

Town of Mineral Springs
3506 Potter Road S
Mineral Springs Town Council
Regular Meeting
October 14, 2021 ~ 7:30 P.M.

AGENDA

- 1. Opening**
The meeting will be called to order, an invocation will be delivered, and the Pledge of Allegiance will be recited.
- 2. Public Comments**
The town council will hear comments from members of the public on any matters of interest to them during this ten-minute period.
- 3. Consent Agenda** – Action Item
 - A. September 9, 2021 Regular Meeting Minutes
 - B. August 2021 Finance Report
- 4. 2021 Property Tax Order of Collection** – Action Item
Council will consider approving the Union County 2021 Property Tax Order of Collection if it has been provided to the town by Union County.
- 5. Potential Boy Scout Eagle Project** – Action Item
The council will consider approving the mayor to take further steps on a possible Eagle Scout project by Cason Starnes.
- 6. Consideration of Initiating Collection of Zoning Violation Penalties**
- 7.** – Action Item
The council will consider options for enforcing collection action for penalties accruing on the property located at 6620 McNeely Road.
- 8. Staff Updates**
The staff will update the council on any developments that may affect the town.
- 9. Other Business**
- 10. Adjournment**

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting
September 9, 2021 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road South, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, September 9, 2021.

Present: Mayor Frederick Becker III, Mayor Pro Tem Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, and Councilwoman Bettylyn Krafft.

Absent: Councilwoman Janet Critz and Attorney Bobby Griffin.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks and Deputy Town Clerk Janet Ridings.

Visitors: None.

1. Opening

With a quorum present at 7:30 p.m. on September 9, 2021, Mayor Frederick Becker called the Regular Town Council Meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

2. Public Comments

There were no public comments.

3. Consent Agenda – Action Item

Councilwoman Coffey motioned to approve the consent agenda containing the August 12, 2021 Evidentiary Hearing / Regular Meeting Minutes and the July 2021 Finance Report and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

4. 2021 Property Tax Order of Collection – Action Item

Mayor Becker explained the county was a little behind, but the settlement was received, and it seems to have balanced for last year and previous years. The council can approve the settlement, but Vann Harrell and Robin Merry have not drafted the Order of Collection yet, so that will be on the agenda for next month.

The tax bills have been sent out; however, there was a miscommunication between Mayor Becker and the tax office in June or July and they did not get the proper tax rate for Mineral Springs. The tax bill shows the Mineral Springs portion as being 2.5 cents. Mayor Becker contacted Vann Harrell and he got to work on it; they are rebilling all the town residents and taxpayers. Anyone who has paid already will get a refund from the county. It is a small amount, 4/10ths of a cent (\$4 per \$100,000 of valuation), but it has to be right.

Councilman Countryman asked what the actual rate was.

Mayor Becker responded it was 2.1 cents, which is what the council adopted in the budget.

Mayor Becker noted the Order of Collection would probably reflect the proper amount and he should have it for the council next month.

Councilwoman Coffey motioned to approve the settlement and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

5. Prior Years' Tax Settlement and Write-Offs – Action Item

Mayor Becker explained this was the last settlement for the legacy taxes that Janet Ridings was tasked with collecting way back when she started in the tax collector job. The last two payments of \$28.64 were all that was left for the previous years and those must roll off based on statute because they are 10 years old. The property taxes balance out to zero.

Councilman Countryman motioned to approve the settlement and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

6. NCDOT Updates

Mayor Becker explained this is information and there was no action required yet. Mayor Becker commented he thought he was disappointed, but he “kind of” trusts the NCDOT. Mayor Becker referred to his memo and explained NCDOT ran simulations from every combination of green arrows and did not find a significant improvement and in some cases, they found a worsening of congestion (from an aggregate throughout the day). Mayor Becker stated he did not talk to Tony [Tagliaferri from NCDOT], he just read his emails, but he thought part of it was that they could not put a light in that was smart enough to know whether a car was going to turn left or go straight, so they cannot have it as smart as they would like it to be because it is only one lane. Setting the light to give 15 seconds for left turns with no left turners will cause a backup for all those straight people for 15 seconds. There is not enough benefit from the extra time for the turners to make it work. NCDOT even tried a four-way stop in the computer model and that was horrible. Mayor Becker explained that short-term temporary fix for maybe \$10,000 seemed like a good idea at the time and he was glad NCDOT was willing to give it a shot, but he was also glad NCDOT was not going to tell the town to pay them the money and they do it and then have it not work out. Mayor Becker stated NCDOT “did right by us.”

The second design is to change Potter and Pleasant Grove to a three-way stop and change the angle of approach where Pleasant Grove comes into Potter. That is a more expensive project, which would not be on the town, if NCDOT can get it funded through spot safety, then they will go ahead and do it. NCDOT does think it would improve the situation at that intersection, because that is a high wreck intersection regarded by people that live near it who are hearing the crashing all the time. This is an \$88,000 job according to NCDOT, but it would be a NCDOT funded project if it takes place.

7. Proclamation for Constitution Week – Action Item

Mayor Becker explained this proclamation was sent to the town by Elizabeth Gibson to declare September 17th through the 23rd as Constitution Week. The town has adopted this one quite a few years running now, and it is very important.

Councilman Countryman motioned to adopt the proclamation for Constitution Week and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

The proclamation is as follows:

**Town of Mineral Springs
Proclamation**

**Constitution Week
September 17th – 23rd, 2021**

Whereas, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

Whereas, September 17, 2021, marks the two hundred thirty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

Now, Therefore, I, Frederick Becker, III, by virtue of the authority vested in me as Mayor of the Town of Mineral Springs in the State of North Carolina do hereby proclaim the week of September 17 through 23, 2021 as

~ Constitution Week ~

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

In Witness Of, I have hereunto set my hand and caused the Seal of the (State or City) to be affixed this 9th day of September in the year of our Lord two thousand twenty-one.

Frederick Becker III, Mayor
Town of Mineral Springs

ATTEST:

Vicky A Brooks, CMC, NCCMC

8. Proclamation for Domestic Violence Month – Action Item

Mayor Becker explained this proclamation was to proclaim October as Domestic Violence Protection Month and it is sponsored by Turning Point.

Councilwoman Coffey motioned that we adopt the proclamation in observance of Domestic Violence Month and Councilman Countryman seconded. The motioned passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

The proclamation is as follows:

**TOWN OF MINERAL SPRINGS
PROCLAMATION
DOMESTIC VIOLENCE AWARENESS MONTH**

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost to Union County of \$11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,421 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 48,310 crisis calls and provided services to over 34,245 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Frederick Becker III, Mayor of the Town of Mineral Springs, do hereby proclaim October 2021 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Mineral Springs to be affixed this the 1st day of October 2021.

Frederick Becker III, Mayor

Attest:

Vicky Brooks, CMC, NCCMC, Town Clerk

9. Consideration of Adopting O-2021-03 – Concurring Speed Limit – Action Item

Mayor Becker explained there was a revised version of the ordinance in front of the council, because there was a little weirdness in the way the material came from NCDOT. The ordinance in the agenda packet ended up being a little confusing, so Ms. Brooks and Mayor Becker looked it over and Ms. Brooks clarified it to make it one simple 45 miles an hour on state route 1008 between those two end points from Knotty Pine to just north of McNeely.

Councilman Countryman motioned to approve the ordinance declaring a speed change as indicated and Councilwoman Cureton. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

The ordinance is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE DECLARING SPEED LIMIT MODIFICATION
CONCURRING WITH THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
ORDINANCE NUMBER 1077545
O-2021-03**

WHEREAS, N.C. G.S. 20-141 (f) authorizes speed limit modifications based upon engineering and traffic investigation on portions of a State Highway System Street located in the Town of Mineral Springs;

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

SECTION 1. **Enact the Following Speed Limit.**

<u>Speed Limit</u>	<u>Route</u>	<u>Road Description</u>
45	SR 1008	SR 1008 (Waxhaw Indian Trail Road) between SR 2501 (Knotty Pine Road) and a point 0.08 miles north of SR 1325 (McNeely Road).

SECTION 2. **Effective date.** This ordinance is effective upon adoption of the Department of Transportation of a concurring ordinance and the erection of signs giving notice of the authorized speed limit.

ADOPTED this 9th day of September, 2021. Witness my hand and official seal:

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, CMC, Town Clerk

10. Staff Updates

Mayor Becker noted there was no movement on the ARPA funding.

11. Other Business

There was no other business

12. Adjournment – Action Item

At 7:41 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

The next regular meeting will be on Thursday, October 14, 2021 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

Town of Mineral Springs

FINANCE REPORT

August 2021

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

October 14, 2021

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Cash Flow Report FY2021 YTD CASH

7/1/2021 through 8/31/2021

9/14/2021

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Category	7/1/2021- 8/31/2021
INCOME	
Interest Income	79.53
Other Inc	
NC Grant	135,309.38
Zoning	810.00
TOTAL Other Inc	136,119.38
Prop Tax Prior Years	
Prop Tax 2015	
Receipts 2015	
Int	0.26
Tax	1.53
TOTAL Receipts 2015	1.79
TOTAL Prop Tax 2015	1.79
Prop Tax 2018	
Receipts	
Int	0.07
Tax	0.27
TOTAL Receipts	0.34
TOTAL Prop Tax 2018	0.34
Prop Tax 2019	
Receipts 2019	
Int	0.98
Tax	7.11
TOTAL Receipts 2019	8.09
TOTAL Prop Tax 2019	8.09
Prop Tax 2020	
Receipts	
Int	5.81
Tax	100.95
TOTAL Receipts	106.76
TOTAL Prop Tax 2020	106.76
TOTAL Prop Tax Prior Years	116.98
Veh Tax	
Int 2021	7.76
Tax 2021	801.83
TOTAL Veh Tax	809.59
TOTAL INCOME	137,125.48
EXPENSES	
Attorney	600.00
Community	
Greenway	600.00
Parks & Rec	
Park	215.09
TOTAL Parks & Rec	215.09
Special Events	
Services	4,000.00
TOTAL Special Events	4,000.00
TOTAL Community	4,815.09
Emp	

Cash Flow Report FY2021 YTD CASH

7/1/2021 through 8/31/2021

9/14/2021

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Category	7/1/2021- 8/31/2021
Benefits	
Dental	240.00
Life	178.56
NCLGERS	2,957.06
Vision	42.00
TOTAL Benefits	3,417.62
Bond	550.00
FICA	
Med	319.90
Soc Sec	1,367.83
TOTAL FICA	1,687.73
Payroll	312.20
Work Comp	2,026.48
TOTAL Emp	7,994.03
Office	
Clerk	6,608.00
Council	2,000.00
Deputy Clerk	1,843.35
Dues	5,328.00
Equip	345.73
Finance Officer	6,104.00
Ins	3,761.69
Maint	
Materials	28.49
Service	1,106.00
TOTAL Maint	1,134.49
Mayor	900.00
Post	495.73
Records	5,245.09
Supplies	271.11
Tel	2,825.03
Util	260.30
TOTAL Office	37,122.52
Planning	
Administration	
Contract	1,254.40
Salaries	5,712.00
TOTAL Administration	6,966.40
Land Use Plan	
Contract	990.00
Survey	829.36
TOTAL Land Use Plan	1,819.36
Misc	427.00
TOTAL Planning	9,212.76
Street Lighting	102.37
Tax Coll	
Contract	26.03
TOTAL Tax Coll	26.03
TOTAL EXPENSES	59,872.80

TRANSFERS

Cash Flow Report FY2021 YTD CASH

7/1/2021 through 8/31/2021

9/14/2021

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Category	7/1/2021- 8/31/2021
TO CSLRF Fund	-135,309.38
TOTAL TRANSFERS	-135,309.38
OVERALL TOTAL	-58,056.70

Account Balances History Report - As of 8/31/2021

(Includes unrealized gains)

9/14/2021

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Account	6/29/2021 Balance	6/30/2021 Balance	7/31/2021 Balance	8/31/2021 Balance
ASSETS				
Cash and Bank Accounts				
Check Min Spgs	60,500.72	60,191.38	21,196.03	6,497.35
MM Sav ParkSterling	630,684.60	630,741.62	630,793.46	630,821.11
NCCMT_Cash	2,357.83	2,357.85	2,357.87	2,357.89
South State CD	309,347.47	309,347.47	309,347.47	309,347.47
CSLRF Fund	0.00	0.00	0.00	135,309.38
TOTAL Cash and Bank Accounts	1,002,890.62	1,002,638.32	963,694.83	1,084,333.20
Other Assets				
State Revenues Receivable	0.00	62,068.53	58,511.97	55,915.26
TOTAL Other Assets	0.00	62,068.53	58,511.97	55,915.26
TOTAL ASSETS	1,002,890.62	1,064,706.85	1,022,206.80	1,140,248.46
LIABILITIES				
Other Liabilities				
Accounts Payable	692.76	1,996.43	692.76	692.76
Restricted Fund Balance	0.00	0.00	0.00	135,309.38
TOTAL Other Liabilities	692.76	1,996.43	692.76	136,002.14
TOTAL LIABILITIES	692.76	1,996.43	692.76	136,002.14
OVERALL TOTAL	1,002,197.86	1,062,710.42	1,021,514.04	1,004,246.32

Mineral Springs Monthly Revenue Summary 2021-22

TOWN OF MINERAL SPRINGS												
REVENUE SUMMARY 2021-22 (Includes Budget Amendment 2021-01)												
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November	December	January	February
Property Tax - prior	\$ 600.00	\$ 483.02	\$ 116.98	19.5%	\$ -	\$ 116.98						
Property Tax - 2021	\$ 77,765.00	\$ 77,765.00	\$ -	0.0%	\$ -	\$ -						
Fund Balance Approp.	\$ 25,000.00	\$ -	\$ 25,000.00	100.0%	\$ 25,000.00	\$ -						
Interest	\$ 2,500.00	\$ 2,420.47	\$ 79.53	3.2%	\$ 51.86	\$ 27.67						
Sales Tax - Electric	\$ 208,000.00	\$ 208,000.00	\$ -	0.0%	\$ -	\$ -						
Sales Tax - Sales & Use	\$ 29,430.00	\$ 29,430.00	\$ -	0.0%	\$ -	\$ -						
Sales Tax - Other Util.	\$ 21,350.00	\$ 21,350.00	\$ -	0.0%	\$ -	\$ -						
Sales Tax - Alc. Bev.	\$ 13,145.00	\$ 13,145.00	\$ -	0.0%	\$ -	\$ -						
Vehicle Taxes	\$ 6,725.00	\$ 5,915.41	\$ 809.59	12.0%	\$ -	\$ 809.59						
Zoning Fees	\$ 3,500.00	\$ 2,690.00	\$ 810.00	23.1%	\$ 150.00	\$ 660.00						
Other	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%	\$ -	\$ -						
CSLRF (Non-Budget)	\$ -	\$ -	\$ 135,309.38			\$ 135,309.38						
Totals	\$ 389,215.00	\$ 362,398.90	\$ 26,816.10	6.9%	\$ 25,201.86	\$ 1,614.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax - prior												
Property Tax - 2021												
Fund Balance Approp.												
Interest												
Sales Tax - Electric												
Sales Tax - Sales & Use												
Sales Tax - Other Util.												
Sales Tax - Alc. Bev.												
Vehicle Taxes												
Zoning Fees												
Other												
CSLRF (Non-Budget)												
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2021-22

TOWN OF MINERAL SPRINGS									
BUDGET COMPARISON 2021-22 (Includes Budget Amendment 2021-01)									
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November
Advertising	\$ 1,800.00	\$ 1,800.00	\$ -	0.0%	\$ -	\$ -			
Attorney	\$ 9,600.00	\$ 9,000.00	\$ 600.00	6.3%	\$ 300.00	\$ 300.00			
Audit	\$ 4,730.00	\$ 4,730.00	\$ -	0.0%	\$ -	\$ -			
Charities & Agencies	\$ 10,545.00	\$ 10,545.00	\$ -	0.0%	\$ -	\$ -			
Community Projects	\$ 26,000.00	\$ 21,184.91	\$ 4,815.09	18.5%	\$ 4,600.00	\$ 215.09			
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -			
Employee Overhead	\$ 35,400.00	\$ 27,405.97	\$ 7,994.03	22.6%	\$ 5,372.13	\$ 2,621.90			
Elections	\$ 3,300.00	\$ 3,300.00	\$ -	0.0%	\$ -	\$ -			
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -			
Intergovernmental	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%	\$ -	\$ -			
Office & Administrative	\$ 157,719.00	\$ 120,596.48	\$ 37,122.52	23.5%	\$ 26,588.71	\$ 10,533.81			
Planning & Zoning	\$ 74,272.00	\$ 65,059.24	\$ 9,212.76	12.4%	\$ 4,537.40	\$ 4,675.36			
Street Lighting	\$ 1,200.00	\$ 1,097.63	\$ 102.37	8.5%	\$ -	\$ 102.37			
Tax Collection	\$ 1,600.00	\$ 1,573.97	\$ 26.03	1.6%	\$ -	\$ 26.03			
Training	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -			
Travel	\$ 4,200.00	\$ 4,200.00	\$ -	0.0%	\$ -	\$ -			
Capital Outlay	\$ 25,849.00	\$ 25,849.00	\$ -	0.0%	\$ -	\$ -			
Totals	\$ 389,215.00	\$ 329,342.20	\$ 59,872.80	15.4%	\$ 41,398.24	\$ 18,474.56	\$ -	\$ -	\$ -
Off Budget:									
Tax Refunds					\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers					\$ -	\$ 135,309.38	\$ -	\$ -	\$ -
Total Off Budget:			\$ 135,309.38		\$ -	\$ 135,309.38	\$ -	\$ -	\$ -

August 2020 Cash Flow Report - Aug 2021

8/1/2021 through 8/31/2021

9/14/2021

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Category	8/1/2021- 8/31/2021
INCOME	
Interest Income	27.67
Other Inc	
NC Grant	135,309.38
Zoning	660.00
TOTAL Other Inc	135,969.38
Prop Tax Prior Years	
Prop Tax 2015	
Receipts 2015	
Int	0.26
Tax	1.53
TOTAL Receipts 2015	1.79
TOTAL Prop Tax 2015	1.79
Prop Tax 2018	
Receipts	
Int	0.07
Tax	0.27
TOTAL Receipts	0.34
TOTAL Prop Tax 2018	0.34
Prop Tax 2019	
Receipts 2019	
Int	0.98
Tax	7.11
TOTAL Receipts 2019	8.09
TOTAL Prop Tax 2019	8.09
Prop Tax 2020	
Receipts	
Int	5.81
Tax	100.95
TOTAL Receipts	106.76
TOTAL Prop Tax 2020	106.76
TOTAL Prop Tax Prior Years	116.98
Veh Tax	
Int 2021	7.76
Tax 2021	801.83
TOTAL Veh Tax	809.59
TOTAL INCOME	136,923.62
EXPENSES	
Attorney	300.00
Community	
Parks & Rec	
Park	215.09
TOTAL Parks & Rec	215.09
TOTAL Community	215.09
Emp	
Benefits	
Dental	80.00
Life	59.52
NCLGERS	1,478.53

August 2020 Cash Flow Report - Aug 2021

8/1/2021 through 8/31/2021

9/14/2021

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Category	8/1/2021- 8/31/2021
Vision	14.00
TOTAL Benefits	1,632.05
FICA	
Med	159.36
Soc Sec	681.39
TOTAL FICA	840.75
Payroll	149.10
TOTAL Emp	2,621.90
Office	
Clerk	3,304.00
Council	1,000.00
Deputy Clerk	931.00
Dues	80.00
Equip	261.96
Finance Officer	3,052.00
Maint	
Materials	28.49
Service	553.00
TOTAL Maint	581.49
Mayor	400.00
Supplies	261.57
Tel	401.49
Util	260.30
TOTAL Office	10,533.81
Planning	
Administration	
Salaries	2,856.00
TOTAL Administration	2,856.00
Land Use Plan	
Contract	990.00
Survey	829.36
TOTAL Land Use Plan	1,819.36
TOTAL Planning	4,675.36
Street Lighting	102.37
Tax Coll	
Contract	26.03
TOTAL Tax Coll	26.03
TOTAL EXPENSES	18,474.56
 TRANSFERS	
TO CSLRF Fund	-135,309.38
TOTAL TRANSFERS	-135,309.38
 OVERALL TOTAL	-16,860.32

Register Report - Aug 2021

8/1/2021 through 8/31/2021

9/14/2021

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Date	Num	Description	Memo	Category	Clr	Amount
8/2/2021	DEP	Deposit #21002	#21002 Zoning (FY2... Other Inc:Zoning		R	250.00
8/3/2021	6172	Duke Power	9100 3284 5207 (FY... Street Lighting		R	-102.37
8/3/2021	6173	Verizon Wireless	221474588-00001 (... Office:Tel		R	-69.16
8/3/2021	6174	NC Association Of ...	I/N I00010164 Dues ...Office:Dues		R	-80.00
8/4/2021	EFT	Debit Card (WalMart)	Paper Towels, Toilet... Office:Maint:Materials		R	-28.49
8/5/2021	DEP	Deposit #21003	#21003 Zoning (FY2... Other Inc:Zoning		R	250.00
8/6/2021	EFT	NCOSC	NCPRO ARPA Gran... Other Inc:NC Grant		R	135,309.38
8/6/2021		Transfer Money	CSLRF Deposit (FY... [CSLRF Fund]			-135,309.38
8/9/2021	EFT	Debit Card (Dell Ref...	Computer Optiplex 7...Office:Equip		R	-261.96
8/11/2021	EFT	Debit Card (AOL)	AOL Troubleshootin... Office:Tel		R	-7.99
8/12/2021	6175	Xerox Corporation	I/N 013961444 (FY2... Office:Supplies		R	-160.04
8/12/2021	6176	Taylor & Sons Mowi...	I/N 020 08/21 (FY20... Office:Maint:Service		R	-365.00
8/12/2021	6177	R.C.S., Inc.	I/N 125808 Park Re... Community:Parks & Rec:Park		R	-200.00
8/12/2021	6178	Clark, Griffin & McC...	I/N 7727 8/2021 (FY... Attorney			-300.00
8/12/2021	6179	Union County Public...	84361*00 (FY2021) Office:Util		R	-45.00
8/12/2021	6180	Union County Public...	91052*00 (FY2021) Community:Parks & Rec:Park		R	-15.09
8/12/2021	6181	Forms & Supply, Inc.	I/N 5853578-0 (FY2... Office:Supplies		R	-86.61
8/12/2021	6182	Benchmark CMR, In...	I/N 1997 Comprehe... Planning:Land Use Plan:Contract		R	-990.00
8/12/2021	6183	Bucket, Mop, And Br...	Ashley Park Draw.2... Office:Maint:Service		R	-188.00
8/12/2021	EFT	Point And Pay	06019013A (FY2021) Other Inc:Zoning		R	35.00
8/16/2021	EFT	NC Department of R...	Sales & Use Distribu... [State Revenues Receivable]		R	2,596.71
8/20/2021	EFT	Debit Card (WalMart)	9V Batteries (FY2021) Office:Supplies		R	-14.92
8/23/2021	EFT...	Union County	FY2021	Prop Tax Prior Years:Prop Tax 2020:R...	R	100.95
			FY2021	Prop Tax Prior Years:Prop Tax 2020:R...	R	5.81
			FY2021	Prop Tax Prior Years:Prop Tax 2019:R...	R	7.11
			FY2021	Prop Tax Prior Years:Prop Tax 2019:R...	R	0.98
			FY2021	Prop Tax Prior Years:Prop Tax 2018:R...	R	0.27
			FY2021	Prop Tax Prior Years:Prop Tax 2018:R...	R	0.07
			FY2021	Prop Tax Prior Years:Prop Tax 2015:R...	R	1.53
			FY2021	Prop Tax Prior Years:Prop Tax 2015:R...	R	0.26
			FY2021	Tax Coll:Contract	R	-1.76
8/23/2021	EFT...	Union County {NCV...	NCVTS 2107 (FY20... Veh Tax:Tax 2021		R	802.42
			NCVTS Refunds (F... Veh Tax:Tax 2021		R	-0.59
			NCVTS 2107 (FY20... Veh Tax:Int 2021		R	7.76
			FY2021	Tax Coll:Contract	R	-24.27
8/24/2021	618...	Municipal Insurance ...	9/21 (FY2021)	Emp:Benefits:Life	R	-59.52
			9/21 (FY2021)	Emp:Benefits:Dental	R	-80.00
			9/21 (FY2021)	Emp:Benefits:Vision	R	-14.00
8/24/2021	6185	Windstream	061348611 (FY2021) Office:Tel		R	-255.18
8/24/2021	6186	Terminex Services, I...	A/N 1354740 Pest C... Office:Maint:Service		R	-407.40
8/24/2021	6187	Duke Power	9100 3284 4818 (FY... Office:Util		R	-190.11
8/24/2021	6188	Duke Power	9100 3284 5041 (Ol... Office:Util		R	-25.19
8/25/2021	EFT...	NC State Treasurer	08/21 LGERS contri... Office:Clerk		R	-198.24
			08/21 LGERS contri... Office:Finance Officer		R	-183.12
			08/21 LGERS contri... Planning:Administration:Salaries		R	-171.36
			08/21 employer cont... Emp:Benefits:NCLGERS		R	-1,478.53
8/25/2021	6189	US Postal Service{P...	1200 Stamps - retur... Planning:Land Use Plan:Survey		R	-660.00
8/27/2021	EFT	Debit Card (Office M...	Paper, Envelopes - ... Planning:Land Use Plan:Survey		R	-169.36
8/30/2021	EFT...	Paychex	Salary 08/21 (FY202... Office:Clerk		R	-3,105.76
			08/21 (FY2021) Office:Deputy Clerk		R	-931.00
			Salary 08/21 (FY202... Office:Finance Officer		R	-2,868.88

Register Report - Aug 2021

8/1/2021 through 8/31/2021

9/14/2021

Page 2

Date	Num	Description	Memo	Category	Clr	Amount
			Salary 08/21 (FY202... Office:Mayor		R	-400.00
			Salary 08/21 (FY202... Office:Council		R	-1,000.00
			Salary 08/21 (FY202... Planning:Administration:Salaries		R	-2,684.64
			FY2021 Emp:FICA:Soc Sec		R	-681.39
			FY2021 Emp:FICA:Med		R	-159.36
8/30/2021	DEP	Deposit	#21004 Zoning (FY2... Other Inc:Zoning		R	125.00
8/30/2021	6190	Verizon Wireless	221474588-00001 (... Office:Tel		R	-69.16
8/31/2021	EFT	Paychex Fees	Fees 08/21 (FY2021) Emp:Payroll		R	-149.10
8/1/2021 - 8/31/2021						-14,698.68

TOTAL INFLOWS 139,493.25

TOTAL OUTFLO... -154,191.93

NET TOTAL -14,698.68

August 2021

Revenue Details

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NC Sales & Use Distribution (FY2020-21)

June 2021 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)	2,468,600.72	1,551,995.79	1,302,823.98	-	7.58	311,419.92	-	-	(352,449.94)	5,282,398.05
FAIRVIEW	1,071.41	673.59	565.45	-	-	135.16	-	-	669.56	3,115.17
HEMBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	88,925.89	55,907.22	46,931.36	-	0.27	11,218.22	-	-	55,572.73	258,555.69
LAKE PARK	8,041.19	5,055.45	4,243.80	-	0.02	1,014.42	-	-	5,025.21	23,380.09
MARSHVILLE	12,290.75	7,727.13	6,486.54	-	0.04	1,550.51	-	-	7,680.90	35,735.87
MARVIN	8,667.72	5,449.35	4,574.46	-	0.03	1,093.45	-	-	5,416.75	25,201.76
MINERAL SPRINGS	893.10	561.48	471.34	-	-	112.67	-	-	558.12	2,596.71
MINT HILL *	49.73	31.27	26.25	-	-	6.27	-	-	31.08	144.60
MONROE	274,838.57	172,789.51	145,048.28	-	0.84	34,671.55	-	-	171,755.69	799,104.44
STALLINGS *	47,190.90	29,668.66	24,905.38	-	0.14	5,953.25	-	-	29,491.15	137,209.48
UNIONVILLE	1,446.24	909.24	763.26	-	-	182.45	-	-	903.80	4,204.99
WAXHAW	96,495.52	60,666.20	50,926.29	-	0.30	12,173.14	-	-	60,303.24	280,564.69
WEDDINGTON *	15,248.42	9,586.60	8,047.48	-	0.05	1,923.63	-	-	9,529.25	44,335.43
WESLEY CHAPEL	2,197.10	1,381.31	1,159.54	-	0.01	277.17	-	-	1,373.05	6,388.18
WINGATE	6,623.76	4,164.32	3,495.74	-	0.02	835.60	-	-	4,139.41	19,258.85
TOTAL	3,032,581.02	1,906,567.12	1,600,469.15	-	9.30	382,567.41	-	-	-	6,922,194.00

Accrued to FY2020-21

Jurisdiction Collection by Year
Union County
Date Distributed: 7/1/2021 to 7/30/2021

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2015	1.53	0.00	0.26	1.79	0.03	1.76
2018	0.25	0.02	0.07	0.34	0.01	0.33
2019	7.09	0.02	0.98	8.09	0.12	7.97
2020	99.95	1.00	5.81	106.76	1.60	105.16
Total:	108.82	1.04	7.12	116.98	1.76	115.22
Grand Total:	108.82	1.04	7.12	116.98	1.76	115.22

Invoice Date	Invoice Number	Description	Invoice Amount
08/16/2021	2201 TAXES	TAX FEE INT JULY 2021	\$115.22

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00071445	08/23/2021	115.22



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

Vendor Number Check Date Check Number
 10870 08/23/2021 00071445

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

\$115.22

Pay **One Hundred Fifteen Dollars and 22 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
 00071445

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

NCVT'S A/P Receipt Distribution
For the month Ending: 07/31/2021

NCVT15

Jurisdiction	Entity	Vendor #	Inv #	Tax & Fee Amt	Int Only Amt	Cmn Cst	Pending Refunds	Net Amt	Status/Check#
001	Union County	0		\$ 775,374.58	\$ 6,281.48	\$ (22,656.90)	(\$2,486.36)	\$ 756,512.80	No Check
003	Voter Approved Debt Tax	0		131,814.58	1,017.74	(3,838.84)	(\$379.22)	\$ 128,614.26	No Check
011	Countywide Fire Tax	0		38,750.99	359.11	(1,146.85)	(\$177.34)	\$ 37,785.91	No Check
012	Countywide EMS Tax	0		52,284.71	499.31	(1,547.45)	(\$243.32)	\$ 50,993.25	No Check
013	Griffith Rd	0		890.26	5.54	(24.96)	\$0.00	\$ 870.84	No Check
014	Stack Rd	0		1,257.50	10.94	(31.30)	\$0.00	\$ 1,237.14	No Check
015	Springs Fire Tax	0		7,082.12	70.57	(204.48)	(\$20.07)	\$ 6,928.14	No Check
016	Fairview	0		2,994.05	19.34	(89.39)	\$58.65	\$ 2,982.65	No Check
017	New Salem	0		4,452.26	40.23	(123.54)	(\$4.29)	\$ 4,364.66	No Check
018	Beaver Lane	0		4,086.42	32.36	(101.79)	(\$51.50)	\$ 3,965.49	No Check
019	Bakers	0		9,156.63	72.52	(261.30)	(\$3.36)	\$ 8,964.49	No Check
020	Stallings Fire Tax	0		13,536.22	117.73	(408.82)	\$27.55	\$ 13,272.68	No Check
021	Unionville	0		5,483.90	40.25	(146.99)	(\$13.98)	\$ 5,363.18	No Check
022	Wingate	0		4,345.09	42.52	(109.94)	\$46.04	\$ 4,323.71	No Check
023	Hemby Bridge Fire Tax	0		17,568.67	158.73	(533.38)	(\$53.42)	\$ 17,140.60	No Check
024	Allens Crossroads	0		611.54	6.53	(14.97)	\$0.65	\$ 603.75	No Check
025	Jackson	0		1,421.12	7.88	(39.83)	(\$8.09)	\$ 1,381.08	No Check
026	Wesley Chapel Fire Tax	0		22,614.58	177.67	(715.33)	(\$13.02)	\$ 22,063.90	No Check
027	Lanes Creek	0		1,561.15	16.14	(38.29)	\$9.89	\$ 1,548.89	No Check
028	Waxhaw Fire Tax	0		14,990.71	125.69	(468.90)	(\$116.89)	\$ 14,530.61	No Check
029	Sandy Ridge	0		2,317.30	16.02	(61.89)	(\$9.08)	\$ 2,262.35	No Check
030	Providence	0		129.27	1.18	(4.23)	\$0.00	\$ 126.22	No Check
101	Village of Marvin	1832	VTFNAP2101-1	6,787.21	45.35	(216.60)	(\$19.16)	\$ 6,596.80	
200	City of Monroe	103-7	VTFNAP2101-1	257,317.02	1,800.35	(6,584.64)	(\$4,919.45)	\$ 247,613.28	
222	Monroe Downtown Service	103-7	VTFNAP2101-2	73.72	-	(1.20)		\$ 72.52	
300	Town of Wingate	4064	VTFNAP2101-1	12,148.85	112.23	(313.32)	(\$15.40)	\$ 11,932.36	
400	Town of Marshville	5861	VTFNAP2101-1	10,298.85	83.74	(247.11)	(\$80.45)	\$ 10,056.03	
500	Town of Waxhaw	8268	VTFNAP2101-1	129,920.98	850.80	(4,112.97)	(\$858.53)	\$ 125,800.28	
600	Town of Indian Trail	2924	VTFNAP2101-1	91,287.38	859.44	(2,727.15)	(\$87.49)	\$ 89,332.18	
700	Town of Stallings	4860-2	VTFNAP2101-1	40,954.88	321.21	(1,255.66)	\$7.21	\$ 40,027.64	
800	Town of Weddington	7518	VTFNAP2101-1	11,271.49	105.46	(354.88)	(\$45.10)	\$ 10,976.97	
900	Village of Lake Park	1833	VTFNAP2101-1	8,258.98	56.58	(247.17)	(\$1.86)	\$ 8,066.53	
930	Town of Fairview	19458	VTFNAP2101-1	1,024.61	6.32	(30.52)	\$22.70	\$ 1,023.11	
970	Village of Wesley Chapel	9262	VTFNAP2101-1	2,056.48	15.87	(64.81)	2.17	\$ 2,009.71	
980	Town of Unionville	11530	VTFNAP2101-1	1,737.36	13.72	(47.10)	(\$6.40)	\$ 1,697.58	
990	Town of Mineral Springs	10870	VTFNAP2101-1	802.42	7.76	(24.27)	(\$0.89)	\$ 785.32	
999	Schools	0		1,106,882.17	10,439.27	(32,760.44)	(\$5,115.19)	\$ 1,079,445.81	No Check
Total				\$ 2,793,547.05	\$ 23,837.58	\$ (81,557.21)	(\$14,554.70)	\$ 2,721,272.72	
								\$ 555,990.31	AP Total

Invoice Date	Invoice Number	Description	Invoice Amount
08/19/2021	VTFNAP2107-1	CASH RECEIVED JULY 2021 & REFU	\$785.32

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00071470	08/23/2021	785.32



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

Vendor Number Check Date Check Number
 10870 08/23/2021 00071470

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

\$785.32

Pay Seven Hundred Eighty Five Dollars and 32 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
 00071470

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

NC E-Pay Remittance Advice

From: OSC.nc.payment@osc.nc.gov (osc.nc.payment@osc.nc.gov)

Date: Thursday, August 5, 2021, 12:02 PM EDT

TO:
TOWN OF MINERAL SPRINGS

PO BOX 600
MINERAL SPRINGS NC 28173-060

RE:
Direct Deposit Notification

Within three business days, pending agency funding approval, your bank account will receive a direct deposit of \$135309.38 for payment number 03PT0010325522. It is your responsibility to confirm that this deposit was made and is available for your use.

These funds were paid by the following agency:
OFFICE OF THE GOVERNOR
TRADE ACCOUNTS PAYABLE
20320 MAIL SERVICE CENTER
RALEIGH, NC 27699-0320
Agency Contact Phone: 919-814-2000

Please direct all questions regarding this payment/deposit to the agency contact phone number listed directly above. This agency maintains information regarding your payment records. Any questions concerning payment amount and invoice information/documentation should be directed to the agency's Accounts Payable office and they will be happy to assist you with your inquiries.
PLEASE DO NOT REPLY TO THIS EMAIL.
CONTACT THE PAYING AGENCY AT THE NUMBER LISTED ABOVE.

Invoice Number	Inv Date	Invoice Amount	Discount Amount	Net Amount
2021-0299-01	07/30/21	\$135309.38	\$00.00	\$135309.38
ARP FUNDING - MINERAL SPRINGS				
TOTAL:			\$135309.38	

This notification was sent from the North Carolina Office of the State Controller. If this notification has been sent in error, please contact the agency listed above to make corrections.



Town of Mineral Springs
Town Clerk / Zoning Administrator
Vicky Brooks
P O Box 600
Mineral Springs, NC 28108
704-289-5331
704-243-1705 FAX
msvickybrooks@aol.com
www.mineralspringsnc.com

MEMO

To: Town Council
From: Vicky Brooks
Date: October 7, 2021
Re: Agenda Item 6 - Consideration of Initiating Collection of Zoning Violation Penalties

In April of 2021, the town received a zoning complaint about multiple cars, trailers, boats being stored at 6620 McNeely Road. After an investigation was conducted, the property owner (according to Union County property tax records) was initially notified of the zoning violation. The notice cited Section 5.5.9 (c) of the Mineral Springs Development Ordinance, which states: "on any residentially zoning or used lot, commercial vehicles shall be parked in the side or rear yard only." Addition, Section 4.4.2.2 (b) states: "storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational shall not be regarded as accessory to a principal use and is prohibited in all zoning districts, unless otherwise specified in this Ordinance."

The original initial notification of zoning violation went out to Tammy and Melvin Johnson, as well as to the "Occupant" of the property. Mrs. Johnson contacted the town to inform us that they no longer owned the property, and the new owner was Shannon and Phillip Donato. In May of 2021, a notice of zoning violation was sent out to the new owners. Mrs. Donato did reach out to the town on May 25, 2021 and explained they were in the process of buying a new home, they would try to move what they could but some of it they had nowhere else to put it until they moved. Mrs. Donato noted there had not been a problem until that point in time and they had been at that location for over 2 years. Mrs. Donato asked for the town to allow them some more time to get it figured out. In July, after not hearing anything else from Mrs. Donato or seeing any progress on correcting the zoning violation in any way, I sent out a notice of zoning violation informing Mr. & Mrs. Donato that a civil citation of \$50 each calendar day would begin on August 2, 2021 if the violation still existed.

The first civil citation was issued on August 2, 2021 and have been occurring each calendar day since then. No payments have been received to date nor has any action been taken to remedy the zoning violation. As of October 7, 2021, the Donato's have accumulated 69 calendar days of violation, which amounts to \$3,450.00.

As I told Mrs. Donato when she emailed to ask if something could be worked out, because they could not pay the civil citations, it is out of my hands once the penalties begin, it is up to the town council to make that decision. At this point, the town council will need to decide if they wish to get Attorney Griffin involved to begin the collection process or if you wish to give leniency to the property owner.

Included below is Section 2.7.3 Remedies & Penalties from the Mineral Springs Development Ordinance and a few pictures of the property in violation:

2.7.3 Remedies & Penalties

A. Subject to NCGS 160A-175, 160D-106, 160D-404, and NCGS 14-4, any person, firm or corporation violating any provision of this Ordinance shall be subject to a civil penalty of fifty dollars (\$50.00) per day for each calendar day that the violation exists. Violations of this Ordinance shall not constitute a misdemeanor or infraction. Proceeds from civil penalties collected under this Ordinance shall go into the Town's general fund.

B. The Town may file a civil action to recover said penalty, if the offender does not pay said penalty within five (5) days after the offender has been cited for violation of the Ordinance.

C. The Town may also seek any appropriate equitable relief issuing from a court of competent jurisdiction that it deems necessary to ensure compliance with the provisions of this Ordinance. In such case, the General Court of Justice shall have jurisdiction to issue such orders as may be appropriate, and it shall not be a defense to the application of the Town for equitable relief that there is an adequate remedy at law.

D. If a building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure or land is used in violation of this Ordinance or other regulation made under authority conferred thereby, the Town in addition to other remedies, may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate the violation, to prevent occupancy of the building, structure or land or to prevent any illegal act, conduct, business or use in or about the premises. Such action may include the issuance of a stop-work order, subject to NCGS 160D-404 (b).

E. The Town may seek a mandatory or prohibitory injunction and an order of abatement commanding the offender to correct the unlawful condition upon or cease the unlawful use of the subject premises. The action shall be governed in all respects by the laws and rules governing civil proceedings, including the Rules of Civil Procedure in general and Rule 65 in particular.

F. For development or use of a property inconsistent with the development approval, the Town may revoke the development approval in the same manner in which the approval was given, subject to NCGS 160D-403 (f).

G. The above remedies are cumulative, and the Town may pursue any or all of the same as its direction. Each calendar day that the violation exists shall constitute a separate offense.



