s Re	
ar	000000
TOTAL ar s Re	000000
Se ial ents	
esti al	00000000
Ser ces	00000000
TOTAL Se ial ents	00000000
TOTAL Co unit	00000000
Benefits	
Dental	000000
Life	000000
NCLORS	00000000
ision	000000
TOTAL Benefits	00000000
Bond	000000
IC	
Med	000000
So Se	00000000
TOTAL IC	00000000
a roll	000000
or Co	00000000
TOTAL	00000000
O the	
Cler	00000000
Coun il	00000000
De ut Cler	00000000
Dues	00000000
ui	000000
inan e O the	
Re ular	00000000
TOTAL inan e O the	00000000
Ins	00000000
Maint	
Materials	000000
Ser ce	00000000
TOTAL Maint	00000000
Ma or	00000000
ost	000000
Re ords	00000000
Su lies	000000

Cash Flow Report 000000 0TD

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000000000

Page 0

CateCor	00000000 000000000
Tel	0000000
Util	0000000
<b>TOTAL Office</b>	<b>0000000</b>
Planing	
Administration	
Salaries	0000000
<b>TOTAL Administration</b>	<b>0000000</b>
Misc	00000
Ordinance Changes	0000000
<b>TOTAL Planing</b>	<b>0000000</b>
Street Lighting	00000
Tax Coll	
Contract	00000
Sal	00000
<b>TOTAL Tax Coll</b>	<b>00000</b>
Training	
Officials	00000
Sta	00000
<b>TOTAL Training</b>	<b>00000</b>
Travel	0000000
<b>TOTAL EXPENSES</b>	<b>96,261.00</b>
<b>TRANSFERS</b>	
FROM MM Sa StarSterlin	0000000
TO Ce Min S	0000000
TO Sout State CD	0000000
<b>TOTAL TRANSFERS</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>-82,641.51</b>

Account Balances Historical Report as of 12/31/2014

Includes unrealized gains

00000000

00000000

Account	Balance	Balance	Balance	Balance	Balance	Balance
<b>ASSETS</b>						
<b>Cash and Bank Accounts</b>						
Ce Min S	00000000	00000000	00000000	00000000	00000000	00000000
M Need Car s sro	00000000	00000000	00000000	00000000	00000000	00000000
MM Sa Car Sterlin	00000000	00000000	00000000	00000000	00000000	00000000
NCCMT Cas	00000000	00000000	00000000	00000000	00000000	00000000
Sout State CD	00000000	00000000	00000000	00000000	00000000	00000000
<b>TOTAL Cash and Bank Accounts</b>	<b>769,851.45</b>	<b>770,200.51</b>	<b>734,306.71</b>	<b>718,424.93</b>	<b>760,526.27</b>	<b>747,997.49</b>
<b>Other Assets</b>						
State Revenues Releable	00000000	00000000	00000000	00000000	00000000	00000000
<b>TOTAL Other Assets</b>	<b>0.00</b>	<b>61,440.37</b>	<b>58,704.79</b>	<b>56,821.56</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>769,851.45</b>	<b>831,640.88</b>	<b>793,011.50</b>	<b>775,246.49</b>	<b>760,526.27</b>	<b>747,997.49</b>
<b>LIABILITIES</b>						
<b>Other Liabilities</b>						
Accounts able	00000000	00000000	00000000	00000000	00000000	00000000
sros	00000000	00000000	00000000	00000000	00000000	00000000
<b>TOTAL Other Liabilities</b>	<b>21,887.76</b>	<b>22,889.64</b>	<b>21,887.76</b>	<b>21,887.76</b>	<b>21,887.76</b>	<b>21,887.76</b>
<b>TOTAL LIABILITIES</b>	<b>21,887.76</b>	<b>22,889.64</b>	<b>21,887.76</b>	<b>21,887.76</b>	<b>21,887.76</b>	<b>21,887.76</b>
<b>OVERALL TOTAL</b>	<b>747,963.69</b>	<b>808,751.24</b>	<b>771,123.74</b>	<b>753,358.73</b>	<b>738,638.51</b>	<b>726,109.73</b>

Mineral Services Month Revenue Summary

TOWN OF MINORAL SERVICES									
REVENUE SUMMARY									
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November
Proportional Prior									
Proportional									
Duplicate Proportional									
Fund Balance Prior									
Gross Receipts Tax									
Interest									
Sales Tax Electricity									
Sales Tax Sales Use									
Sales Tax Other Util									
Sales Tax Other Be									
Real Estate Taxes									
Donations									
Other									
<b>Totals</b>	<b>\$ 349,990.00</b>	<b>\$ 336,370.51</b>	<b>\$ 13,619.49</b>	<b>3.9%</b>	<b>\$ 1,089.34</b>	<b>\$ 3,005.54</b>	<b>\$ 3,790.52</b>	<b>\$ 5,734.09</b>	<b>\$ -</b>
	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>June a/r</b>	
Proportional Prior									
Proportional									
Duplicate Proportional									
Fund Balance Prior									
Gross Receipts Tax									
Interest									
Sales Tax Electricity									
Sales Tax Sales Use									
Sales Tax Other Util									
Sales Tax Other Be									
Real Estate Taxes									
Donations									
Other									
<b>Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Mineral Services Budget Comparison

TOWN OF MINORCL SERVICES									
BUDGET COMPARISON									
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November
Advertising									
Attorney									
Audit									
Charities & Agencies									
Community Projects									
Continence									
Employee Overtime									
Electricity									
Fire Protection									
Office Administration									
Planning & Zoning									
Street Lighting									
Tax Collection									
Training									
Travel									
Capital Outlay									
<b>Totals</b>	<b>\$ 349,990.00</b>	<b>\$ 253,729.00</b>	<b>\$ 96,261.00</b>	<b>27.5%</b>	<b>\$ 38,716.84</b>	<b>\$ 20,770.55</b>	<b>\$ 18,510.74</b>	<b>\$ 18,262.87</b>	<b>\$ -</b>
<b>Off Budget:</b>									
Tax Refunds									
Interfund Transfers									
<b>Total Off Budget:</b>			<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

October 2020 Cash Flow Report Oct 2020

Accounting Period: 10/1/2020 - 10/31/2020

0000000000

Page 1

Category	0000000000 0000000000
<b>INCOME</b>	
Interest Income	000000
Other Income	
Company Cars	0000
Conin	000000
<b>TOTAL Other Income</b>	<b>000000</b>
Pro Tax 0000	
Receipts 0000	
Tax	000000
<b>TOTAL Receipts 0000</b>	<b>000000</b>
<b>TOTAL Pro Tax 0000</b>	<b>000000</b>
Pro Tax Prior Years	
Pro Tax 0000	
Receipts 0000	
Int	0000
Tax	0000
<b>TOTAL Receipts 0000</b>	<b>0000</b>
<b>TOTAL Pro Tax 0000</b>	<b>0000</b>
Pro Tax 0000	
Receipts 0000	
Int	0000
Tax	0000
<b>TOTAL Receipts 0000</b>	<b>0000</b>
<b>TOTAL Pro Tax 0000</b>	<b>0000</b>
Pro Tax 0000	
Receipts 0000	
Int	0000
Tax	0000
<b>TOTAL Receipts 0000</b>	<b>0000</b>
<b>TOTAL Pro Tax 0000</b>	<b>0000</b>
<b>TOTAL Pro Tax Prior Years</b>	<b>0000</b>
Sales Tax	
Sales Use Dist	000000
<b>TOTAL Sales Tax</b>	<b>000000</b>
<b>TOTAL INCOME</b>	<b>5,734.09</b>
<b>EXPENSES</b>	
Attorney	000000
Company Unit	
Greena	000000
Maint	000000
Cars Re	
Car	000000
<b>TOTAL Cars Re</b>	<b>000000</b>

October 2020 Cash Flow Report - Oct 2020

Accounting Period: 10/1/2020 - 10/31/2020

0000000000

Page 1

Category	0000000000 0000000000
Special Items	
Restoral	00000000
<b>TOTAL Special Items</b>	<b>00000000</b>
<b>TOTAL Co-Unit</b>	<b>00000000</b>
000	
Benefits	
Dental	000000
Life	000000
NCLORS	00000000
Vision	000000
<b>TOTAL Benefits</b>	<b>00000000</b>
IC	
Med	000000
Social	000000
<b>TOTAL IC</b>	<b>000000</b>
Roll	000000
<b>TOTAL 000</b>	<b>00000000</b>
Office	
Clerk	00000000
Council	000000
Deputy Clerk	000000
Dues	000000
Fuel	000000
Finance Officer	
Regular	00000000
<b>TOTAL Finance Officer</b>	<b>00000000</b>
Maint	
Materials	000000
Service	000000
<b>TOTAL Maint</b>	<b>000000</b>
Major	000000
Post	000000
Supplies	000000
Tel	000000
Util	000000
<b>TOTAL Office</b>	<b>00000000</b>
Pannin	
Administration	
Salaries	00000000
<b>TOTAL Administration</b>	<b>00000000</b>
Misc	000000
<b>TOTAL Pannin</b>	<b>00000000</b>
Street Lighting	000000
Tax Coll	
Contract	000000
Sal	000000
<b>TOTAL Tax Coll</b>	<b>000000</b>
Training	
Officials	000000
<b>TOTAL Training</b>	<b>000000</b>
Travel	000000

October 2020 Cash Flow Report Oct 2020

Account Group

Account

Page 1

Category

Account

Account

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<b>TOTAL EXPENSES</b>	<b>18,262.87</b>
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<b>OVERALL TOTAL</b>	<b>-12,528.78</b>
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# Register Report

through

00000000

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
			Salary	Administration Salaries	R	00000000
			Salary	Tax Coll Sal	R	00000000
				IC:So:Se	R	00000000
				IC:Med	R	00000000
		NC State Treasurer	LORS Contribution	Other Cler	R	00000000
			LORS Contribution	Finance Officer Regular	R	00000000
			LORS Contribution	Administration Salaries	R	00000000
			Other	Benefits: NCLORS	R	00000000
		Deposit		Other Income	R	00000000
		Check Fees		Roll	R	00000000
<b>10/1/2018 - 10/31/2018</b>						<b>-13,050.17</b>

<b>TOTAL INFLOWS</b>	<b>5,596.90</b>
<b>TOTAL OUTFLOWS</b>	<b>-18,647.07</b>
<b>NET TOTAL</b>	<b>-13,050.17</b>

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October 2018  
Revenue Details

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Invoice Date	Invoice Number	Description	Invoice Amount
10/01/2018	1903 TAXES	TAX/FEE/INT - SEPTEMBER 2018	\$3,135.49

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00056722	10/05/2018	3,135.49



**County of Union**

500 North Main Street  
 Monroe, North Carolina 28112

Vendor Number    Check Date    Check Number  
 10870            10/05/2018    00056722

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

**\$3,135.49**

Pay Three Thousand One Hundred Thirty Five Dollars and 49 cents \*\*\*\*\*

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

**EFT COPY  
 NON-NEGOTIABLE**

AP



**County of Union**

500 North Main Street  
 Monroe, North Carolina 28112

10870  
 00056722

**ADDRESS SERVICE REQUESTED**

TOWN OF MINERAL SPRINGS  
 PO BOX 600  
 MINERAL SPRINGS NC 28108

**Jurisdiction Collection by Year  
Union County  
Date Distributed: 9/1/2018 to 9/28/2018**

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2013	3.72	0.00	0.06	3.78	0.06	3.72
2015	7.36	0.00	11.72	19.08	0.29	18.79
2016	0.92	0.00	0.00	0.92	0.01	0.91
2017	4.40	0.00	0.07	4.47	0.07	4.40
2018	3,152.07	2.92	0.00	3,154.99	47.32	3,107.67
<b>Total:</b>	<b>3,168.47</b>	<b>2.92</b>	<b>11.85</b>	<b>3,183.24</b>	<b>47.75</b>	<b>3,135.49</b>
<b>Grand Total:</b>	<b>3,168.47</b>	<b>2.92</b>	<b>11.85</b>	<b>3,183.24</b>	<b>47.75</b>	<b>3,135.49</b>

# NC Sales and Use Distribution

August 2018 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
<b>UNION (AD VALOREM)</b>										
AIRBORNE										
CUMBERLAND BRIDGE										
INDIAN TRAIL										
LONDON										
MORSEVILLE										
MORRIS										
MINERAL SPRINGS										
MINT HILL										
MONROE										
STALLINS										
UNIONVILLE										
WALTON										
WELLSVILLE										
WINDY HILL										
<b>TOTAL</b>										

STATE OF NORTH CAROLINA  
TOWN OF MINERAL SPRINGS

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE TOWN OF MINERAL SPRINGS,  
UNDER THE AUTHORITY GRANTED BY CHAPTER 160A, ARTICLE 4A,  
PART 1 OF THE GENERAL STATUTES OF NORTH CAROLINA  
O-2018-01**

WHEREAS, all owners of record of certain property described in Section I of this ordinance have submitted to the Town of Mineral Springs a petition as described in NC G.S. § 160A-31(a) & (b) for annexation into the Town; and

WHEREAS, the Town Council of the Town of Mineral Springs directed the Town’s municipal clerk to determine the sufficiency of the aforementioned petition under NC G.S. § 160A-31; and

WHEREAS, the municipal clerk of the Town of Mineral Springs has determined that the petition meets all requirements of the statute and certified this sufficiency to the Town Council; and

WHEREAS, the Town Council of the Town of Mineral Springs has caused a public hearing on this petition to be conducted on December 13, 2018, at 7:30 PM at the Mineral Springs town hall and the municipal clerk of the Town has caused the required notice to be published; and

WHEREAS, all the prerequisites to adoption of this ordinance as prescribed in Chapter 160A, Article 4A, Part 1 of the General Statutes of North Carolina have been met; and

WHEREAS, the aforementioned petition was not submitted under subsection (b1) or (j) of NC G.S. § 160A-31; and

WHEREAS, the Town Council of Mineral Springs has taken into full consideration the statements presented at the public hearing held on December 13, 2018 on the question of this annexation; and

WHEREAS, the Town Council of Mineral Springs has concluded and hereby declares that annexation of the area described herein is in the best interest of the Town of Mineral Springs;

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Mineral Springs that:

**Section 1.** From and after the effective date of this annexation, the following territory shall be annexed to and become a part of the Town of Mineral Springs, and the corporate limits of the Town of Mineral Springs shall be extended to include said territory particularly described as set forth herein:

The following tracts with frontage along Waxhaw Indian Trail Road located approximately 1,650 feet northeast of the intersection with Pleasant Grove Road, as described more particularly in a deed recorded at Book 4419, Page 193 in the Union County, NC Registry:

All of Tax Parcel 06-081-007A, containing 20.022 acres, described as “Tract A” on a plat recorded in Plat Cabinet K, File 743 in the Union County, NC Registry, to which plat reference is hereby made for a more particular description, and

All of Tax Parcel 06-018-007B, containing 4.907 acres, described as “Tract B” on a plat recorded in Plat Cabinet K, File 743 in the Union County, NC Registry, to which plat reference is hereby made for a more particular description.

**Section 2.** From and after the effective date of this annexation, the territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mineral Springs, and shall be entitled to the same privileges and benefits as other parts of the town.

**Section 3.** The newly annexed territory described above shall be subject to town taxes according to G.S. 160A-58.10.

**Section 4.** The Mayor of the Town of Mineral Springs shall cause accurate maps of the annexed territory described in Section 1 hereof, together with a duly certified copy of this ordinance, to be recorded in the office of the register of deeds of Union County, and in the office of the Secretary of State in Raleigh. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

**Section 5.** This ordinance shall become effective upon adoption.

Adopted this 13th day of December, 2018.

---

Frederick Becker III, Mayor

ATTEST:

---

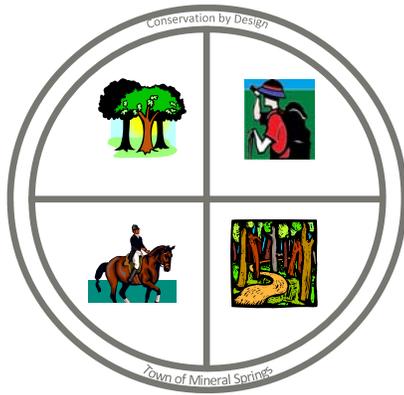
Vicky A. Brooks, Town Clerk

# TOWN OF MINERAL SPRINGS

Annexation Ordinance O-2018-01  
December 13, 2018



- Parcels
- Roads
- Existing Corporate Boundary
- Annexation 12/13/2018



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

# MEMO

---

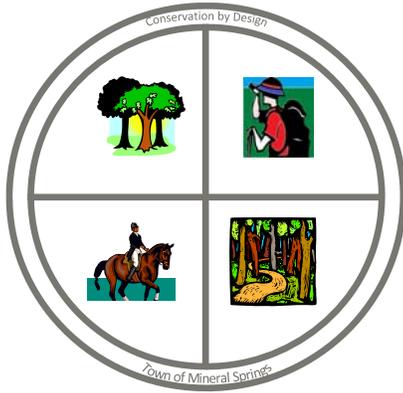
To: Town Council  
From: Vicky Brooks  
Date: December 5, 2018  
Re: Agenda Item 6 - Consideration of Reappointing Planning Board Members

---

The terms for planning board members Bettylyn Krafft, Richard Helms and Michael Rutland will expire in January of 2019.

I have been in contact with all three of the members. Bettylyn Krafft and Richard Helms have agreed to serve another three-year term if the town council wishes to appoint them. As of this writing, Michael Rutland has not made a decision on whether or not he wishes to continue.

Should Michael Rutland not agree to serve another term, the council will need to discuss their options for replacing him.



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

# MEMO

---

To: Town Council

From: Vicky Brooks

Date: December 5, 2018

Re: Agenda Item 7 - Consideration of Establishing a Steering Committee and Appointing Members

---

In October 2018, the town council approved of establishing a steering committee to work with Benchmark Planning in the review of our zoning/subdivision ordinances.

At our November meeting, we did not have any planning board members to complete the steering committee. Over the last month, Bettylyn Krafft and Richard Helms have volunteered to serve on the committee. In addition (just recently), Barbara Ballew volunteered to serve on the committee.

The council will need to establish the steering committee at the December meeting and then appoint members to it. The committee was originally intended to have six members (two town council members, two board of adjustment members and two planning board members). The proposed members to be appointed to the steering committee are:

**Town Council:** Valerie Coffey  
Jerry Countryman

**Board of Adjustment:** Jim Muller (also serves on the planning board)  
Michael Rutland (also serves on the planning board)

**Planning Board:** Richard Helms  
**Select two (2)** Bettylyn Krafft  
Barbara Ballew

The steering committee is scheduled to begin review of Articles 1, 2 and 3 in late January or early February of 2019.

# PROPOSED

## 2019 Mineral Springs Holiday Schedule

The following public holidays are established for the Town of Mineral Springs employees. The town hall will officially be closed on the days indicated below.

<b>Monday, January 21, 2019</b>	Birthday of Martin Luther King, Jr.
<b>Monday, February 18, 2019</b>	Washington's Birthday
<b>Monday, April 22, 2019</b>	Easter Monday
<b>Monday, May 27, 2019</b>	Memorial Day
<b>Thursday, July 4, 2019</b>	Independence Day
<b>Monday, September 2, 2019</b>	Labor Day
<b>Monday, October 14, 2019</b>	Columbus Day
<b>Monday, November 11, 2019</b>	Veterans Day
<b>Thursday, November 28, 2019</b>	Thanksgiving Day
<b>Friday, November 29, 2019</b>	Thanksgiving Day Holiday
<b>Monday, December 23, 2019 – Friday, December 27, 2019</b>	Christmas Holiday Week
<b>Tuesday, December 31, 2019</b>	New Year's Eve
<b>Wednesday, January 1, 2020</b>	New Year's Day

Town Council review on December 13, 2018