

Town Council Members

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

Lundeen Cureton – 2019 ~ Peggy Neill – 2019

Town of Mineral Springs
Mineral Springs Town Hall
3506 S Potter Road ~ Mineral Springs
Town Council
Public Hearing / Regular Meeting
January 11, 2018 ~ 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. **Oath of Office – Jerry Countryman**
Mayor Becker will administer the Oath of Office to Jerry Countryman as Mineral Springs Council.
3. **Public Hearing – Conditional Use Permit – C17-01 – Holden**
4. **Consideration of a Conditional Use Permit – C17-01 – Holden**
The town council will consider approving a Conditional Use Permit for an accessory apartment.
5. **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.
6. **Consent Agenda**
 - A. December 14, 2017 Regular Meeting Minutes
 - B. November 2017 Tax Collector's Report
 - C. November 2017 Finance Report
7. **Consideration of Appointing an Alternate Board of Adjustment Member**
The council will consider appointing a member to serve as an alternate to the Board of Adjustment.
8. **Audit Report**
Kendra Gangel will deliver the 2016-2017 Fiscal Year audit report.
9. **Consideration of Proceeding with a Voluntary Annexation**
The council will receive a petition for voluntary annexation and will consider calling for a public hearing contingent on the municipal clerk's finding of sufficiency.
10. **Consideration of a Budget Amendment**
The council will consider adopting a budget amendment ordinance.
11. **Staff Updates**
The staff will update the council on any developments that may affect the town.

12. *Other Business*

13. *Adjournment*

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: Robert Joseph Holden
Elisa Marie Holden Application No. CUP-17-01
No. of Attachments: 1 Received By: Vicky Brooks
Application Complete: Yes Fee Paid: \$250⁰⁰
Date: December 1st, 2017

State Purpose of Conditional Use Permit Accessory Apartment specifically
for our children.

Cite Section(s) of Zoning Ordinance Under Which A Conditional Use Permit Is Being Requested: _____

Description of Property: 6618 High Gap Road
(Street Address)
06-114-028 RA40 1.49
(Tax Parcel Number) (Zoning District) (Acreage)

Property Owner: Elisa Holden Elisa Holden
(Print or Type) (Signature)

Address: 6618 High Gap Road Waxhaw NC 28173

Telephone: 704-681-4536 FAX: None -

Applicant/Agent: Elisa Holden Elisa Holden
(Print or Type) (Signature)

Address: 6618 High Gap Road Waxhaw NC 28173

Telephone: 704-681-4536 FAX: None -

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.

Elisa Holden
Applicant

December 1st, 2017
Date

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

(FOR OFFICIAL USE ONLY)

CUP# 17-01

Applicant's Name Robert Joseph & Elisa Marie Holden

Planning Board reviewed application on December 18, 2017 and recommended that the application be: approved by the Council based on it falling within all the guidelines of the investigative study. That it is an existing structure in an existing apartment for at least 10 years (possibly 15). It will not adversely affect surrounding or abutting properties. Allowing it to continue with a CUP is the right thing to do.

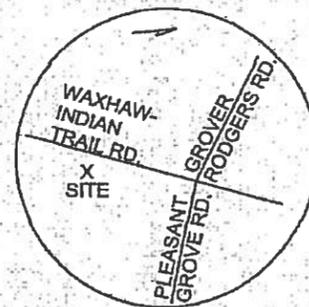
Town Council reviewed application on January 11, 2018 and the decision was to:

Notification of Planning Board and Town Council review dates ^{emailed} ~~mailed~~ to applicant on: December 15, 2017

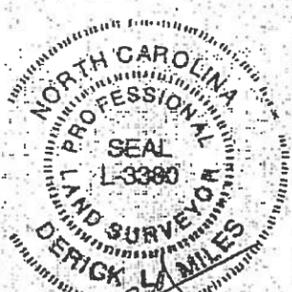
Order Granting/Denying Conditional Use Permit mailed to applicant on _____ and if granted, to Zoning Administrator and Revaluation Officer with stamped site plan on _____.

PHYSICAL SURVEY
 OF
 LOT 24, JACKSON WOODS, SECTION II
 FOR: ROBERT J. HOLDEN & ELISA M. HOLDEN
 PROPERTY OF:
 EILEEN P. ENGEL
 DEED REFERENCE : 5260-389
 PLAT CABINET B, FILE 237A
 TAX PARCEL : 06-114-028
 TOWN OF MINERAL SPRINGS, UNION COUNTY, N.C.
 SURVEY DATE: JUNE 07, 2016
 SCALE: 1"=60'

0 60' 120'

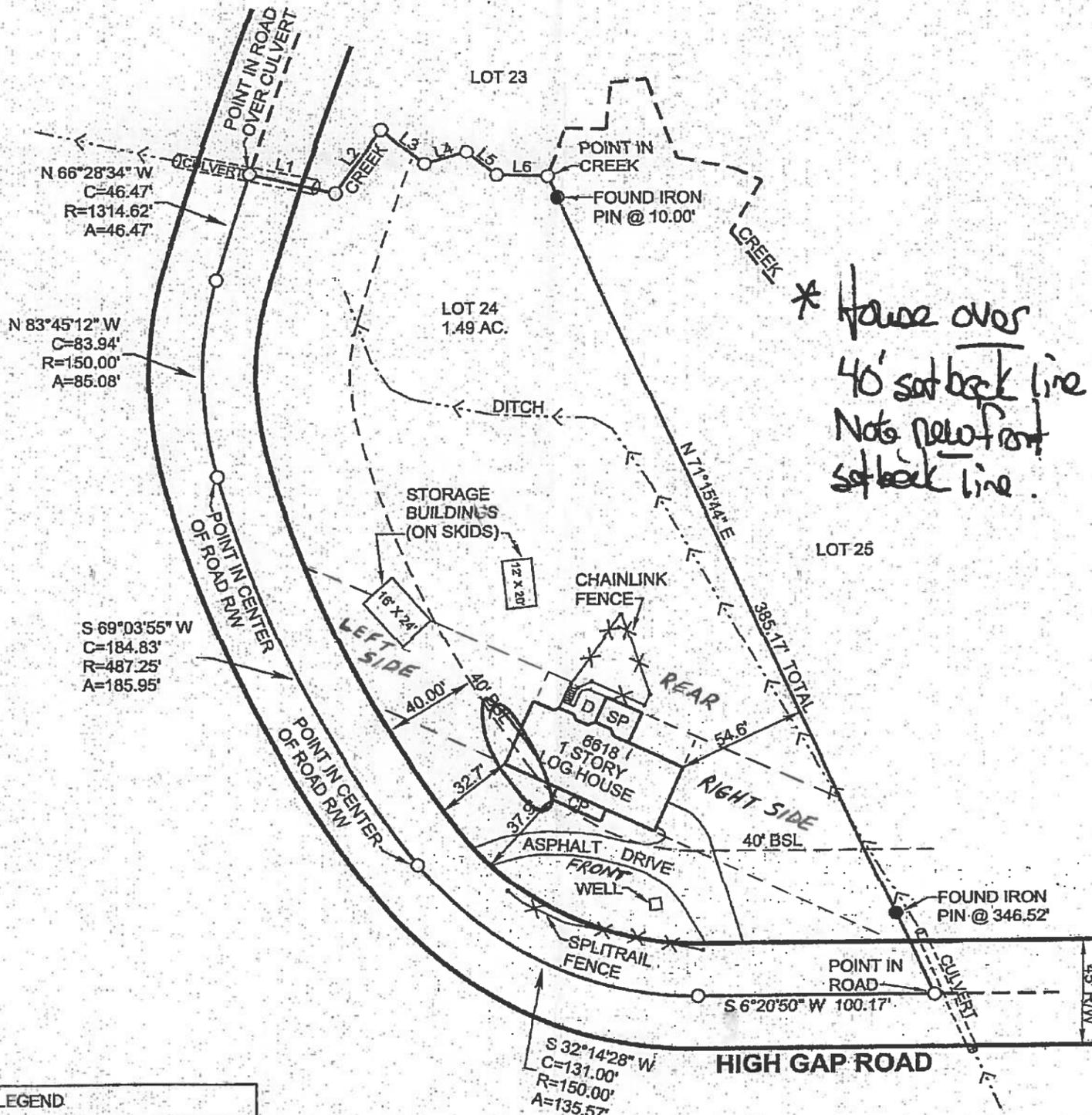


VICINITY MAP



Derick L. Miles
 6/13/16

SURVEYED BY: DERICK L. MILES NCPLS
 4901 PINE OAK DRIVE
 MONROE, N.C. 28112
 TELE: 704-764-7763



LEGEND	
AC.	ACRE
BSL	BUILDING SETBACK LINE
RW	RIGHT-OF-WAY
C	CHORD DISTANCE
R	RADIUS
A	ARC LENGTH
D	DECK
SP	SCREEN PORCH
CP	COVER PORCH

NOTES

- AREA BY COORDINATE GEOMETRY.
- FRONT 40' BUILDING SETBACK LINE IS PER RECORD MAP WHEN LOCATED IN THE UNION COUNTY ZONING JURISDICTION. PROPERTY NOW LOCATED IN THE TOWN ON MINERAL SPRINGS ZONING JURISDICTION AND IS ZONED RA-40, WITH BUILDING SETBACKS AS FOLLOW: FRONT = 50', REAR = 40', SIDE = 15'. CONTACT THE TOWN OF MINERAL SPRINGS BEFORE ANY FUTURE CONSTRUCTION (704-243-0505). HOUSE BUILT IN 1990.
- PROPERTY SERVED BY UNDERGROUND UTILITIES AND MAY BE SUBJECT TO UTILITY EASEMENTS.

LINE CALLS		
LINE	BEARING	HORIZ DIST
L1	N19°01'04"E	37.23'
L2	N48°32'31"W	33.84'
L3	N46°09'12"E	23.33'
L4	N10°32'12"W	18.63'
L5	N45°20'38"E	16.52'
L6	N7°51'30"E	21.50'

When Mr. & Mrs. Holden were preparing to purchase the home at 6618 High Gap Road, the town was contacted by Attorney Dan Terry of The Terry Law Firm, PLLC seeking a zoning verification letter because the house was built (26 plus years ago) over the 40' front set back. The town responded by stating the "structures" on the property were in full compliance with the Mineral Springs Zoning Ordinance and considered to be "grandfathered"; the structures existed at the effective date of the initial adoption of the Ordinance.

Mr. & Mrs. Holden purchased the property at 6618 High Gap Road in August of 2016, at which time they believed the barn structure was permitted to be used as living quarters because it already had the plumbing, electric and hot water heater when they purchased the property. The Holdens updated the inside of the barn structure cosmetically; the upstairs had an existing bedroom and bathroom, the downstairs was converted from a workshop to a living room/partial kitchen combo (no stove).

At the conclusion of my investigation of the complaint, I had the opportunity to speak with Mr. Jim King (Zoning Administrator for Union County) and was told that property never received approval of a conditional use permit for an accessory apartment. While building permits only have to be kept for six years, a conditional use permit approval/denial must be retained indefinitely; therefore, this was not a case where I could find that the "use" could be "grandfathered", because it existed when the Holdens purchased the property. Upon learning of my decision, the Holdens immediately applied for the conditional use permit, so they could become compliant with our zoning ordinance.

PLANNING BOARD RECOMMENDATION:

The planning board recommended approval by the town council based on it falling within all the guidelines of the investigative study; that it is an existing structure in an existing apartment for at least 10 years (possibly 15); it will not adversely affect surrounding or abutting properties; and allowing it to continue with a CUP is the right this to do.

Additional Notes:

A **setback** is defined in the Mineral Springs Zoning Ordinance as: A distance measured inward from a property line which shall remain unoccupied and unobstructed upward except as may be permitted elsewhere in this Ordinance.

A **yard, front** is: An area measured between the edge of the public street right-of-way line and the front of the building, projected to the side lot lines.

A **yard, rear** is: A yard extending the full width of the lot on which a principal building is located and situated between the rear lot line parallel thereto and passing through the point of the principal building nearest the rear lot line.

A **yard, side** is: A space extending from the front yard to the rear yard between the principal building and the side lot line as measured perpendicular from the side lot line to the closest point of the principal building.

An **accessory use or structure** is: A use or structure that exists on the same lot with the principal use or structure and is customarily subordinate to or incidental to the principal use.

Accessory uses or structures shall be located no closer than fifteen (15) feet to any side or rear lot line.

FINDINGS OF FACT

CONDITIONAL USE PERMIT (CUP-17-01)

January 11, 2018

ROBERT & ELISA HOLDEN

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 following fact(s):

- (1) _____
(2) _____

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

Yes _____ No _____

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

- (1) _____
(2) _____

- 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) _____

- 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) _____

- 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) _____

- 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) _____

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 January 11, 2018 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**

List any stipulations 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
Town Hall
3506 S. Potter Road
Town Council
Organization Meeting / Regular Meeting
December 14, 2017~ 7:30 PM

Minutes Draft

The Town Council of the Town of Mineral Springs, North Carolina, met in Organization Meeting and Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, December 14, 2017.

Present: Mayor Frederick Becker III, Mayor Pro Tem Peggy Neill, Councilwoman Valerie Coffey, Councilwoman Janet Critz, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk/Tax Collector Janet Ridings.

Absent: Councilman Jerry Countryman.

Visitors: None.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of December 14, 2017 to order at 7:31 p.m.

1. **Opening**

- Councilwoman Critz delivered the invocation.
- Pledge of Allegiance.

2. **Organizational Meeting**

A. Mayor Becker announced this was the Organizational Meeting and it would begin with Town Clerk Vicky Brooks reading the official election results and then the newly re-elected officials would be sworn in.

Ms. Brooks read the official municipal election results from Tuesday, November 7, 2017. In the mayoral race: Charles Bowden received eight (8) write in votes and Frederick Becker received two hundred and thirty-four (234) votes. For council: Charles Bowden received eighty-three (83) votes; Jerry Countryman received two hundred and thirty-four (234) votes; Janet Critz received two hundred and seventeen (217) votes; and Bettylyn Krafft received two hundred thirty-seven (237) votes. Mayor Becker noted that was certified by the Board of Elections.

Mayor Becker explained that Councilman Countryman was excused and would be sworn in next month.

B. Ms. Brooks administered the Oath of Office to Mayor Becker.

Mayor Becker swore in Councilwoman Critz and Councilwoman Krafft.

Mayor Becker thanked and congratulated the returning council members and thanked all of the currently serving councilmembers, Ms. Brooks, Ms. Ridings and Attorney Griffin for a new two-year stint.

- C. Mayor Becker announced the floor was open to the council to let them discuss and make nominations and vote for the Mayor Pro-Tempore.

Councilwoman Neill nominated Councilwoman Krafft, because for the simple fact that she was the number one vote getter and thought she deserves that. Councilwoman Critz responded she thought she would do a good job. **Councilwoman Coffey** seconded the nomination made by Councilwoman Neill. The nomination passed unanimously as follows:

Ayes: Coffey, Critz, Cureton, Krafft and Neill
Nays: None

Mayor Becker swore in Councilwoman Krafft as Mayor Pro Tempore.

3. **Public Comments**

- There were no public comments.

4. **Consent Agenda**

- **Councilwoman Coffey** made a **motion** to approve the consent agenda as presented containing the following:

- A. November 9, 2017 Regular Meeting Minutes
- B. October 2017 Tax Collector's Report
- C. October 2017 Finance Report

and **Councilwoman Krafft** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Critz, Cureton, Krafft and Neill
Nays: None

5. **Consideration of City and County Clerks Institute and Academy**

- Mayor Becker announced Ms. Brooks put the information for the City and County Clerks Institute and Academy in the agenda packet and stated this has been one that Ms. Brooks goes to frequently; this time Ms. Brooks has given an estimated total cost including travel.
- **Councilwoman Coffey** made a **motion** that the town clerk go to the Institute for training to be up-to-date and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Critz, Cureton, Krafft and Neill
Nays: None

6. **Consideration of Mayor/Councilmembers Attending the Essentials of Municipal Government**

- Mayor Becker announced there were numerous classes for the Essentials of Municipal Government (the January one is out, because it is on our council meeting). The council doesn't have to go together or at all, but there was discussion before the meeting that the Asheville one in late February might be nice. Councilwoman Critz noted that it had been eight years since she went, but there's really good opportunity when you are there to network and learn new things; they are catering now to veteran leadership. Councilwoman Critz would like to see as many of the council as possible go. After some discussion, the council left the decision open to decide among themselves; the council approves the expenditure and the authorization for as many as want to go.
- **Councilwoman Coffey made a motion that we leave it in that manner, that everybody makes some decisions and attend the sessions that would benefit most that they could bring back information that would benefit the town and Councilwoman Neill seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Critz, Cureton, Krafft and Neill
Nays: None

7. **Staff Reports**

- There were no staff reports.

8. **Other Business**

- There was no other business.

9. **Adjournment**

- **Councilwoman Critz made a motion to adjourn and Councilwoman Cureton seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Critz, Cureton, Krafft and Neill
Nays: None

- The meeting was adjourned at 7:55 p.m.
- The next regular meeting will be on Thursday, January 11, 2018 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III, Mayor

NOVEMBER 2017
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

NOVEMBER 30, 2017 REGULAR TAX	2017	2016	2015	2014	2013	2012
BEGINNING CHARGE	65,565.73	61539.29	62154.4	64,338.55	64,894.00	66,094.83
TAX CHARGE						
PUBLIC UTILITIES						
DISCOVERIES						
NON-DISCOVERIES						
ABATEMENTS						
TOTAL CHARGE	65,565.73	61,539.29	62,154.40	64,338.55	64,894.00	66,094.83
BEGINNING COLLECTIONS	14,393.25	60972.74	61801.27	64,057.81	64,710.79	66,014.59
COLLECTIONS - TAX	26,185.74	115.07	59.11	58.55	35.53	
COLLECTIONS - INTEREST	-	10.38	10.77	19.27	2.13	
TOTAL COLLECTIONS	40,578.99	61,087.81	61,860.38	64,116.36	64,746.32	66,014.59
BALANCE OUTSTANDING	24,986.74	451.48	294.02	222.19	147.68	80.24
PERCENTAGE OF REGULAR	61.89%	99.27%	99.53%	99.65%	99.77%	99.88%
COLLECTION FEE 1.5 %	392.79	1.88	1.05	1.17	0.56	-

Mineral Springs Prior Years Property Tax Report November 2017

November 30, 2017	2011	2010	2009	2008		
BEGINNING CHARGE	\$64,878.42	\$64,737.60	\$63,911.13	\$65,443.06		
PUBLIC UTILITIES	\$1,319.20	\$1,251.60	\$1,218.28	\$1,112.42		
MINIMAL RELEASES	(\$145.21)	(\$152.88)	(\$157.18)	(\$158.76)		
DISCOVERIES	\$61.82	\$321.61	\$46.46	\$46.72		
ABATEMENTS (RELEASES)	(\$301.25)	(\$473.88)	(\$136.74)	(\$1,329.47)		
TOTAL CHARGE	\$65,812.98	\$65,684.05	\$64,881.95	\$65,113.97		
PREVIOUS COLLECTIONS	\$65,713.22	\$65,589.57	\$64,756.19	\$65,036.75		
PREVIOUS BALANCE DUE	\$99.76	\$94.48	\$125.76	\$77.22		\$397.22
COLLECTIONS - TAX						\$0.00
COLLECTIONS - INTEREST/FEES						\$0.00
GROSS MONTHLY COLLECTIONS						\$0.00
MISC. ADJUSTMENTS						
TOTAL TAX COLLECTED TO DATE	\$65,713.22	\$65,589.57	\$64,756.19	\$65,036.75		
BALANCE OUTSTANDING	\$99.76	\$94.48	\$125.76	\$77.22		\$397.22
PERCENTAGE COLLECTED	99.85%	99.86%	99.81%	99.88%		

Mineral Springs Unpaid Property Taxes - Real and Personal as of November 30, 2017

Name	Tax Map Number	2011	2010	2009	2008	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	\$24.00	
EPIC REALTY GROUP INC	50094704			\$10.46	\$9.10	
FATHER & SON PAINTERS	50093623		\$2.41	\$2.09		
HERRON ENTERPRISES INC	50071162				\$8.78	
HOWARD, ULYSESS	05033036	\$9.43	\$9.43	\$9.43	\$9.35	
MATHENY, VERNA	455325	\$2.22				
METHENY, VERNA	50094323		\$2.22	\$2.44		
ROBERTO BONILLA CUSTOM FRAMING	50104497		\$2.75			
WAXHAW ALL TILE	50099231				\$6.88	
WILLIAMS, RUTH & HUSBAND J C WILLIAMS	05033179	\$19.11	\$19.11	\$19.11	\$19.11	
Total		\$99.76	\$94.48	\$125.76	\$77.22	\$397.22

Agenda Item

1/11/18

Town of Mineral Springs

FINANCE REPORT

November 2017

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

January 11, 2017

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Cash Flow Report FY2017 YTD

7/1/2017 through 11/30/2017

12/14/2017

Page 1

Category	7/1/2017- 11/30/2017
INCOME	
Interest Income	645.79
Other Inc	
Copy Charges	2.00
<hr/>	
Festival 2017	
sponsor	675.00
vendor	415.00
<hr/>	
TOTAL Festival 2017	1,090.00
Public Records Payment	2.00
Zoning	1,995.00
<hr/>	
TOTAL Other Inc	3,089.00
Prop Tax 2017	
Receipts 2017	
Tax	14,393.25
<hr/>	
TOTAL Receipts 2017	14,393.25
<hr/>	
TOTAL Prop Tax 2017	14,393.25
Prop Tax Prior Years	
Prop Tax 2008	
Receipts 2008	
Int	12.33
Tax	6.86
<hr/>	
TOTAL Receipts 2008	19.19
<hr/>	
TOTAL Prop Tax 2008	19.19
Prop Tax 2009	
Receipts 2009	
Int	8.51
Tax	6.86
<hr/>	
TOTAL Receipts 2009	15.37
<hr/>	
TOTAL Prop Tax 2009	15.37
Prop Tax 2010	
Receipts 2010	
Int	7.60
Tax	6.86
<hr/>	
TOTAL Receipts 2010	14.46
<hr/>	
TOTAL Prop Tax 2010	14.46
Prop Tax 2011	
Receipts 2011	
Int	7.31
Tax	6.86
<hr/>	
TOTAL Receipts 2011	14.17
<hr/>	
TOTAL Prop Tax 2011	14.17
Prop Tax 2012	
Receipts 2012	
Int	6.97
Tax	15.94
<hr/>	
TOTAL Receipts 2012	22.91
<hr/>	
TOTAL Prop Tax 2012	22.91
Prop Tax 2013	
Receipts 2013	
Int	5.21

Cash Flow Report FY2017 YTD

7/1/2017 through 11/30/2017

12/14/2017

Page 2

Category	7/1/2017- 11/30/2017
Tax	16.27
TOTAL Receipts 2013	21.48
TOTAL Prop Tax 2013	21.48
Prop Tax 2014	
Receipts 2014	
Int	5.48
Tax	21.37
TOTAL Receipts 2014	26.85
TOTAL Prop Tax 2014	26.85
Prop Tax 2015	
Receipts 2015	
Int	1.31
Tax	8.58
TOTAL Receipts 2015	9.89
TOTAL Prop Tax 2015	9.89
Prop Tax 2016	
Receipts2016	
Int	10.34
Tax	178.87
TOTAL Receipts2016	189.21
TOTAL Prop Tax 2016	189.21
TOTAL Prop Tax Prior Years	333.53
Sales Tax	
Sales & Use Dist	5,391.87
TOTAL Sales Tax	5,391.87
Veh Tax	
Int 2017	17.80
Tax 2017	1,924.54
TOTAL Veh Tax	1,942.34
TOTAL INCOME	25,795.78
 EXPENSES	
Ads	273.78
Attorney	1,985.98
Audit	2,832.00
Charities & Agencies	300.00
Community	
Greenway	17.60
Maint	1,142.03
Newsletter	
Post	305.02
Printing	840.25
TOTAL Newsletter	1,145.27
Parks & Rec	
Park	1,519.85
TOTAL Parks & Rec	1,519.85
Special Events	
Festival	3,664.24
Misc	4,000.00
TOTAL Special Events	7,664.24
TOTAL Community	11,488.99

Cash Flow Report FY2017 YTD

7/1/2017 through 11/30/2017

12/14/2017

Page 3

Category	7/1/2017- 11/30/2017
Emp	
Benefits	
Dental	390.00
Life	260.40
NCLGERS	4,993.45
Vision	70.00
TOTAL Benefits	5,713.85
Bond	550.00
FICA	
Med	695.13
Soc Sec	2,972.42
TOTAL FICA	3,667.55
Payroll	648.20
Work Comp	1,805.41
TOTAL Emp	12,385.01
Office	
Clerk	14,680.00
Council	3,000.00
Deputy Clerk	3,968.15
Dues	4,871.00
Equip	446.54
Finance Officer	
Park Maint	1,355.00
Regular	12,205.00
TOTAL Finance Officer	13,560.00
Ins	3,140.47
Maint	
Materials	804.40
Service	3,470.33
TOTAL Maint	4,274.73
Mayor	2,000.00
Misc	180.41
Post	43.50
Records	4,570.00
Supplies	702.85
Tel	3,628.76
Util	848.00
TOTAL Office	59,914.41
Planning	
Administration	
Salaries	12,690.00
TOTAL Administration	12,690.00
Misc	427.00
TOTAL Planning	13,117.00
Street Lighting	752.44
Tax Coll	
Contract	264.49
Sal	500.00
TOTAL Tax Coll	764.49
Training	
Officials	16.82

Cash Flow Report FY2017 YTD

7/1/2017 through 11/30/2017

12/14/2017

Page 4

Category	7/1/2017- 11/30/2017
Staff	485.00
TOTAL Training	501.82
Travel	513.32
TOTAL EXPENSES	104,829.24
TRANSFERS	
FROM Check Min Spgs	30,000.00
FROM MM Sav ParkSterling	10,000.00
TO Check Min Spgs	-10,000.00
TO MM Sav ParkSterling	-30,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-79,033.46

Account Balances History Report - As of 11/30/2017

(Includes unrealized gains)

12/14/2017

Page 1

Account	6/29/2017 Balance	6/30/2017 Balance	7/31/2017 Balance	8/31/2017 Balance	9/30/2017 Balance	10/31/2017 Balance	11/30/2017 Balance
ASSETS							
Cash and Bank Accounts							
Check Min Spgs	45,205.02	44,741.07	12,071.69	9,330.07	25,728.54	9,849.88	5,650.02
McNeely Farms Escrow	21,204.75	21,205.62	21,206.52	21,207.43	21,208.30	21,209.20	21,210.07
MM Sav ParkSterling	596,812.01	596,934.66	597,061.42	587,187.93	617,309.63	617,440.71	617,567.60
NCCMT_Cash	2,250.21	2,251.57	2,253.17	2,254.85	2,256.50	2,258.24	2,259.97
TOTAL Cash and Bank Accounts	665,471.99	665,132.92	632,592.80	619,980.28	666,502.97	650,758.03	646,687.66
Other Assets							
State Revenues Receivable	0.00	61,486.68	58,710.03	57,029.98	0.00	0.00	0.00
TOTAL Other Assets	0.00	61,486.68	58,710.03	57,029.98	0.00	0.00	0.00
TOTAL ASSETS	665,471.99	726,619.60	691,302.83	677,010.26	666,502.97	650,758.03	646,687.66
LIABILITIES							
Other Liabilities							
Accounts Payable	692.76	1,591.24	692.76	692.76	692.76	692.76	692.76
Escrows	21,195.00	21,195.00	21,195.00	21,195.00	21,195.00	21,195.00	21,195.00
TOTAL Other Liabilities	21,887.76	22,786.24	21,887.76	21,887.76	21,887.76	21,887.76	21,887.76
TOTAL LIABILITIES	21,887.76	22,786.24	21,887.76	21,887.76	21,887.76	21,887.76	21,887.76
OVERALL TOTAL	643,584.23	703,833.36	669,415.07	655,122.50	644,615.21	628,870.27	624,799.90

Mineral Springs Budget Comparison 2017-2018

TOWN OF MINERAL SPRINGS									
BUDGET COMPARISON 2017-2018									
Appropriation dept	Budget	Unspent	Spent YTD	% of Bdg	July	August	September	October	November
Advertising	\$ 1,800.00	\$ 1,526.22	\$ 273.78	15.2%	\$ -	\$ 30.00	\$ -	\$ -	\$ 243.78
Attorney	\$ 9,600.00	\$ 7,614.02	\$ 1,985.98	20.7%	\$ 300.00	\$ 300.00	\$ 300.00	\$ 785.98	\$ 300.00
Audit	\$ 4,720.00	\$ 1,888.00	\$ 2,832.00	60.0%	\$ -	\$ -	\$ -	\$ 2,832.00	\$ -
Charities & Agencies	\$ 9,850.00	\$ 9,550.00	\$ 300.00	3.0%	\$ -	\$ -	\$ -	\$ 300.00	\$ -
Community Projects	\$ 24,900.00	\$ 13,411.01	\$ 11,488.99	46.1%	\$ 4,305.02	\$ 2,108.25	\$ 3,373.25	\$ 1,025.79	\$ 676.68
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 27,500.00	\$ 15,114.99	\$ 12,385.01	45.0%	\$ 4,234.83	\$ 1,994.75	\$ 1,998.90	\$ 2,029.27	\$ 2,127.26
Elections	\$ 2,700.00	\$ 2,700.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Office & Administrative	\$ 138,546.00	\$ 78,631.59	\$ 59,914.41	43.2%	\$ 23,049.70	\$ 8,930.72	\$ 8,907.23	\$ 10,220.42	\$ 8,806.34
Planning & Zoning	\$ 52,956.00	\$ 39,839.00	\$ 13,117.00	24.8%	\$ 2,965.00	\$ 2,538.00	\$ 2,538.00	\$ 2,538.00	\$ 2,538.00
Street Lighting	\$ 2,000.00	\$ 1,247.56	\$ 752.44	37.6%	\$ -	\$ 342.00	\$ 137.02	\$ 136.71	\$ 136.71
Tax Collection	\$ 2,950.00	\$ 2,185.51	\$ 764.49	25.9%	\$ 100.00	\$ 120.55	\$ 173.99	\$ 138.56	\$ 231.39
Training	\$ 3,000.00	\$ 2,498.18	\$ 501.82	16.7%	\$ 485.00	\$ -	\$ -	\$ -	\$ 16.82
Travel	\$ 3,600.00	\$ 3,086.68	\$ 513.32	14.3%	\$ -	\$ 257.98	\$ -	\$ 255.34	\$ -
Capital Outlay	\$ 44,188.00	\$ 44,188.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 343,310.00	\$ 238,480.76	\$ 104,829.24	30.5%	\$ 35,439.55	\$ 16,622.25	\$ 17,428.39	\$ 20,262.07	\$ 15,076.98
Off Budget:									
Tax Refunds					\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers					\$ -	\$ -	\$ -	\$ -	\$ -
Total Off Budget:			\$ -		\$ -				

Mineral Springs Monthly Revenue Summary 2017-2018

TOWN OF MINERAL SPRINGS									
REVENUE SUMMARY 2017-2018									
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November
Property Tax - prior	\$ 1,000.00	\$ 666.47	\$ 333.53	33.4%	\$ -	\$ 123.53	\$ 80.30	\$ 110.81	\$ 18.89
Property Tax - 2017	\$ 64,200.00	\$ 49,806.75	\$ 14,393.25	22.4%	\$ -	\$ 250.84	\$ 3,677.79	\$ 1,723.83	\$ 8,740.79
Dupl. Property Tax	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Gross Receipts Tax	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 1,200.00	\$ 554.21	\$ 645.79	53.8%	\$ 129.26	\$ 129.10	\$ 124.22	\$ 133.72	\$ 129.49
Sales Tax - Electric	\$ 205,000.00	\$ 205,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax - Sales & Use	\$ 20,200.00	\$ 14,808.13	\$ 5,391.87	26.7%	\$ -	\$ -	\$ 1,909.03	\$ 1,690.40	\$ 1,792.44
Sales Tax - Other Util.	\$ 26,000.00	\$ 26,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax - Alc. Bev.	\$ 12,700.00	\$ 12,700.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Taxes	\$ 7,010.00	\$ 5,067.66	\$ 1,942.34	27.7%	\$ -	\$ 604.21	\$ 729.76	\$ 608.37	\$ -
Zoning Fees	\$ 3,000.00	\$ 1,005.00	\$ 1,995.00	66.5%	\$ 525.00	\$ 495.00	\$ 400.00	\$ 250.00	\$ 325.00
Other	\$ 3,000.00	\$ 1,906.00	\$ 1,094.00	36.5%	\$ 367.00	\$ 727.00	\$ -	\$ -	
Totals	\$ 343,310.00	\$ 317,514.22	\$ 25,795.78	7.5%	\$ 1,021.26	\$ 2,329.68	\$ 6,921.10	\$ 4,517.13	\$ 11,006.61
	December	January	February	March	April	May	June	June a/r	
Property Tax - prior									
Property Tax - 2017									
Dupl. Property Tax									
Fund Balance Approp.									
Gross Receipts Tax									
Interest									
Sales Tax - Electric									
Sales Tax - Sales & Use									
Sales Tax - Other Util.									
Sales Tax - Alc. Bev.									
Vehicle Taxes									
Zoning Fees									
Other									
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

November 2017 Cash Flow Report - Nov 2017

11/1/2017 through 11/30/2017

12/14/2017

Page 1

Category	11/1/2017- 11/30/2017
INCOME	
Interest Income	129.49
Other Inc	
Zoning	325.00
TOTAL Other Inc	325.00
Prop Tax 2017	
Receipts 2017	
Tax	8,740.79
TOTAL Receipts 2017	8,740.79
TOTAL Prop Tax 2017	8,740.79
Prop Tax Prior Years	
Prop Tax 2013	
Receipts 2013	
Int	-0.33
Tax	0.33
TOTAL Receipts 2013	0.00
TOTAL Prop Tax 2013	0.00
Prop Tax 2014	
Receipts 2014	
Int	1.27
Tax	2.11
TOTAL Receipts 2014	3.38
TOTAL Prop Tax 2014	3.38
Prop Tax 2015	
Receipts 2015	
Int	0.00
Tax	0.00
TOTAL Receipts 2015	0.00
TOTAL Prop Tax 2015	0.00
Prop Tax 2016	
Receipts2016	
Int	0.48
Tax	15.03
TOTAL Receipts2016	15.51
TOTAL Prop Tax 2016	15.51
TOTAL Prop Tax Prior Years	18.89
Sales Tax	
Sales & Use Dist	1,792.44
TOTAL Sales Tax	1,792.44
TOTAL INCOME	11,006.61
EXPENSES	
Ads	243.78
Attorney	300.00
Community	
Maint	467.03
Parks & Rec	
Park	209.65
TOTAL Parks & Rec	209.65
TOTAL Community	676.68

November 2017 Cash Flow Report - Nov 2017

11/1/2017 through 11/30/2017

12/14/2017

Page 2

Category	11/1/2017- 11/30/2017
Emp	
Benefits	
Dental	78.00
Life	52.08
NCLGERS	998.69
Vision	14.00
TOTAL Benefits	1,142.77
FICA	
Med	137.08
Soc Sec	586.18
TOTAL FICA	723.26
Payroll	126.03
Work Comp	135.20
TOTAL Emp	2,127.26
Office	
Clerk	2,936.00
Council	600.00
Deputy Clerk	659.60
Dues	70.00
Equip	243.83
Finance Officer	
Park Maint	271.00
Regular	2,441.00
TOTAL Finance Officer	2,712.00
Maint	
Materials	129.00
Service	365.00
TOTAL Maint	494.00
Mayor	400.00
Supplies	99.12
Tel	411.15
Util	180.64
TOTAL Office	8,806.34
Planning	
Administration	
Salaries	2,538.00
TOTAL Administration	2,538.00
TOTAL Planning	2,538.00
Street Lighting	136.71
Tax Coll	
Contract	131.39
Sal	100.00
TOTAL Tax Coll	231.39
Training	
Officials	16.82
TOTAL Training	16.82
TOTAL EXPENSES	15,076.98
OVERALL TOTAL	-4,070.37

Register Report - Nov 2017

11/1/2017 through 11/30/2017

12/14/2017

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
11/6/2017	5224	Clark, Griffin & McC...	I/N 6127 11/17 (FY2...	Attorney	R	-300.00
11/6/2017	5225	Taylor & Sons Mowi...	I/N 023 (FY2017)	Office:Maint:Service	R	-365.00
11/6/2017	5226	Xerox Corporation	I/N 091028795 (FY2...	Office:Supplies	R	-90.73
11/6/2017	5227	R.C.S., Inc.	I/N 95962 Park Rest...	Community:Parks & Rec:Park	R	-200.00
11/6/2017	5228	The Enquirer-Journa...	30065439 Public He...	Ads	R	-243.78
11/6/2017	522...	Municipal Insurance ...	11/17 (FY2017)	Emp:Benefits:Life	R	-52.08
			11/17 (FY2017)	Emp:Benefits:Dental	R	-78.00
			11/17 (FY2017)	Emp:Benefits:Vision	R	-14.00
11/6/2017	EFT...	Union County	10/17 FY2017	Prop Tax 2017:Receipts 2017:Tax	R	8,740.79
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2016:R...	R	15.03
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2016:R...	R	0.48
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2015:R...	R	0.00
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2015:R...	R	0.00
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2014:R...	R	2.11
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2014:R...	R	1.27
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2013:R...	R	0.33
			10/17 FY2017	Prop Tax Prior Years:Prop Tax 2013:R...	R	-0.33
			9/17 FY2017	Tax Coll:Contract	R	-131.39
11/6/2017	EFT	Point And Pay	Zoning Permit (06-0...	Other Inc:Zoning	R	150.00
11/7/2017	EFT	Point And Pay	Zoning Permit (06-0...	Other Inc:Zoning	R	100.00
11/13/2017	EFT	Debit Card (AOL)	AOL Troubleshootin...	Office:Tel	R	-7.99
11/14/2017	EFT	Debit Card (EventBri...	Thread Trail Forum (...	Training:Officials	R	-16.82
11/15/2017	EFT	NC Department of R...	9/17 Sales & Use (F...	Sales Tax:Sales & Use Dist	R	1,792.44
11/16/2017	5230	Duke Power	2035221941 (FY2017)	Street Lighting	R	-136.71
11/16/2017	5231	Duke Power	1803784140 (FY2017)	Office:Util	R	-128.50
11/16/2017	5232	Duke Power	1819573779 (Old Sc...	Office:Util	R	-24.96
11/16/2017	5233	Union County Public...	84361*00 (FY2017)	Office:Util	R	-27.18
11/16/2017	5234	Union County Public...	91052*00 (FY2017)	Community:Parks & Rec:Park	R	-9.65
11/16/2017	5235	Windstream	061348611 (FY2017)	Office:Tel	R	-306.77
11/21/2017	EFT	Debit Card (East La...	Trimmer Carburetor ...	Office:Maint:Materials	R	-38.39
11/25/2017	EFT	Debit Card (Waxha...	Chainsaw parts (FY...	Office:Maint:Materials	R	-84.23
11/27/2017	EFT...	NC State Treasurer	11/17 LGERS contri...	Office:Clerk	R	-176.16
			11/17 LGERS contri...	Office:Finance Officer:Regular	R	-146.46
			11/17 LGERS contri...	Office:Finance Officer:Park Maint	R	-16.26
			11/17 LGERS contri...	Planning:Administration:Salaries	R	-152.28
			11/17 employer cont...	Emp:Benefits:NCLGERS	R	-998.69
11/27/2017	5236	NC Interlocal Risk M...	Cust #587 Inv #I002...	Emp:Work Comp	R	-135.20
11/27/2017	5237	Sign Pro	I/N 12008 Christmas...	Community:Maint	R	-467.03
11/27/2017	5238	Verizon Wireless	221474588-00001 (...	Office:Tel	R	-96.39
11/27/2017	5239	NC Association Of ...	I/N I00005891 Vicky...	Office:Dues	R	-70.00
11/28/2017	EFT	Point And Pay	Zoning Permit (06-0...	Other Inc:Zoning	R	25.00
11/29/2017	EFT...	Paychex	Salary 11/17 (FY201...	Office:Clerk	R	-2,759.84
			Supplement 11/17 (...	Office:Clerk	R	0.00
			Hours 11/17 (FY2017)	Office:Deputy Clerk	R	-659.60
			Salary 11/17 (FY201...	Office:Finance Officer:Regular	R	-2,294.54
			Salary 11/17 (FY201...	Office:Finance Officer:Park Maint	R	-254.74
			Salary 11/17 (FY201...	Office:Mayor	R	-400.00
			Salary 11/17 (FY201...	Office:Council	R	-600.00
			Salary 11/17 (FY201...	Planning:Administration:Salaries	R	-2,385.72
			Salary 11/17 (FY201...	Tax Coll:Sal	R	-100.00
			FY2017	Emp:FICA:Soc Sec	R	-586.18

Register Report - Nov 2017

11/1/2017 through 11/30/2017

12/14/2017

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Date	Num	Description	Memo	Category	Clr	Amount
			FY2017	Emp:FICA:Med	R	-137.08
11/29/2017	EFT...	Debit Card (WalMart)	FY2017	Office:Supplies	R	-8.39
			FY2017	Office:Maint:Materials	R	-6.38
11/30/2017	EFT	Paychex Fees	Fees 11/17 (FY2017)	Emp:Payroll	R	-126.03
11/30/2017	EFT	Debit Card (CDW)	Uninterruptible Powe...	Office:Equip		-243.83
11/30/2017	DEP	Deposit	#17012 (FY2017)	Other Inc:Zoning	R	50.00
11/1/2017 - 11/30/2017						-4,199.86

TOTAL INFLOWS 10,877.45

TOTAL OUTFLOWS -15,077.31

NET TOTAL -4,199.86

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November 2017

Revenue Details

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NC Sales and Use Distribution

September 2017 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION (AD VALOREM)	1,656,011.46	1,108,205.31	874,828.47	-	37.19	271,260.63	-	-	(240,624.79)	3,669,718.27
FAIRVIEW	711.62	476.21	375.92	-	0.02	116.57	-	-	488.41	2,168.75
HEMBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	59,428.46	39,769.61	31,394.53	-	1.33	9,734.60	-	-	40,787.88	181,116.41
LAKE PARK	5,400.23	3,613.84	2,852.80	-	0.12	884.58	-	-	3,706.38	16,457.95
MARSHVILLE	7,317.38	4,896.81	3,865.59	-	0.16	1,198.61	-	-	5,022.17	22,300.72
MARVIN	4,856.37	3,249.89	2,565.50	-	0.11	795.49	-	-	3,333.11	14,800.47
MINERAL SPRINGS	588.14	393.58	310.70	-	0.01	96.34	-	-	403.67	1,792.44
MINT HILL *	39.06	26.15	20.64	-	-	6.40	-	-	26.82	119.07
MONROE	171,264.86	114,610.70	90,474.85	-	3.85	28,053.80	-	-	117,545.19	521,953.25
STALLINGS *	31,862.01	21,322.11	16,831.89	-	0.72	5,219.11	-	-	21,868.03	97,103.87
UNIONVILLE	943.82	631.61	498.60	-	0.02	154.60	-	-	647.78	2,876.43
WAXHAW	52,636.47	35,224.40	27,806.50	-	1.18	8,622.04	-	-	36,126.30	160,416.89
WEDDINGTON *	9,474.27	6,340.19	5,005.01	-	0.21	1,551.92	-	-	6,502.52	28,874.12
WESLEY CHAPEL	1,376.39	921.08	727.11	-	0.03	225.46	-	-	944.66	4,194.73
WINGATE	4,694.29	3,141.43	2,479.88	-	0.11	768.94	-	-	3,221.87	14,306.52
TOTAL	2,006,604.83	1,342,822.92	1,060,037.99	-	45.06	328,689.09	-	-	-	4,738,199.89

DATE 10/31/17
TIME 17:03:49
USER PHH

UNION COUNTY
COLLECTIONS BY RGCD/REV UNIT/YR-DATE RANGE
DEPOSIT DATE RANGE: 10/01/2017 THRU 10/31/2017
REPORT GROUP: 100 REAL AND PERSONAL
REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

PAGE 29
PROG# CL2138

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2013	.45	.12-	.33-			
2014	2.11		1.27	3.38	.05	3.33
2016	15.03		.48	15.51	.23	15.28
2017	8,740.39	.40		8,740.79	131.11	8,609.68
TOTAL	8,757.98	.28	1.42	8,759.68	131.39	8,628.29

Invoice Date	Invoice Number	Description	Invoice Amount
11/02/2017	100.1-17/10	Tax/Fee/Int - OCT17	\$8,628.29

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00052601	11/06/2017	8,628.29



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

Vendor Number Check Date Check Number
 10870 11/06/2017 00052601

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

\$8,628.29

Pay Eight Thousand Six Hundred Twenty Eight Dollars and 29 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
 00052601

ADDRESS SERVICE REQUESTED

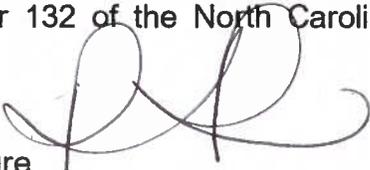
TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

5. Regular attendance at the meetings are extremely important. Do you foresee any problems with being able to attend the meetings? If so, please explain?

I will be able to attend the meetings regularly. The only problem I may foresee is any events that I may have for my business.

I understand that the information provided on this application is subject to the rules under Chapter 132 of the North Carolina General Statutes and will be available as a public record.

Signature



Date 12/11/2011

Mail to: Town of Mineral Springs
Attn: Vicky Brooks
P. O. Box 600
Mineral Springs, NC 28108

Or

Email to: msvickybrooks@aol.com

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: January 4, 2018
Subject: Voluntary Annexation Request

Mr. and Mrs. Alan Gardner have submitted a petition requesting that the Town of Mineral Springs annex their property, a 30-acre tract in the Waxhaw Meadows Plantation subdivision off of Collins Road.

The property is contiguous to Mineral Springs, abutting the Saddlewood, McNeely Ridge, and Forest Green subdivisions. North Carolina NC G.S. 160A-31 (a) and (b) allow such annexations to take place through a very simple procedure:

1. Property owner(s) submit a petition for annexation
2. Town council accepts petition and directs the clerk to determine the “sufficiency” of the petition
3. If the clerk determines that the petition meets the statutory requirements, council directs the clerk to schedule a public hearing with a 10-day notice
4. After the public hearing is conducted, council may adopt an annexation ordinance for the property if it chooses to do so
5. The town has 60 days after the annexation to assign zoning to the parcel(s)

This property is used as a residence and a demonstration farm, and is part of a subdivision of ~10-acre lots. The Gardners are extremely conservation-minded, and the property – both in terms of its size and its use – appears to be an extremely good “fit” for the town.

If Council is interested in pursuing this annexation, Council needs only to direct the clerk to determine the sufficiency of the petition and to call for a public hearing (preferably at the next regular meeting) contingent upon that finding.

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PETITION FOR VOLUNTARY ANNEXATION

DATE: January 3, 2018

To the Council of the Town of Mineral Springs, Union County, North Carolina:

1, We, the undersigned owners of real property respectfully request that the property described in paragraph 2 below be annexed to the Town of Mineral Springs, Union County, North Carolina under the provisions of NC G.S. § 160A-31 (a) and (b).

2. The area to be annexed is contiguous to the Town of Mineral Springs and the boundaries and/or legal description of the area are as follows:

Tax Parcel Number(s): 05-084-041

Deed Reference: 6552-893 Check if copy of deed attached

Other Description (attach survey or metes and bounds description if necessary) Being all of

Tracts 12,13, and 16 of Waxhaw Meadows Plantation, Sec. 1, as described more particularly

in the attached deed also recorded at book 6552, page 893 in the Union County, NC Registry.

OWNER #1: (print) Alan B. Gardner

ADDRESS: 6426 Snow White Field Road; Waxhaw, NC 28173

PHONE: 704-779-4365 SIGNATURE *Alan B. Gardner*

OWNER #2: (print) Gwen M. Gardner

ADDRESS: 6426 Snow White Field Road; Waxhaw, NC 28173

PHONE: 704-650-7315 SIGNATURE *Gwen M. Gardner*

Check here if there are additional owners and list them and sign on separate sheet

Parcel Number

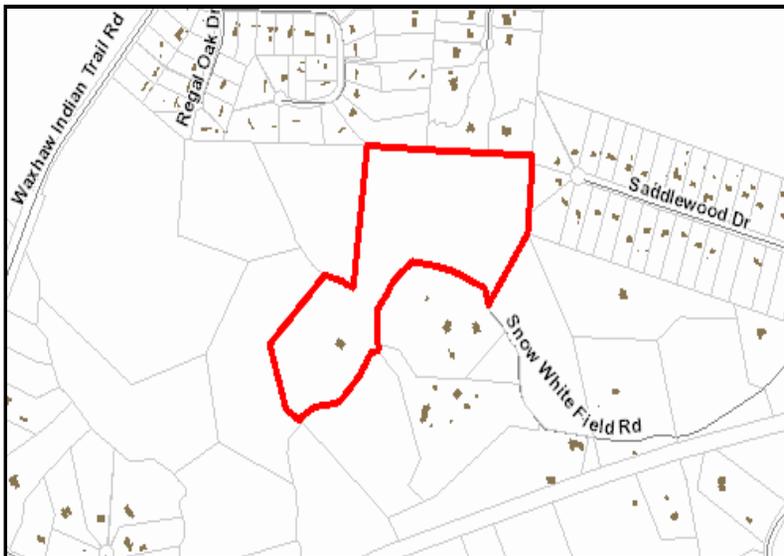
05084041

Owner

GARDNER ALAN B GARDNER GWEN M

Mailing Address

PO BOX 104
WAXHAW
NC, 28173



Account Information

Land Value	\$191,500.00	Subdivision	WAXHAW MEADOWS
Building Value	\$389,600.00	Description	#12 OPCG929 #13 OPCJ610 #16 OPCGK582 WAXHAW MEADOWS
Total Value	\$581,100.00	Situs Address	6426 SNOW WHITE FIELD RD
Acreage	30.1840	Property Class	RESIDENTIAL - SINGLE FAMILY

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
10/22/2015	\$0.00	6552 893	GARDNER ALAN B & GWEN M
06/05/2009	\$750,000.00	5143 703	SEAMAN ROBERT L & DONNA M
04/25/2006	\$175,000.00	4139 425	WESCOAT TIMOTHY F & WIFE MARIANNE G

Location Information

Municipal Administration	Union County	School	School Assignment Information
County Zoning Code	RA-40	Census Tract Number	210.12
Zoning Administration	Union County	FEMA Panel	4483
ETJ		FEMA Zone	
Fire District	Waxhaw	Soils	ChA,TbB2,TbC2,LdB2,WyB

Building Information - [View Real Property Site](#)

Total Living Area	2974	Type of Building	DWELLING
Year Build	2007	Improvement Type	Single family

District Voting Assignments (Jurisdictions)

Polling Place	Waxhaw Bible Church	School District	6	Congressional District	9
Precinct District	#20B	State House	68	Senate District	35

6552
0893

FILED
UNION COUNTY, NC
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Oct 22, 2015
AT 03:20 pm
BOOK 06552
START PAGE 0893
END PAGE 0894
INSTRUMENT # 32594
EXCISE TAX (None)
AH

NORTH CAROLINA GENERAL WARRANTY DEED

NO TITLE EXAMINATION REQUESTED OR PERFORMED

Excise Tax: \$ 0

Parcel Identifier No. 05-084-041, 05-084-002B & 05-084-002F Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: **J. Bennett Glass, P.A., P. O. Box 1049, Monroe, NC 28111-1049**

This instrument was prepared by: **J. Bennett Glass, P.A., Attorney at Law**

Brief description for the Index: **Lots 12, 13 and 16, Waxhaw Meadows Plantation, Section 1**

THIS DEED made this **19th** day of **October, 2015**, by and between

GRANTOR	GRANTEE
Alan B. Gardner and wife, Gwen M. Gardner	Alan B. Gardner and wife, Gwen M. Gardner 6426 Snow White Field Road Waxhaw, NC 28173

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Jackson Township, Union County, North Carolina and more particularly described as follows:

TRACT 1:

BEING ALL of Lot 12, containing 10.05 acres, of Waxhaw Meadows Plantation, Section 1, as shown on plat recorded in Plat Cabinet G, File 929, Union County Registry, to which plat reference is hereby made for a more particular description.

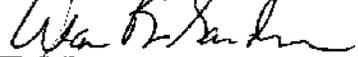
TRACT 2:

BEING ALL of Lot 13, containing 10.119 acres, of Waxhaw Meadows Plantation, Section 1, as shown on map of survey prepared by Carroll L. Rushing, NCPLS, dated October 2, 2006, and recorded in Plat Cabinet J, File 610, Union County Registry, to which plat reference is hereby made for a more particular description.

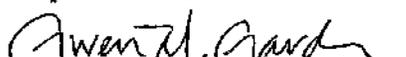
TRACT 3:

BEING ALL of Lot 16, containing 10.015 acres, of Waxhaw Meadows Plantation, Section 1, as shown on map of survey prepared by Carroll L. Rushing, NCPLS, dated April 23, 2008, and recorded in Plat Cabinet K, File 582, Union County Registry, to which plat reference is hereby made for a more particular description.

The Grantees hereby request the Union County Tax Assessor to consolidate Lots 12, 13 and 16 of Waxhaw Meadows Plantation, Section 1, described above as Tract 1, Tract 2 and Tract 3 (Tax Parcel Nos. 05-084-041, 05-084-002B and 05-084-002F) into one tax parcel number and tax value.



Alan B. Gardner



Gwen M. Gardner

6552
0894

The property hereinabove described was acquired by Grantor by instruments recorded in Book 5143, Page 703; Book 5462, Page 228; and Book 6122, Page 281.

All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

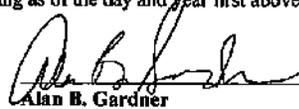
A map showing the above described property is recorded in Plat Cabinet G, File 929; Plat Cabinet J, File 610; and Plat Cabinet K, File 582.

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, other than the following exceptions:

Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 _____ (SEAL)
Alan B. Gardner

 _____ (SEAL)
Gwen M. Gardner

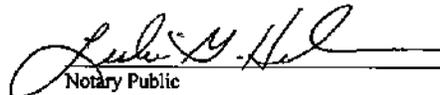
_____ (SEAL)

_____ (SEAL)

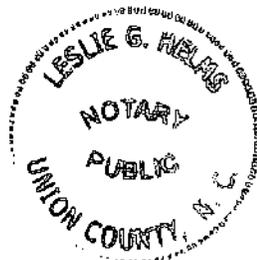
State of North Carolina - County of Union

I, **Leslie G. Helms**, the undersigned Notary Public of the County and State aforesaid, certify that **Alan B. Gardner and wife, Gwen M. Gardner**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this **22nd** day of **October, 2015**.

My Commission Expires: **May 8, 2016**

 _____
Notary Public

(Affix Seal)



STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE BUDGET OF
THE TOWN OF MINERAL SPRINGS
FOR THE FISCAL YEAR 2017-2018
O-2017-06**

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 #2017-02:

<u>INCREASE</u>		<u>DECREASE</u>	
Elections	\$100	Contingency	\$100
Total	\$100	Total	\$100

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

ADOPTED this 11th day of January, 2018. Witness my hand and official seal:

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Clerk