

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

Minutes

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 Funding for FY 2019 | | | | | | | | | |
|-------------------------------------|---------------------|--------------------|-------------------------|------------------|-----------------------------|--------------------------------|--------------------|------------------|----------|
| 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) |
| Total | | | \$ 13,778,655 | (583,328) | (2,691,146) | (9,216,771) | (1,104,592) | (182,818) | |
| REVENUE SOURCES | | | | | | | | | |

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

○ Union County Fee Structure

| 2018-2019 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 |
| Union County | \$ 26,301,643,874 | | \$ 46,673,416 | \$ 47,318,977 | \$ 47,340,723 | \$ 47,362,100 | \$ 47,382,804 |

○ 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
 - 6th 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 Three(3) 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 | ≤ 3,000 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. - 799.9 ac. | \$400 |
| 6,001 sf. - 7,000 sf. | \$1,200 | 50,000 sf. - 59,999 sf. | \$6,000 | 300 ac. - 199.9 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 | \$790.00 | \$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 |
| D3 | 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 |
| B2 | 5-24 Acres |
| B3 | 25-49 Acres |
| B4 | 50-99 Acres |
| B5 | 100-199 Acres |
| B6 | 200-299 Acres |
| B7 | 300-399 Acres |
| B8 | 400-499 Acres |
| B9 | 500 or more Acres |

o Fire Chief Survey Feedback

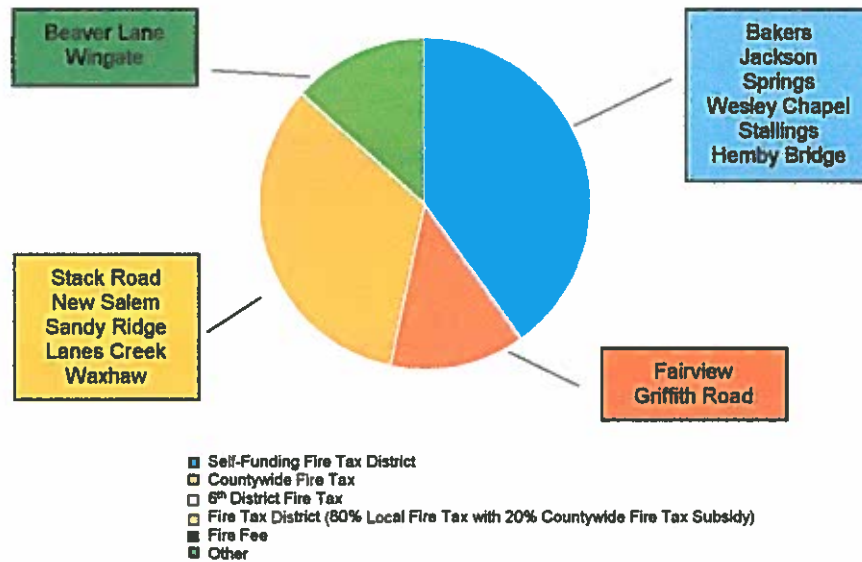
On August 28th, the Fire Chiefs were provided a survey asking the following questions

- 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
 - ❖ 6th 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:



Vicky A. Brooks
Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III
Frederick Becker III, Mayor