

**Town of Mineral Springs**  
**Electronic Meeting via Zoom**  
**Meeting ID#762 323 8311**  
**Mineral Springs Town Council**  
**Regular Meeting**  
**March 11, 2021**  
**7:30 P.M.**  
**AGENDA**

**ATTENTION:** Due to COVID-19 and for the personal safety of the public, town employees, and town council, this meeting will be conducted virtually. In order to comply with the open meetings law, the town is providing you with the ability to attend this meeting virtually via Zoom by calling one of the following numbers +1-346-248-7799 US (Houston), +1-669-900-6833 US (San Jose), +1-929-205-6099 US (New York), +1-301-715-8592 US, +1-253-215-8782 US (Tacoma), or +1-312-626-6799 US (Chicago) or by visiting <https://us02web.zoom.us/j/7623238311>. The meeting ID# is 762 323 8311 for either method (phone or web).

**1. Opening**

The meeting will be called to order and roll call will be conducted.

**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.

**ATTENTION:** Public comments will be taken virtually via Zoom as described above. If you wish to sign up to speak at this meeting, please contact Town Clerk Vicky Brooks at 704-289-5331 (text or voice) or by email at [msvickybrooks@aol.com](mailto:msvickybrooks@aol.com) by 2:00 p.m. March 11, 2021.

**3. Consent Agenda – Action Item**

- A. February 11, 2021 Regular Meeting Minutes
- B. January 2021 Tax Collector's Report
- C. January 2021 Finance Report

**4. Consideration of a Donation to the Queen's Cup Steeplechase – Action Item**

The council will consider approving a donation to the Queen's Cup Steeplechase.

**5. Consideration of Purchasing Property in Harrington Hall – Action Item**

The council will consider approving the purchase of property in the Harrington Hall Subdivision to accommodate the Mineral Springs Greenway trail.

**6. Consideration of Resolution-2021-02 Requesting BOCC Deny Avention Apartment Rezoning – Action Item**

The council will consider approving R-2021-02 requesting the Union County Board of Commissioners deny the Avention Apartment rezoning.

**7. Staff Updates**

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

**8. Other Business**

**9. Adjournment**

**Draft Minutes of the  
Mineral Springs Town Council  
Regular Meeting via ZOOM  
February 11, 2021 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session in a virtual meeting via ZOOM, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, February 11, 2021.

**Present:** Mayor Frederick Becker III, Mayor Pro Tem Valerie Coffey, Councilwoman Janet Critz, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, and Councilwoman Peggy Neill.

**Absent:** Councilman Jerry Countryman.

**Staff Present:** Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Deputy Town Clerk Janet Ridings.

**Visitors:** Paula Brown, Carrington Price, and William Price.

**1. Opening**

With a quorum present at 7:32 p.m. on February 11, 2021, Mayor Frederick Becker called the Regular Town Council Meeting to order.

Town Clerk Vicky Brooks did the roll call of those present [as shown above].

**2. Public Comments**

Paula Brown – 3813 Plaxico Road.

**3. Consent Agenda – Action Item**

Councilwoman Neill motioned to approve the consent agenda containing the January 14, 2021 Regular Meeting Minutes, the December 2020 Tax Collector’s Report, and the December 2020 Finance Report and Councilwoman Krafft seconded. The motion passed unanimously.

**4. Consideration of a Donation to the Queen’s Cup Steeplechase – Action Item**

MEMO

To: Mineral Springs Town Council  
From: Rick Becker  
Date: February 3, 2021  
Subject: Consideration of contribution to 2021 Queen’s Cup

As you know, due to Covid-19 the 2020 Queen’s Cup steeplechase event was cancelled. For this year, the Queen’s Cup Board of Directors has voted to hold the horse races on April 24, 2021 but have no in-person attendees. This decision has been made in an effort to support the horses, owners, trainers, and jockeys, who have had virtually no opportunities for racing for nearly two years, as well as to continue to provide some support for the charitable mission of steeplechase racing as a sport. The Queen’s Cup has been providing financial support to the Alzheimer’s Association for the past several years. This year’s effort will cost quite a bit for race purses, overhead, and the Alzheimer’s Association contribution with support coming only from sponsorships and contributions.

Mr. and Mrs. William Price contacted me last month about the 2021 event and the possibility of financial support from the town of Mineral Springs. The Queen’s Cup’s parent organization, the Charlotte Steeplechase Foundation, is a chartered 501(c)(3) charitable organization like our other nonprofit partners such as the Catawba Lands Conservancy, the Council on Aging, the Red Cross, and Turning Point, so it could be considered for funding within the town’s “Charities and Non-profits” budget department.

When the town reorganized its non-profit contribution strategy several years ago, it established a "hard cap" on charitable donations based on 3% of the previous fiscal year's gross budget. The "non-profit" budget line item funds may only be used for contributions to non-profit organizations, and the town council is responsible for determining whether an organization's direct benefit to the Town of Mineral Springs or its residents justifies providing financial support for the organization.

The amount available in the "non-profit" budget department for FY2020-21 is \$10,825. Council has been very consistent over the past few years, allocating \$2,500 to the Catawba Lands Conservancy and \$2,000 each to the Council on Aging, the Red Cross, and Turning Point for a total of \$8,500. If council keeps these same allocations for this fiscal year, there would be \$2,375 remaining in the budget department, of which all, some, or none could be allocated to other organizations.

One additional consideration is that the Town has long been paying \$300 per year for an advertisement in the Race Program. With no Race Program in 2020 and 2021, that payment has not been made. Although that expenditure comes out of a different budgetary "pot of money" – "advertising" – it is \$600 that the Town has not provided to the Queen's Cup for last year and this year.

The Town of Mineral Springs promotes itself as the "Home of the Queen's Cup", and there is arguably a benefit accruing to the town's "brand" from that association.

Mr. Price explained that he and Mrs. Price were co-chairs and co-founders of the Queen's Cup Steeplechase. Mr. Price thanked Mayor Becker for allowing them to speak on behalf of the Charlotte Steeplechase Foundation, which is the nonprofit organization that produces the Queen's Cup Steeplechase races on an annual basis.

Mr. Price told a story about when he first met Mayor Becker on a September day in 1997 when he came riding up on his bike. The Prices had just bought the Robert B. Howey Farm and Mayor Becker came up and introduced himself and then went into a conversation of "we need your help". Mr. Price said to Mayor Becker "you may recall the needing of help was to, you all were incorporating Mineral Springs and you needed the 260 acres that we had just bought to be put into it, to incorporate a larger part of the town, so that it could become a town." Mr. Price stated "so, today, we actually need your help and we have never come to the council to ask for help other than, I think, when we made a presentation about the Queen's Cup to the town initially back in 1999."

Mr. Price explained that last year they were forced to cancel what was going to be their 25<sup>th</sup> Anniversary of the Queen's Cup Steeplechase. Back then, everyone assumed it was going to be a "one off" and as it turns out, it's not a "one off" and now they are going into the 2<sup>nd</sup> year with having made a very tough decision by the board to put on a race with no audience and they are doing that for no reason particularly that fits the benefits the Charlotte Steeplechase Foundation, but it is really to help the sport, which is "on the ropes." Last year there were 28 race meets that were scheduled, seven ran and of the seven, five ran without an audience. Those five are threatening to say, "we don't have enough money if this pandemic goes on, we don't have enough money to run in 2021." Mr. Price, his wife Carrington, and many people in the sport think this may be a pivotal year, which is why the Prices decided in the best interest of the sport to run the races this year for them, but without an audience for the pure benefit of being safe. The governor still has fairly significant restrictions on mass gatherings of anything over 10,000 even in an outdoor venue like this.

One of the other things that is important about this sport is they are a sport that has a heart; they not only run as a sport, but also, they run for the benefit of others. For the past eight years, they have been running for the benefit of the Alzheimer's Association, which is also struggling.

The Prices felt like at this point they were at a pivot and they need to do something, so they approached all of their major sponsors to ask for their support; many customers rolled over their 2020 tailgate sponsorship to whatever it happened to be. One of the major sponsors happens to be a company that Mr. & Mrs. Price are shareholders in, along with Wylie Fox and they have put their money where their mouth is and have put a lot of money into making this happen. Another organization named Brown Advisory has kicked in some additional money; however, it is not going to be enough. "We will run at a deficit as of right now and what we hope is that we can minimize the deficit by coming to good folks like you all and asking for help and here I will say are tax holders or taxpayers, not only of Union County, but Mineral Springs. We don't ask for anything in Mineral

Springs at all. We pay for fire service, we pay for first responders from the fire service, and we also pay for the sheriff to be out here on race day”, Mr. Price said.

Mr. Price continued that it is probably a little bit of an inconvenience, but in reality, they are a one-day inconvenience, and they are exactly what they promised the town when they met back in 1999. This year they desperately need help. Mineral Springs has been helpful in the past by taking out an ad in the race program. Mr. Price wanted to let the council know that money does not benefit the Charlotte Steeplechase Foundation, that money passes directly through to the Alzheimer’s Association. Mr. Price thanked the town for doing that; every penny helps.

Mr. Price explained they were coming to the town with “hand and hat” to ask for the town’s help knowing the town does give a certain amount of money out every year and this is the first time they are really asking for help, so they can survive 2021 and hopefully they will all be better for it in 2022.

Councilwoman Critz mentioned when the town partnered with UNC Charlotte and the Urban Institute in 2004/2005/2006 to create our conservation zoning, one of the first things they realized (in 2004) was that our little community of Mineral Springs had more land in conservation than any other area of the entire county thanks to the Steeplechase. That is not true today, because people have come onboard and there is more land in easements. It was noted the town’s efforts for conservation zoning and the branding of the community was to grab onto the conservation land and the Queen’s Cup Steeplechase was a large part of the town’s identity and a large part of what motivated the town as a community to be conservation-minded. As the council is mulling this request over, narrow qualifications for how the money is distributed have been made, and this is unusual. Last year was unusual, it could not have been foreseen that the Steeplechase would be needing this, but this is not just a citizen coming forward who pays their taxes, they are part of the branding of our community as a whole and putting Mineral Springs on the map; they were definitely the springboard that allowed the town to solidify our conservation zoning. Councilwoman Critz explained the council can differentiate between an average citizen and their needs and an asset to the community as a whole.

Mrs. Price noted they added more land to the conservation easement; out of the 301 acres, 249 of it is in the conservation easement. In addition, the Steeplechase brings about 15,000 people to the community for that one day and it is not just people from Charlotte; these people are from all over the world (England, Scotland, Spain, west coast, all over), and it is really a showcase for our community. Mrs. Price stated she thought it attracted people to the area, because of what they have to offer, and it is a good selling point, not only for Union County, but they always try to use local vendors. Mostly Union County vendors, because there are not too many in Mineral Springs, but they are a big customer of Mineral Springs Fertilizer and the gas station on race day. Mrs. Price stated they do try to support the community in a broader way, but they are a proud part of the community and they hope they can continue to have this event and continue to be that way, but they do ask for the town’s help this year, because they do not know what the future will bring if they cannot have the Queen’s Cup.

Mr. Price noted the Charlotte Steeplechase Foundation is a nonprofit organization, but they are self-funded; they do not get any money from any municipality. It is all done by selling sponsorships and tailgates. When you go two years in a row with zero income, it is everything they can do and then they have to maintain the land. When you put your land in conservation, you are not turning that over to anybody other than you are giving away your development, but in this case, they have to continue to maintain the land under the conservation easement. They cannot just let things grow up and them be as they are, so there is a significant cost, not only leading up to this April 24<sup>th</sup> race day to run for 150 people on premise; it will be live streamed thanks to the National Steeplechase. The second piece to that is immediately after the race, Bill and Nacho are out there cutting grass, trimming hedges, and everything else; it never ends. Mr. Price pointed out they have never come

to the town in that past, because they have always been in a situation that they have been self-funded, but this is the time when they have got to get all the “oars in the ship” and get this thing moving forward.

Mrs. Price explained starting Saturday night they will have on their website a raffle and tickets will go on sale, and people can buy tickets up until race day; the grand prize is \$5,000. Part of that will go to the Alzheimer’s and part of it will go to help support race day this year. Mrs. Price asked everyone spread the word and get their friends to buy their raffle tickets; the drawing will be on race day in the afternoon.

Mayor Becker explained the town had a very narrowly focused pot of money (that can be used for 501(c)(3) nonprofit contributions) in the budget, which is all the council can use without amending the budget. The council revised the way they do these contributions several years ago, so this is very focused. Mayor Becker noted he had explained how it was broken down, what the amount was that the town had to spend all year and if it was not spent then it rolls back into the general fund for next year, but they can only spend that money on efforts like this, unless the budget is amended. The council still intends to spend some on Red Cross, Turning Point, Catawba Lands Conservancy, and Council on Aging, because those are our partner charities. Mayor Becker noted he wanted to reiterate that so the council understood what the town’s obligations were to that particular budget line item and what the source of the funding would be.

Councilwoman Critz commented the number one thing the council has held so tightly to decide whether they were going to participate with a nonprofit organization was what they gave back to the community and it has been very clear over the past 22 years that the Queen’s Cup has done a lot for the community and gives back; not in the same way as the Red Cross or Council on Aging, but certainly to the branding of the community and bringing people into the community. There is revenue that we are losing as a community with even the minimal amount of vendors and retail, but hopefully one day that will be increased.

Councilwoman Krafft asked the Prices if they were doing online advertising.

Mr. Price responded there will be advertising. The National Steeplechase sanctioning body that owns that live stream is giving the Queen’s Cup so much, which they can give to their race sponsors to get some recognition.

Councilwoman Krafft explained she runs a nonprofit and they have the same issue, but it was suggested to her that they do sponsorship to the average advertising to their Facebook page, along with on their website for their different events. This might be an option of a revenue stream. Video ads do not have to be done, you can just have logos up and sponsored “by” things on both your Facebook and website, so depending on what size [the ad is], it gives you a different revenue stream.

Councilwoman Critz asked Attorney Griffin if he had any input on this issue.

Attorney Griffin responded he was not really understanding what the issue was. It is whether you allocate money out of your proposed budget to the Steeplechase? Attorney Griffin explained he thought it went back to what the council has talked about in the past. The council can make decisions about funding various projects that benefit the community as a whole. Attorney Griffin advised the council to be careful about singling out a particular person or entity to “help that entity or person.” The town can fund projects which benefit the citizens for services that they ordinarily would try to render.

Councilwoman Critz commented, “this is really service.”

Attorney Griffin responded that was a decision for the council to make, whether or not they are making a contribution, whether it is to Turning Point, does that benefit the citizens for what you serve for those efforts or you would want to engage as a municipal body or are you singling out someone for profit and benefit from it singularly.

Councilwoman Critz commented she did not think this would fall anywhere close to that, because it would be not singularly, but to help, which is advantageous to the town as a community to make sure the town can do anything they can do to help them survive.

Attorney Griffin responded he thought that criteria that underlie any decision that the council should make giving away taxpayer’s dollars: “Does it benefit your community and the citizens?” The council reports to or represents in whatever that endeavor is.

Councilwoman Coffey suggested the council give this some deep thought and try to limit their response this evening and have this discussion at their next meeting. The council really needs to delve into this and make some heart-wrench decisions in reference to this and it cannot be something that they decide tonight.

Councilwomen Critz expressed she was not sure there was much more she could do to understand it any differently.

Councilwoman Neill commented she personally did not need more time, but she respected Councilwoman Coffey’s request to have more time. In addition, there was a council member missing tonight and he may like to weigh in.

It was noted during further discussions, the Prices could use a decision as soon as possible, because every penny counts; the money donated would not be going toward putting on a lavish event, and the Steeplechase has played an important role in the town’s conservation zoning/branding, which is a benefit to the community as a whole.

Mrs. Price requested the council defer action on this tonight and put it on the agenda for next month.

Councilwoman Critz motioned to defer action on this agenda item tonight and put it back on the agenda for March and Councilwoman Krafft seconded. The motion passed unanimously.

**5. Consideration of Urban Archery Season – Action Item**

Mayor Becker mentioned Councilman Countryman usually gives the council a rundown of the benefits of Urban Archery Season and why it is.

Councilwoman Coffey motioned to approve the Urban Archery Season from January 15<sup>th</sup> – February 20, 2022 and Councilwoman Critz seconded. The motion passed unanimously.

**6. Proposed Landscaping at the Copper Run Subdivision – Action Item**

MEMO

To: Mineral Springs Town Council  
From: Rick Becker  
Date: February 3, 2021  
Subject: License of Property to the Copper Run homeowners' Association for Landscaping

In December 2020, I presented a draft of a license agreement between the Town and the Copper Run Homeowners' Association to allow the HOA to plant some trees and/or shrubs on some strips of town-owned property along Crofton Drive that is subject to a State of North Carolina conservation easement.

The HOA had agreed to the language of the license, but prior to the December 10, 2020 meeting, the Catawba Lands Conservancy and the NC Land and Water Fund (the agency that replaced the Clean Water Management Trust Fund that holds the conservation easement) expressed concerns that the license as written would not adequately protect the property from inappropriate plants.

I have drafted a simplified license agreement that names the NC Land and Water Fund specifically, states only that "native plants and/or trees" must be used, and-most importantly-requires that ANY proposed landscape plan MUST list all proposed plants, including their scientific Latin names, and be submitted to the Fund and the Conservancy for review. No work or disturbance is permitted until the Fund approves the proposal in writing.

I have discussed this new license with the HOA representative, and he believes that it will not present any problems for them. They have modified their plans and are contemplating planting only Flowering Dogwood and Eastern Redbud trees on the property. Those two native tree species are very compatible with and appropriate for that location. I believe –and both Andy Kane from the Conservancy and Marissa Hartzler from the Fund have stated so, at least verbally –that the Fund would be in favor of planting those tree species at that location on the edge of the woods.

If the Town and the HOA execute this license, the HOA can move forward with getting the necessary approval from the NC Land and Water Fund and hopefully get trees planted before spring is upon us.

Mayor Becker explained agenda item number six had the potential of not being easy and it has gotten more complicated; this is the license with the Copper Run Homeowner’s Association to plant some trees on town property along Crofton Road at the edge of the town’s conservation property (the state holds the conservation easement).

Since the agenda packet went out, Mayor Becker mentioned there was a new draft [of the license], which Ms. Brooks had on the screen that he would be going through. Mayor Becker noted he had dropped off the new version to Councilwomen Coffey and Cureton, because they did not participate by video.

Mayor Becker explained the differences were not substantive, except in a couple of areas, but after it got run through the Attorney for the Catawba Lands Conservancy, she had a number of things; some were just technical and a couple of them were substantive in their way.

Page one:

Change the title from “license contract” to “license agreement”.

Legal terminology: Party of the first part and party of the second part. There is no need to say that if you are talking about licensee or licensor; it becomes redundant. The attorney recommended striking that.

Not calling it “licensor/grantor” just call it “licensor”, because that is what it is. That term has been simplified throughout the agreement.

Under the “witnesseth”: the new agreement says, “licensor is the sole owner and fee simple of property” instead of just the “owner of property”. That is a legal term which has a place in contracts, and the attorney felt that was a better description to refer to the fee simple ownership of the property.

In the second paragraph “subject property” should be “property”.

Page two:

Take out “acknowledged by grantor/licensor the Town of Mineral Springs” and just say “acknowledged”. It was redundant.

Item #1: Deleted “at the discretion of Copper Run Homeowner’s Association”. It was not a worthwhile clause to have in there, because they have little discretion; the discretion lies with the State of North Carolina.

Item #2: Simplification of the address at the request of Marissa Hartzler from the North Carolina Land and Water Fund. Ms. Hartzler said just use the post office box, the mail center address, and take out the street address. Change “Land and Water Fund” to “Fund”. The new paragraph eight is a standard insurance clause. Mayor Becker explained the town has one of these required insurance clauses with the town named as insured in all of our contracts with anybody who has done work for the town.

Item #9: Specifies what the insurance is going to cover, indemnifying the town, and holding the town harmless for any losses that they cause. As a result of that, item #8 (in the agenda packet) referring to when the license is terminated or expires at the end of 20 years and does not get renewed; what will happen to the plants, would they be obligated to remove them? The paragraph was eliminated; the plants become part of the landscape/conservation property.

On the signature page, there is an addition of the “date” and the “municipal clerk attest” line, with the elimination of the notary page, which was on the original contract. This document is not being recorded, so the notary page was an unnecessary complication.

Mayor Becker explained those changes were not substantive from what was in the agenda packet, but the big change was from the one the town considered in December where there was way too much leeway and the state just “came down on us” and said “no, no, no, you can’t just plant that, it’s got to be native plants and it’s got to be run by us and in writing before.”

Mayor Becker asked if there were any questions about the new revision or if the council could motion to approve the license with the Copper Run Homeowners Association.

Attorney Griffin referred to paragraph two, after the word “fund”, it says “its heirs”, which should be taken out, because a fund does not have “heirs”, humans have heirs.

Mayor Becker noted he would remove “heirs” in two locations in paragraph two.

Councilwoman Neill motioned to approve the draft of the license agreement between the town and the Copper Run Homeowners Association and Councilwoman Cureton seconded.

Councilwoman Critz asked if the council should specify the approval with the changes that have been mentioned.

Mayor Becker suggested a friendly amendment of adding “updated version” to the motion made by Councilwoman Neill.

Councilwoman Neill agreed to the friendly amendment of adding “updated version” to her motion.

The motion passed unanimously.

Mayor Becker stated he would let them know they could plant their trees. As Mayor Becker mentioned in his memo, they are down to 35 flowering dogwoods and redbuds, which are not just native, but they are so appropriate for that woodland fringe property. The Catawba Lands Conservancy was thrilled when the Association decided to go back to something like that rather than these ornamental landscape things that were not really native. Landscapers and Homeowners Associations love to plant ornamentals, but conservation organizations frown on it. Mayor Becker



noted it was going to be a beautiful project and it would all be at their [Copper Run Homeowners' Association] expense to beautify the town property for the benefit of their neighborhood, which is also benefiting the conservation value of the property.

## 7. Discussion and Consideration of the 2022 Annual Festival – Action Item

### MEMO

To: Town Council  
From: Vicky Brooks  
Date: February 4, 2021  
Re: Agenda Item # 7 – Discussion and Consideration of the 2022 Annual Festival

It is that time of the year to start planning for the annual festival. We are still in the middle of a pandemic and it is hard to say if things will have leveled out by September. However, if the town is going to attempt to hold the festival this year, we need to get to planning it now.

As you may recall, last year a band was secured with a non-refundable deposit. Should the council decide to move forward with planning the festival, this should be taken into consideration, because the same thing could happen to us again this year if it turns out the festival must be cancelled.

Mayor Becker is on the Parks and Recreation group that has monthly ZOOM meetings, so he will be able to share with you what other towns are doing now to plan for future events.

Ms. Brooks asked the council how they wanted to handle (or not handle) the festival this year, since we still do not know what is going to happen throughout the year.

Councilwoman Critz responded that was sort of a “Catch 22”, because we do not know what will happen, but we do know that the abundance of things that have been cancelled and/or altered have definitely had a negative impact on a lot of people’s emotional state and it is hard to feel normal again. Councilwoman Critz asked if Ms. Brooks and Ms. Ridings, who do all of the organization work, what kind of organization time it would require doing some preplanning so they would not be sitting on zero if it looked like the town could do it. This could be a really positive thing to the community to get back into something that is “normal”, but we will not know that until closer to that time.

Councilwoman Krafft informed the council the Kraffts and her personally (who runs the children’s thing) will not be here at that time this year; they are leaving the day before for two weeks.

Mayor Becker mentioned the larger jurisdictions were basically not doing any of their big stuff through the end of this fiscal year; they are talking July 1<sup>st</sup> at the earliest and they are still antsy about it. Mayor Becker explained if the town were to try to book a band (for example) we would have to give them a 50% deposit as we did last year and then if the festival is cancelled there is no way not to forfeit that. Nobody is going to make a contribution when they get nothing. Mayor Becker stated he knows the bigger organizations are being very cautious, trying to look forward to past July and not really seeing much; it is a cloudy crystal ball.

Ms. Brooks commented it would be hard to go out and find sponsors for a festival at this time or to get craft vendors when you have to say, “we may or may not have it.” Ms. Brooks further commented, “it’s like we are either going to have it and we start planning for it or we put it off another year.” It is already February and typically Ms. Brooks has already put the wheels in motion at this time of the year. Waiting another month or two will make it harder. In addition, with Councilwoman Krafft not being available for the children’s activities, Ms. Brooks explained she could not personally run the children’s activities and the town does not have volunteers that could possibly do that. Ms. Brooks stated she was grateful for Councilwoman Krafft for what she does in the children’s area.

Councilwoman Critz clarified Ms. Brooks was saying in a very general sense and specific to some of the other organizational necessities that she was fundamentally thinking it is not the best plan for this year.

Ms. Brooks responded no she did not think so, because everything is up in the air and we lost Councilwoman Krafft.

Mayor Becker mentioned he did not even know if the marching band was going to be playing in September of 2021. Mayor Becker asked Councilwoman Coffey if she knew anything about UCPS.

Councilwoman Coffey responded at this time the schools are still limited in what they can do. It is very limited. The board was having a meeting tonight to make some new directives, but she was not able to listen because she was still at work.

Mayor Becker commented he did not know the answer on whether that is even yet another feature that they cannot guarantee and may not be able to have. It just seems that is so much up in the air and Mayor Becker had never even thought about that until Ms. Brooks asked. That is another factor.

Ms. Brooks noted the town could hire a band and let people come listen to the band socially distanced, but that was about it. Ms. Brooks asked if the council had other ideas of what the town could do.

Councilwoman Critz mentioned that band Ms. Brooks scheduled that the town had to cancel and asked if Ms. Brooks had been in contact with them about availability on their part. People could bring picnics, social distance, and listen to music.

Councilwoman Neill responded it was either that or not have anything.

Councilwoman Coffey responded in light of where we are, she believed it would not be in our interest to move forward with this. There is too much uncertainty still, there is another strain of the COVID that is even worse that is migrating into our country that has already integrated into all 50 states. Councilwoman Coffey explained personally "we're avoiding people", yes, she is going to work, but she has control over that aspect, but as far as the general population, she is not doing anything as far as getting in crowds. Councilwoman Coffey does her grocery shopping and things like that, but as far as malls and that stuff, it is not happening.

Councilwoman Cureton agreed, and explained she was not bowling, and she would love to bowl, but she was not getting in that crowd.

Councilwoman Critz motioned the council cancel any plans for a festival for 2021 and consider possibly doing it over in 2022 and will discuss that later and Councilwoman Coffey seconded. The motion passed unanimously.

Mayor Becker commented it was sad, but he thought the council was making a wise decision, because there is too much uncertainty. Mineral Springs is not the kind of town that has the size staff and the resources to bounce back and could handle a lot of uncertainty and to move. Some of the other towns, Indian Trail and Waxhaw can find alternatives, but Mineral Springs does not have a lot of ability to do that.

Councilwoman Krafft pointed out the agenda packet states "2022" and she wanted to confirm they were talking about this year 2021.

Ms. Brooks confirmed it was 2021.

## 8. Staff Updates

There were no staff reports.

## 9. Other Business

Councilwoman Cureton thanked everybody who gave her a donation for Mr. Brown and mentioned some of them might have received letters, but she wanted to thank town council members and the lawyer. Councilwoman Cureton asked that anybody who got the letter contact them and let them know if they would be attending the program. Councilwoman Cureton noted that she raised over \$1,300 (with her class of seven who all donated \$100 each); the total raised was over \$12,000. The program for Mr. Brown is February 27<sup>th</sup>.

Councilwoman Critz asked if the town had heard back from the county commissioners concerning the high-density Courtyards of the Howey Farms development.

Mayor Becker responded the public hearing was conducted on February 1st. Amanda Fuller (acting mayor of Wesley Chapel) and one of the council members spoke against it mentioning the towns of Weddington, Mineral Springs, and Marvin had also adopted resolutions. The county commissioners will probably be voting on it on next week.

Councilwoman Critz asked if there was a strong presence for or “against that high-density” on that.

Mayor Becker responded yes, and Commissioner Williams did respond to him after he resent the resolution to him saying he had given the project a lot of consideration and expected to be voting against it.

## 10. Adjournment – Action Item

At 8:55 p.m. Councilwoman Krafft motioned to adjourn the meeting and Councilwoman Neill seconded. The motion passed unanimously.

The next regular meeting will be on Thursday, March 11, 2021 at 7:30 p.m. via ZOOM.

Respectfully submitted by:

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Vicky A. Brooks, CMC, NCCMC, Town Clerk

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Frederick Becker III, Mayor

JANUARY 2021  
TOWN OF MINERAL SPRINGS  
PERCENTAGE REPORT

<b>JANUARY 29, 2021 REGULAR TAX</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
BEGINNING CHARGE	0.00	69,594.63	67,883.58	67,300.74	65,402.91	61,553.74
TAX CHARGE						
PUBLIC UTILITIES CHARGES						
DISCOVERIES	33.75					
NON-DISCOVERIES	2.65	34.35	34.35	34.35		
RELEASES	(0.12)					
<b>TOTAL CHARGE</b>	<b>36.28</b>	<b>69,628.98</b>	<b>67,917.93</b>	<b>67,335.09</b>	<b>65,402.91</b>	<b>61,553.74</b>
BEGINNING COLLECTIONS	0.00	61,355.51	67,559.14	67,220.34	65,331.09	61,487.70
COLLECTIONS - TAX	22.50	5,344.67	78.70	34.35		
COLLECTIONS - INTEREST		32.19	6.71	6.86		
<b>TOTAL COLLECTIONS</b>	<b>22.50</b>	<b>66,700.18</b>	<b>67,637.84</b>	<b>67,254.69</b>	<b>65,331.09</b>	<b>61,487.70</b>
BALANCE OUTSTANDING	13.78	2,928.80	280.09	80.40	71.82	66.04
<b>PERCENTAGE OF REGULAR</b>	<b>0.62</b>	<b>0.96</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
<b>COLLECTION FEE 1.5 %</b>	<b>0.34</b>	<b>80.65</b>	<b>1.28</b>	<b>0.62</b>	<b>-</b>	<b>-</b>

## Mineral Springs Prior Years Property Tax Report January 2021

January 31, 2021	2011				
<b>BEGINNING CHARGE</b>	<b>\$64,878.42</b>				
PUBLIC UTILITIES	\$1,319.20				
MINIMAL RELEASES	(\$145.21)				
DISCOVERIES	\$61.82				
ABATEMENTS (RELEASES)	(\$301.25)				
<b>TOTAL CHARGE</b>	<b>\$65,812.98</b>				
PREVIOUS COLLECTIONS	\$65,767.98				
<b>PREVIOUS BALANCE DUE</b>	<b>\$19.54</b>				<b>\$19.54</b>
COLLECTIONS - TAX					\$0.00
COLLECTIONS - INTEREST/FEES					\$0.00
GROSS MONTHLY COLLECTIONS					
MISC. ADJUSTMENTS					
<b>TOTAL TAX COLLECTED TO DATE</b>	<b>\$65,767.98</b>				
<b>BALANCE OUTSTANDING</b>	<b>\$17.32</b>				<b>\$17.32</b>
<b>PERCENTAGE COLLECTED</b>	<b>99.93%</b>				

# Mineral Springs Unpaid Property Taxes - Real and Personal as of January 31, 2021

Name	Tax Map Number	2011	Total
CAROLINA STREET SUPPLY, SHEPPARD JONATHAN	848391	\$6.88	
COOMBER CUSTOM MASONRY LLC	1812652	\$10.44	
<b>Total</b>		<b>\$17.32</b>	<b>\$17.32</b>

Agenda Item

# \_\_\_\_\_

3/11/2021

## Town of Mineral Springs

# FINANCE REPORT

## January 2021

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III  
Finance Officer

**March 11, 2021**

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# Cash Flow Report FY2020 YTD

7/1/2020 through 1/31/2021

2/15/2021

Page 1

Category	7/1/2020- 1/31/2021
<b>INCOME</b>	
Interest Income	2,461.92
Other Inc	
Festival 2020	
Vendor	-75.00
TOTAL Festival 2020	-75.00
Zoning	2,000.00
TOTAL Other Inc	1,925.00
Prop Tax 2020	
Receipts 2020	
Tax	61,355.51
TOTAL Receipts 2020	61,355.51
TOTAL Prop Tax 2020	61,355.51
Prop Tax Prior Years	
Prop Tax 2010	
Receipts 2010	
Int	2.30
Tax	2.22
TOTAL Receipts 2010	4.52
TOTAL Prop Tax 2010	4.52
Prop Tax 2011	
Receipts 2011	
Int	2.10
Tax	2.22
TOTAL Receipts 2011	4.32
TOTAL Prop Tax 2011	4.32
Prop Tax 2014	
Receipts 2014	
Int	0.25
Tax	7.20
TOTAL Receipts 2014	7.45
TOTAL Prop Tax 2014	7.45
Prop Tax 2015	
Receipts 2015	
Int	0.94
Tax	0.00
TOTAL Receipts 2015	0.94
TOTAL Prop Tax 2015	0.94
Prop Tax 2016	
Receipts2016	
Int	5.97
Tax	16.35
TOTAL Receipts2016	22.32
TOTAL Prop Tax 2016	22.32
Prop Tax 2017	
Receipts2017	
Int	4.73
Tax	19.88
TOTAL Receipts2017	24.61
TOTAL Prop Tax 2017	24.61

# Cash Flow Report FY2020 YTD

7/1/2020 through 1/31/2021

2/15/2021

Page 2

Category	7/1/2020- 1/31/2021
Prop Tax 2018	
Receipts	
Int	5.24
Tax	22.71
TOTAL Receipts	27.95
TOTAL Prop Tax 2018	27.95
Prop Tax 2019	
Receipts 2019	
Int	10.75
Tax	116.22
TOTAL Receipts 2019	126.97
TOTAL Prop Tax 2019	126.97
TOTAL Prop Tax Prior Years	219.08
Sales Tax	
Cable TV	5,134.33
Electricity	60,943.13
Natural Gas Excise	34.28
Sales & Use Dist	11,978.91
telecommunications	1,135.80
TOTAL Sales Tax	79,226.45
Veh Tax	
Int 2020	17.91
Tax 2020	3,665.35
TOTAL Veh Tax	3,683.26
<b>TOTAL INCOME</b>	<b>148,871.22</b>
<b>EXPENSES</b>	
Ads	69.65
Attorney	1,800.00
Audit	3,311.00
Community	
Greenway	1,245.28
Maint	2,844.50
Parks & Rec	
Park	1,371.45
TOTAL Parks & Rec	1,371.45
Special Events	
Services	4,000.00
TOTAL Special Events	4,000.00
TOTAL Community	9,461.23
Emp	
Benefits	
Dental	656.00
Life	416.64
NCLGERS	9,297.33
Vision	112.00
TOTAL Benefits	10,481.97
Bond	550.00
FICA	
Med	1,081.37
Soc Sec	4,622.78

# Cash Flow Report FY2020 YTD

7/1/2020 through 1/31/2021

2/15/2021

Page 3

Category	7/1/2020- 1/31/2021
TOTAL FICA	5,704.15
Payroll	1,205.05
Work Comp	2,056.00
TOTAL Emp	19,997.17
Office	
Clerk	22,456.00
Council	6,300.00
Deputy Clerk	6,435.02
Dues	5,930.26
Equip	1,212.18
Finance Officer	20,741.00
Ins	3,267.67
Maint	
Materials	175.35
Service	4,335.40
TOTAL Maint	4,510.75
Mayor	2,800.00
Post	510.20
Records	5,092.32
Supplies	1,054.04
Tel	4,437.23
Util	2,445.46
TOTAL Office	87,192.13
Planning	
Administration	
Contract	1,294.92
Salaries	19,411.00
TOTAL Administration	20,705.92
Misc	831.38
Ordinance Changes	280.00
TOTAL Planning	21,817.30
Street Lighting	455.88
Tax Coll	
Contract	1,032.11
Sal	175.00
TOTAL Tax Coll	1,207.11
Training	
Staff	275.76
TOTAL Training	275.76
Travel	173.28
<b>TOTAL EXPENSES</b>	<b>145,760.51</b>
<b>TRANSFERS</b>	
FROM Check Min Spgs	110,000.00
FROM MM Sav ParkSterling	100,000.00
TO MM Sav ParkSterling	-110,000.00
TO South State CD	-100,000.00
<b>TOTAL TRANSFERS</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>3,110.71</b>

## Account Balances History Report - As of 1/31/2021

(Includes unrealized gains)

2/15/2021

Page 1

Account	6/29/2020 Balance	6/30/2020 Balance	7/31/2020 Balance	8/31/2020 Balance
<b>ASSETS</b>				
<b>Cash and Bank Accounts</b>				
Check Min Spgs	84,738.71	84,441.45	51,105.04	35,026.47
MM Sav ParkSterling	619,614.94	619,750.75	619,882.34	620,013.96
NCCMT_Cash	2,357.24	2,357.40	2,357.54	2,357.63
South State CD	206,460.52	206,460.52	206,460.52	207,313.97
<b>TOTAL Cash and Bank Accounts</b>	<b>913,171.41</b>	<b>913,010.12</b>	<b>879,805.44</b>	<b>864,712.03</b>
<b>Other Assets</b>				
State Revenues Receivable	0.00	60,342.45	57,639.53	55,462.21
<b>TOTAL Other Assets</b>	<b>0.00</b>	<b>60,342.45</b>	<b>57,639.53</b>	<b>55,462.21</b>
<b>TOTAL ASSETS</b>	<b>913,171.41</b>	<b>973,352.57</b>	<b>937,444.97</b>	<b>920,174.24</b>
<b>LIABILITIES</b>				
<b>Other Liabilities</b>				
Accounts Payable	692.76	2,247.05	692.76	692.76
<b>TOTAL Other Liabilities</b>	<b>692.76</b>	<b>2,247.05</b>	<b>692.76</b>	<b>692.76</b>
<b>TOTAL LIABILITIES</b>	<b>692.76</b>	<b>2,247.05</b>	<b>692.76</b>	<b>692.76</b>
<b>OVERALL TOTAL</b>	<b>912,478.65</b>	<b>971,105.52</b>	<b>936,752.21</b>	<b>919,481.48</b>

## Account Balances History Report - As of 1/31/2021

(Includes unrealized gains)

2/15/2021

Page 2

9/30/2020 Balance	10/31/2020 Balance	11/30/2020 Balance	12/31/2020 Balance	1/31/2021 Balance
31,724.67	20,959.01	8,805.82	32,057.47	33,878.40
570,140.68	570,257.83	570,330.48	630,403.88	630,479.01
2,357.67	2,357.69	2,357.71	2,357.73	2,357.75
307,618.66	307,618.66	307,618.66	308,193.83	308,193.83
<b>911,841.68</b>	<b>901,193.19</b>	<b>889,112.67</b>	<b>973,012.91</b>	<b>974,908.99</b>
0.00	0.00	0.00	0.00	0.00
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>911,841.68</b>	<b>901,193.19</b>	<b>889,112.67</b>	<b>973,012.91</b>	<b>974,908.99</b>
692.76	692.76	692.76	692.76	692.76
<b>692.76</b>	<b>692.76</b>	<b>692.76</b>	<b>692.76</b>	<b>692.76</b>
<b>692.76</b>	<b>692.76</b>	<b>692.76</b>	<b>692.76</b>	<b>692.76</b>
<b>911,148.92</b>	<b>900,500.43</b>	<b>888,419.91</b>	<b>972,320.15</b>	<b>974,216.23</b>

Mineral Springs Budget Comparison 2020-21

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2020-2021										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,800.00	\$ 1,730.35	\$ 69.65	3.9%	\$ -	\$ -	\$ -	\$ -	\$ -	
Attorney	\$ 9,600.00	\$ 7,800.00	\$ 1,800.00	18.8%	\$ 300.00	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Audit	\$ 4,730.00	\$ 1,419.00	\$ 3,311.00	70.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,311.00
Charities & Agencies	\$ 10,825.00	\$ 10,825.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 30,800.00	\$ 21,338.77	\$ 9,461.23	30.7%	\$ 13.56	\$ 4,361.49	\$ 417.66	\$ 888.07	\$ 212.65	\$ 212.65
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 32,500.00	\$ 12,502.83	\$ 19,997.17	61.5%	\$ 5,046.45	\$ 2,573.95	\$ 2,451.51	\$ 2,448.85	\$ 2,441.03	\$ 2,441.03
Elections	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	\$ 15,000.00	\$ 15,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office & Administrative	\$ 149,844.00	\$ 62,651.87	\$ 87,192.13	58.2%	\$ 24,631.68	\$ 9,990.84	\$ 10,875.37	\$ 11,156.92	\$ 9,722.33	\$ 9,722.33
Planning & Zoning	\$ 48,276.00	\$ 26,458.70	\$ 21,817.30	45.2%	\$ 4,497.87	\$ 2,912.46	\$ 3,055.95	\$ 3,032.02	\$ 2,773.00	\$ 2,773.00
Street Lighting	\$ 1,600.00	\$ 1,144.12	\$ 455.88	28.5%	\$ -	\$ -	\$ 217.38	\$ 79.50	\$ 79.50	\$ 79.50
Tax Collection	\$ 1,900.00	\$ 692.89	\$ 1,207.11	63.5%	\$ 25.00	\$ 54.83	\$ 110.99	\$ 116.83	\$ 102.08	\$ 102.08
Training	\$ 3,000.00	\$ 2,724.24	\$ 275.76	9.2%	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 4,200.00	\$ 4,026.72	\$ 173.28	4.1%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 22,405.00	\$ 22,405.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 351,480.00</b>	<b>\$ 205,719.49</b>	<b>\$ 145,760.51</b>	<b>41.5%</b>	<b>\$ 34,589.56</b>	<b>\$ 19,893.57</b>	<b>\$ 17,428.86</b>	<b>\$ 18,022.19</b>	<b>\$ 18,941.59</b>	<b>\$ 18,941.59</b>
<b>Off Budget:</b>										
Tax Refunds					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Off Budget:</b>			<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Mineral Springs Budget Comparison 2020-21

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 69.65	\$ -						
Attorney	\$ 300.00	\$ 300.00						
Audit	\$ -	\$ -						
Charities & Agencies	\$ -	\$ -						
Community Projects	\$ 1,732.90	\$ 1,834.90						
Contingency	\$ -	\$ -						
Employee Overhead	\$ 2,434.99	\$ 2,600.39						
Elections	\$ -	\$ -						
Fire Protection	\$ -	\$ -						
Intergovernmental	\$ -	\$ -						
Office & Administrative	\$ 9,637.74	\$ 11,177.25						
Planning & Zoning	\$ 2,773.00	\$ 2,773.00						
Street Lighting	\$ 79.50	\$ -						
Tax Collection	\$ 493.04	\$ 304.34						
Training	\$ -	\$ 200.76						
Travel	\$ 173.28	\$ -						
Capital Outlay	\$ -	\$ -						
<b>Totals</b>	<b>\$ 17,694.10</b>	<b>\$ 19,190.64</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Off Budget:</b>								
Tax Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Off Budget:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Mineral Springs Monthly Revenue Summary 2020-21

TOWN OF MINERAL SPRINGS												
REVENUE SUMMARY 2020-21												
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November			
Property Tax - prior	\$ 600.00	\$ 380.92	\$ 219.08	36.5%	\$ 4.52	\$ 57.10	\$ 18.47	\$ 39.40	\$ (5.99)			
Property Tax - 2020	\$ 67,210.00	\$ 5,854.49	\$ 61,355.51	91.3%	\$ -	\$ 333.44	\$ 5,713.94	\$ 3,188.44	\$ 3,676.50			
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -			
Interest	\$ 5,825.00	\$ 3,363.08	\$ 2,461.92	42.3%	\$ 131.73	\$ 985.16	\$ 431.45	\$ 117.17	\$ 72.67			
Sales Tax - Electric	\$ 207,000.00	\$ 146,056.87	\$ 60,943.13	29.4%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Sales & Use	\$ 21,400.00	\$ 9,421.09	\$ 11,978.91	56.0%	\$ -	\$ -	\$ 2,572.44	\$ 2,406.60	\$ 2,182.40			
Sales Tax - Other Util.	\$ 22,995.00	\$ 16,690.59	\$ 6,304.41	27.4%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Alc. Bev.	\$ 13,015.00	\$ 13,015.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -			
Vehicle Taxes	\$ 7,935.00	\$ 4,251.74	\$ 3,683.26	46.4%	\$ -	\$ 822.14	\$ -	\$ 1,522.09	\$ 730.49			
Zoning Fees	\$ 2,500.00	\$ 500.00	\$ 2,000.00	80.0%	\$ 100.00	\$ 500.00	\$ 360.00	\$ 100.00	\$ 205.00			
Other	\$ 3,000.00	\$ 3,075.00	\$ (75.00)	-2.5%	\$ -	\$ (75.00)	\$ -	\$ -	\$ -			
<b>Totals</b>	<b>\$ 351,480.00</b>	<b>\$ 202,608.78</b>	<b>\$ 148,871.22</b>	<b>42.4%</b>	<b>\$ 236.25</b>	<b>\$ 2,622.84</b>	<b>\$ 9,096.30</b>	<b>\$ 7,373.70</b>	<b>\$ 6,861.07</b>			
December	January	February	March	April	May	June	June a/r					
Property Tax - prior	\$ 6.19	\$ 99.39										
Property Tax - 2020	\$ 31,196.45	\$ 17,246.74										
Fund Balance Approp.	\$ -	\$ -										
Interest	\$ 648.59	\$ 75.15										
Sales Tax - Electric	\$ 60,943.13	\$ -										
Sales Tax - Sales & Use	\$ 2,420.57	\$ 2,396.90										
Sales Tax - Other Util.	\$ 6,304.41	\$ -										
Sales Tax - Alc. Bev.	\$ -	\$ -										
Vehicle Taxes	\$ -	\$ 608.54										
Zoning Fees	\$ 75.00	\$ 660.00										
Other	\$ -	\$ -										
<b>Totals</b>	<b>\$ 101,594.34</b>	<b>\$ 21,086.72</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



# January Cash Flow Report - Jan 2021

1/1/2021 through 1/31/2021

2/15/2021

Page 1

Category	1/1/2021- 1/31/2021
<b>INCOME</b>	
Interest Income	75.15
Other Inc	
Zoning	660.00
TOTAL Other Inc	660.00
Prop Tax 2020	
Receipts 2020	
Tax	17,246.74
TOTAL Receipts 2020	17,246.74
TOTAL Prop Tax 2020	17,246.74
Prop Tax Prior Years	
Prop Tax 2014	
Receipts 2014	
Int	0.01
Tax	0.75
TOTAL Receipts 2014	0.76
TOTAL Prop Tax 2014	0.76
Prop Tax 2015	
Receipts 2015	
Int	0.94
Tax	0.00
TOTAL Receipts 2015	0.94
TOTAL Prop Tax 2015	0.94
Prop Tax 2016	
Receipts2016	
Int	5.97
Tax	16.35
TOTAL Receipts2016	22.32
TOTAL Prop Tax 2016	22.32
Prop Tax 2017	
Receipts2017	
Int	4.49
Tax	16.34
TOTAL Receipts2017	20.83
TOTAL Prop Tax 2017	20.83
Prop Tax 2018	
Receipts	
Int	4.25
Tax	17.12
TOTAL Receipts	21.37
TOTAL Prop Tax 2018	21.37
Prop Tax 2019	
Receipts 2019	
Int	4.41
Tax	28.76
TOTAL Receipts 2019	33.17
TOTAL Prop Tax 2019	33.17
TOTAL Prop Tax Prior Years	99.39
Sales Tax	
Sales & Use Dist	2,396.90

# January Cash Flow Report - Jan 2021

1/1/2021 through 1/31/2021

2/15/2021

Page 2

Category	1/1/2021- 1/31/2021
TOTAL Sales Tax	2,396.90
Veh Tax	
Int 2020	3.02
Tax 2020	605.52
TOTAL Veh Tax	608.54
<b>TOTAL INCOME</b>	<b>21,086.72</b>
 <b>EXPENSES</b>	
Attorney	300.00
Community	
Maint	1,422.25
Parks & Rec	
Park	412.65
TOTAL Parks & Rec	412.65
TOTAL Community	1,834.90
Emp	
Benefits	
Dental	82.00
Life	52.08
NCLGERS	1,328.19
Vision	14.00
TOTAL Benefits	1,476.27
FICA	
Med	152.87
Soc Sec	653.50
TOTAL FICA	806.37
Payroll	317.75
TOTAL Emp	2,600.39
Office	
Clerk	3,208.00
Council	900.00
Deputy Clerk	808.02
Dues	521.00
Equip	83.77
Finance Officer	2,963.00
Maint	
Service	553.00
TOTAL Maint	553.00
Mayor	400.00
Supplies	119.83
Tel	765.04
Util	855.59
TOTAL Office	11,177.25
Planning	
Administration	
Salaries	2,773.00
TOTAL Administration	2,773.00
TOTAL Planning	2,773.00
Tax Coll	
Contract	279.34
Sal	25.00

January Cash Flow Report - Jan 2021

1/1/2021 through 1/31/2021

2/15/2021

Page 3

Category	1/1/2021- 1/31/2021
TOTAL Tax Coll	304.34
Training	
Staff	200.76
TOTAL Training	200.76
<b>TOTAL EXPENSES</b>	<b>19,190.64</b>
<b>OVERALL TOTAL</b>	<b>1,896.08</b>

# Register Report - Jan 2021

1/1/2021 through 1/31/2021

2/15/2021

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
1/4/2021	EFT...	Union County {NCV...	NCVTS 2011 (FY20...	Veh Tax:Tax 2020	R	607.09
			NCVTS Refunds (F...	Veh Tax:Tax 2020	R	-1.57
			NCVTS 2011 (FY20...	Veh Tax:Int 2020	R	3.02
			NCVTS Int Refund (...	Veh Tax:Int 2020	R	0.00
			FY2020	Tax Coll:Contract	R	-19.16
1/4/2021	6019	Verizon Wireless	221474588-00001 (...	Office:Tel	R	-69.06
1/4/2021	6020	Ken Newell	Welcome Signs 9/2...	Community:Maint	R	-675.00
1/4/2021	6021	Union County Cham...	Membership dues 2...	Office:Dues	R	-321.00
1/5/2021	DEP	Deposit #20012	Zoning (FY2020)	Other Inc:Zoning	R	535.00
1/5/2021	6022	Windstream	061348611 (FY2020)	Office:Tel	R	-334.00
1/5/2021	6023	Quadient, Inc.	I/N 58113454 Posta...	Office:Equip	R	-83.77
1/11/2021	EFT...	Union County	FY2020	Prop Tax 2020:Receipts 2020:Tax	R	17,246.74
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	28.76
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	4.41
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	17.12
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	4.25
			FY2020	Prop Tax Prior Years:Prop Tax 2017:R...	R	16.34
			FY2020	Prop Tax Prior Years:Prop Tax 2017:R...	R	4.49
			FY2020	Prop Tax Prior Years:Prop Tax 2016:R...	R	16.35
			FY2020	Prop Tax Prior Years:Prop Tax 2016:R...	R	5.97
			FY2020	Prop Tax Prior Years:Prop Tax 2015:R...	R	0.00
			FY2020	Prop Tax Prior Years:Prop Tax 2015:R...	R	0.94
			FY2020	Prop Tax Prior Years:Prop Tax 2014:R...	R	0.75
			FY2020	Prop Tax Prior Years:Prop Tax 2014:R...	R	0.01
			FY2020	Tax Coll:Contract	R	-260.18
1/11/2021	EFT	Debit Card (AOL)	AOL Troubleshootin...	Office:Tel	R	-7.99
1/13/2021	6024	Bucket, Mop, And Br...	I/N CTBCom-1407 j...	Office:Maint:Service	R	-188.00
1/13/2021	6025	**VOID**NC Associa...	I/N 163 Vicky Brook...	Office:Dues	R	0.00
1/13/2021	6026	Amerigas	I/N 3115930104 195...	Office:Util	R	-658.39
1/13/2021	6027	R.C.S., Inc.	I/N 118803 & 12004...	Community:Parks & Rec:Park	R	-400.00
1/13/2021	6028	Clark, Griffin & McC...	I/N 7454 1/2021 (FY...	Attorney	R	-300.00
1/13/2021	6029	Taylor & Sons Mowi...	I/N 013 January (FY...	Office:Maint:Service	R	-365.00
1/13/2021	6030	Sign Pro	I/N 12790 Christmas...	Community:Maint	R	-747.25
1/14/2021	EFT	Point And Pay	Zoning Permit 06-01...	Other Inc:Zoning	R	50.00
1/15/2021	EFT	NC Department of R...	Sales & Use Distribu...	Sales Tax:Sales & Use Dist	R	2,396.90
1/15/2021	EFT	Debit Card (NCAMC)	Virtual Conference (...	Training:Staff	R	-80.44
1/15/2021	EFT	Debit Card (NCAZO)	Workshop (FY2020)	Training:Staff	R	-100.00
1/15/2021	EFT	Debit Card (Amazon)	Book for IIMC Confe...	Training:Staff	R	-20.32
1/20/2021	6031	Union County Public...	84361*00 (FY2020)	Office:Util	R	-32.64
1/20/2021	6032	Union County Public...	91052*00 (FY2020)	Community:Parks & Rec:Park	R	-12.65
1/20/2021	6033	International Inst Of ...	ID# 16102 2021 Me...	Office:Dues	R	-200.00
1/20/2021	603...	Municipal Insurance ...	1/21 (FY2020)	Emp:Benefits:Life	R	-52.08
			1/21 (FY2020)	Emp:Benefits:Dental	R	-82.00
			1/21 (FY2020)	Emp:Benefits:Vision	R	-14.00
1/20/2021	EFT	Debit Card (Office D...	Folders, Accordian ...	Office:Supplies	R	-33.06
1/27/2021	EFT...	NC State Treasurer	01/21 LGERS contri...	Office:Clerk	R	-192.48
			01/21 LGERS contri...	Office:Finance Officer	R	-177.78
			01/21 LGERS contri...	Planning:Administration:Salaries	R	-166.38
			01/21 employer cont...	Emp:Benefits:NCLGERS	R	-1,328.19
1/27/2021	6035	Xerox Corporation	I/N 012232062 (FY2...	Office:Supplies		-86.77
1/27/2021	6036	Duke Power	1819573779 (Old Sc...	Office:Util		-25.19

# Register Report - Jan 2021

1/1/2021 through 1/31/2021

2/15/2021

Page 2

Date	Num	Description	Memo	Category	Clr	Amount
1/27/2021	6037	Duke Power	1803784141 (FY2020)	Office:Util		-139.37
1/27/2021	6038	Windstream	061348611 (FY2020)	Office:Tel		-353.99
1/28/2021	EFT...	Paychex	Salary 01/21 (FY202...	Office:Clerk	R	-3,015.52
			Supplement 01/21 (...	Office:Clerk	R	0.00
			01/21 (FY2020)	Office:Deputy Clerk	R	-808.02
			Salary 01/21 (FY202...	Office:Finance Officer	R	-2,785.22
			Salary 01/21 (FY202...	Office:Mayor	R	-400.00
			Salary 01/21 (FY202...	Office:Council	R	-900.00
			Salary 01/21 (FY202...	Planning:Administration:Salaries	R	-2,606.62
			Salary 01/21 (FY202...	Tax Coll:Sal	R	-25.00
			FY2020	Emp:FICA:Soc Sec	R	-653.50
			FY2020	Emp:FICA:Med	R	-152.87
1/29/2021	DEP	Deposit #20013	#20013 Zoning (FY2...	Other Inc:Zoning	R	75.00
1/29/2021	EFT	Paychex Fees	Fees 01/21 (FY2020)	Emp:Payroll	R	-317.75
<b>1/1/2021 - 1/31/2021</b>						<b>1,820.93</b>
<b>TOTAL INFLOWS</b>						<b>21,013.14</b>
<b>TOTAL OUTFLO...</b>						<b>-19,192.21</b>
<b>NET TOTAL</b>						<b>1,820.93</b>

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January 2021

Revenue Details

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# NC Sales & Use Distribution

November 2020 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
<b>UNION</b>										
(AD VALOREM)	2,241,103.68	1,370,159.96	1,183,917.12	-	10.70	309,227.95	-	-	(317,471.42)	4,786,947.99
FAIRVIEW	985.09	602.63	520.71	-	-	136.01	-	-	588.67	2,833.71
HEMBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	83,055.10	50,778.01	43,875.86	-	0.40	11,459.96	-	-	49,602.61	238,771.94
LAKE PARK	7,559.44	4,621.67	3,993.46	-	0.04	1,043.05	-	-	4,514.69	21,732.35
MARSHVILLE	11,219.65	6,859.44	5,927.05	-	0.05	1,548.09	-	-	6,700.66	32,254.94
MARVIN	6,784.20	4,147.70	3,583.92	-	0.03	936.08	-	-	4,051.70	19,503.63
MINERAL SPRINGS	833.75	509.73	440.45	-	-	115.04	-	-	497.93	2,396.90
MINT HILL *	47.14	28.82	24.90	-	-	6.50	-	-	28.16	135.52
MONROE	264,131.41	161,483.96	139,533.79	-	1.26	36,444.91	-	-	157,745.94	759,341.27
STALLINGS *	44,072.87	26,945.16	23,282.56	-	0.21	6,081.18	-	-	26,321.44	126,703.42
UNIONVILLE	1,341.70	820.29	708.79	-	0.01	185.13	-	-	801.30	3,857.22
WAXHAW	88,584.38	54,158.48	46,796.84	-	0.42	12,222.89	-	-	52,904.84	254,667.85
WEDDINGTON *	13,780.22	8,424.92	7,279.74	-	0.07	1,901.40	-	-	8,229.91	39,616.26
WESLEY CHAPEL	1,971.93	1,205.59	1,041.72	-	0.01	272.09	-	-	1,177.69	5,669.03
WINGATE	7,209.80	4,407.91	3,808.75	-	0.03	994.81	-	-	4,305.88	20,727.18
<b>TOTAL</b>	2,772,680.96	1,695,154.27	1,464,735.66	-	13.23	382,575.09	-	-	-	6,315,159.21

NCVTS A/P Receipt Distribution  
For the month Ending: 11/30/2020

NCVT15

Jurisdiction	Entity	Vendor #	Inv #	Tax & Fee Amt	Int Only Amt	Cmn Cst	Pending Refunds	Net Amt	Status/Check#
001	Union County	0		\$ 465,736.28	\$ 3,728.43	\$ (14,446.94)	(\$2,000.21)	\$ 453,017.56	No Check
003	Voter Approved Debt Tax	0		71,043.35	567.62	(2,203.62)	(\$304.94)	\$ 69,102.41	No Check
011	Countywide Fire Tax	0		33,023.42	243.87	(1,023.04)	(\$127.33)	\$ 32,116.92	No Check
012	Countywide EMS Tax	0		45,772.79	387.12	(1,421.03)	(\$210.93)	\$ 44,527.95	No Check
013	Griffith Rd	0		487.34	3.05	(14.15)	\$0.00	\$ 476.24	No Check
014	Stack Rd	0		890.60	5.97	(24.07)	\$15.29	\$ 887.79	No Check
015	Springs Fire Tax	0		5,018.47	42.90	(157.54)	(\$41.34)	\$ 4,862.49	No Check
016	Fairview	0		2,244.77	7.78	(68.82)	\$4.49	\$ 2,188.22	No Check
017	New Salem	0		2,474.53	8.86	(75.06)	\$4.78	\$ 2,413.11	No Check
018	Beaver Lane	0		2,303.76	10.09	(61.55)	\$0.00	\$ 2,252.30	No Check
019	Bakers	0		6,268.27	19.98	(188.88)	\$0.07	\$ 6,099.44	No Check
020	Stallings Fire Tax	0		9,800.74	69.93	(308.63)	(\$35.54)	\$ 9,526.50	No Check
021	Unionville	0		3,260.07	10.31	(96.98)	\$33.10	\$ 3,206.50	No Check
022	Wingate	0		2,674.60	13.73	(70.95)	\$7.19	\$ 2,624.57	No Check
023	Hemby Bridge Fire Tax	0		12,282.15	98.12	(383.94)	(\$32.96)	\$ 11,963.37	No Check
024	Allens Crossroads	0		311.99	2.55	(8.46)	\$0.00	\$ 306.08	No Check
025	Jackson	0		1,079.39	2.67	(30.36)	\$0.00	\$ 1,051.70	No Check
026	Wesley Chapel Fire Tax	0		17,237.25	121.08	(570.70)	(\$38.79)	\$ 16,748.84	No Check
027	Lanes Creek	0		1,074.38	3.14	(29.25)	\$0.00	\$ 1,048.27	No Check
028	Waxhaw Fire Tax	0		11,061.09	100.48	(364.11)	(\$23.24)	\$ 10,774.22	No Check
029	Sandy Ridge	0		1,697.69	3.45	(45.97)	\$0.00	\$ 1,655.17	No Check
030	Providence	0		172.03	0.51	(5.98)	\$0.00	\$ 166.56	No Check
101	Village of Marvin	1832	VTFNAP2011-1	4,952.53	26.71	(166.58)	(\$5.55)	\$ 4,807.11	
200	City of Monroe	103-7	VTFNAP2011-1	206,580.78	1,410.68	(5,582.88)	(\$4,382.20)	\$ 198,026.38	
222	Monroe Downtown Service	103-7	VTFNAP2011-2	415.42	16.11	(14.11)	-	\$ 417.42	
300	Town of Wingate	4064	VTFNAP2011-1	8,164.69	21.18	(207.72)	\$53.42	\$ 8,031.57	
400	Town of Marshville	5861	VTFNAP2011-1	5,595.61	54.68	(153.18)	(\$133.54)	\$ 5,363.57	
500	Town of Waxhaw	8268	VTFNAP2011-1	91,114.33	594.73	(3,018.86)	(\$185.50)	\$ 88,504.70	
600	Town of Indian Trail	2924	VTFNAP2011-1	64,519.93	496.90	(2,002.99)	(\$205.51)	\$ 62,808.33	
700	Town of Stallings	4860-2	VTFNAP2011-1	29,176.70	225.79	(930.34)	(\$215.99)	\$ 28,256.16	
800	Town of Weddington	7518	VTFNAP2011-1	8,684.47	58.55	(287.50)	\$2.10	\$ 8,457.62	
900	Village of Lake Park	1833	VTFNAP2011-1	5,285.81	48.71	(159.06)	\$0.00	\$ 5,175.46	
930	Town of Fairview	19458	VTFNAP2011-1	893.55	7.32	(28.33)	\$0.09	\$ 872.63	
970	Village of Wesley Chapel	9262	VTFNAP2011-1	1,562.97	8.89	(51.44)	(\$10.50)	\$ 1,509.92	
980	Town of Unionville	11530	VTFNAP2011-1	1,230.22	9.03	(36.93)	(\$4.61)	\$ 1,197.71	
990	Town of Mineral Springs	10870	VTFNAP2011-1	607.09	3.02	(19.16)	(\$1.57)	\$ 589.36	
999	Schools	0		958,025.84	7,667.76	(29,717.07)	(\$4,115.01)	\$ 931,861.52	No Check
<b>Total</b>				<b>\$ 2,082,724.90</b>	<b>\$ 16,101.70</b>	<b>\$ (63,976.18)</b>	<b>(\$11,954.73)</b>	<b>\$ 2,022,895.69</b>	
									AP Total
								\$ 414,017.96	

Invoice Date	Invoice Number	Description	Invoice Amount
11/30/2020	VTFNAP2011-1	CASH RECEIVED NOV 2020 & REFUN	\$589.38

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00068428	01/04/2021	589.38



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

Vendor Number    Check Date    Check Number  
 10870            01/04/2021    00068428

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

**\$589.38**

Pay Five Hundred Eighty Nine Dollars and 38 cents \*\*\*\*\*

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

**EFT COPY  
 NON-NEGOTIABLE**

AP



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

10870  
 00068428

**ADDRESS SERVICE REQUESTED**

TOWN OF MINERAL SPRINGS  
 PO BOX 600  
 MINERAL SPRINGS NC 28108

**Jurisdiction Collection by Year**  
**Union County**  
**Date Distributed: 12/1/2020 to 12/31/2020**

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2014	0.75	0.00	0.01	0.76	0.01	0.75
2015	0.00	0.00	0.94	0.94	0.01	0.93
2016	16.35	0.00	5.97	22.32	0.33	21.99
2017	16.34	0.00	4.49	20.83	0.31	20.52
2018	17.09	0.03	4.25	21.37	0.32	21.05
2019	28.73	0.03	4.41	33.17	0.50	32.67
2020	17,243.70	3.04	0.00	17,246.74	258.70	16,988.04
<b>Total:</b>	<b>17,322.96</b>	<b>3.10</b>	<b>20.07</b>	<b>17,346.13</b>	<b>260.18</b>	<b>17,085.95</b>
<b>Grand Total:</b>	<b>17,322.96</b>	<b>3.10</b>	<b>20.07</b>	<b>17,346.13</b>	<b>260.18</b>	<b>17,085.95</b>

Invoice Date	Invoice Number	Description	Invoice Amount
01/05/2021	2106 TAXES	TAX/FEE/INT-DECEMBER 2020	\$17,085.95

Vendor No	Vendor Name	Check No	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00068516	01/11/2021	17,085.95



**County of Union**

500 North Main Street  
 Monroe, North Carolina 28112

Vendor Number    Check Date    Check Number  
 10870            01/11/2021    00068516

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

**\$17,085.95**

Pay **Seventeen Thousand Eighty Five Dollars and 95 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  
 00068516

**ADDRESS SERVICE REQUESTED**

TOWN OF MINERAL SPRINGS  
 PO BOX 600  
 MINERAL SPRINGS NC 28108

# MEMO

**To: Mineral Springs Town Council**  
**From: Rick Becker**  
**Date: March 4, 2021**  
**Subject: Purchase of property in Harrington Hall to accommodate greenway**

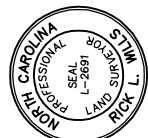
Lot 16 in Harrington Hall is under contract to purchase. During the process of surveying the property, it was determined that a small portion of our greenway encroaches onto the property. This encroachment had been overlooked for at least the past 12 years because a portion of the trail in that area had been an existing horse trail long before the Harrington Hall subdivision was recorded, and this particular lot line had been drawn over the existing trail. The lot has remained unsold for all those years, so it wasn't until now that the encroachment was discovered.

The best solution would be for the town to purchase a small sliver of property. This would be a piece approximately 30' wide by 298.28' long, a total of 8,948.40 square feet, or 0.205 acre. The buyer is paying \$34,000 per acre for the property, so the buyer's cost for the portion the town seeks to purchase would be \$6,970.00. Vicky and I have been working with the seller's realtor and are continuing to negotiate a solution. We hope to have a specific proposal, including a possible price, prior to the March 11 meeting.

While the town could re-route this portion of trail, it is in a rather steep area, abuts some floodplain, and has substantial cross slope. At one spot, the total width of the town's property between Lot 16 and the creek is less than 30 feet. Because the existing property is so narrow in that area, the current route is really the best route and any relocation would involve compromises. Furthermore, because of the topographical and floodplain issues, I would recommend that the town have any relocation designed by an engineer and performed by a contractor rather than having volunteers take on the project, because the town has already experienced some code-compliance issues due to having some of the trail work done by amateurs and volunteers. I haven't sought bids for any relocation work but based on the costs that the town has incurred over the years for remediation and new construction work that needed to be code-compliant, I suspect that the relocation cost could be as high as \$10,000 and would result in a less desirable trail alignment. Owning the additional property, on the other hand, would provide a desirable buffer that would benefit both the town and the owner of Lot 16.

It is fortunate that this lot purchase has also involved some recombination unrelated to this trail issue, because Vicky has been working with the realtor and the seller on getting a new plat drawn and recorded. Since we caught this encroachment problem in time we are able to "piggyback" our resubdivision and recombination onto what is already being done, allowing everything to be recorded on a single new plat.

The lot purchaser is closing on the property on March 26, so if Council approves this purchase we will be able to handle our portion of the transaction at the same time.



**CERTIFICATE OF SURVEY AND ACCURACY**  
 I HEREBY CERTIFY THAT THIS MAP WAS DRAWN AS PER AN ACTUAL SURVEY UNDER MY SUPERVISION AND IS A PART OF OR ALL OF THE PROPERTY DESCRIBED IN DEED BY HARRINGTON HALL II, LLC TO THE TOWN OF MINERAL SPRINGS, NORTH CAROLINA, THAT THE PRESSION OF COLORING AS CALICATED BY THE LETTERS AND DEPARTURES EXCEED 1/1000, THAT THE BOUNDARIES NOT SURVEYED WERE DETERMINED FROM THE SURVEYED BOUNDARIES, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS MAP AND WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND STAMP OF SEAL

THIS 1ST DAY OF MARCH, 2021

REGISTERED LAND SURVEYOR: RICK MILLS, NC REG# L-2691

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH IS BEING SUBDIVIDED INTO LOTS 14 AND 15 OF PLAT J-586, AS CALICATED BY THIS DEED, AND THAT I HEREBY FREELY ADOPOT THIS PLAN OF SUBDIVISION, ESTABLISH MINIMUM BUILDING SETBACKS AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS SIDEWALKS, YARDS, PARKS, OPEN SPACE, AND EASEMENTS WHERE FULLY NOTED.

DATE: \_\_\_\_\_ OWNER: ANNA BURLIK  
 DATE: \_\_\_\_\_ OWNER: IGOR BURLIK  
 DATE: \_\_\_\_\_ OWNER: HARRINGTON HALL II, LLC  
 STEPHEN CUSUMANO, MEMBER/MANAGER

I, ANNA BURLIK DO HEREBY CERTIFY THAT I HAVE A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AND HAVE APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL STAMP OF SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

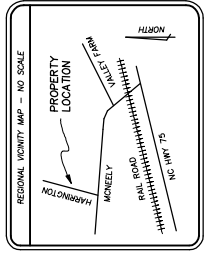
NOTARY PUBLIC: \_\_\_\_\_ COMM. EXPIRES: \_\_\_\_\_

**CERTIFICATE OF PLAT EXEMPTION:**  
 I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION IN ACCORDANCE WITH SECTION 47-102.1 OF THE NORTH CAROLINA GENERAL STATUTES AND MEETS THE MINIMUM ZONING STANDARDS OF THE TOWN OF MINERAL SPRINGS.

DATE: \_\_\_\_\_ ORDINANCE ADMINISTRATOR: \_\_\_\_\_

**CERTIFICATE OF REVIEW OFFICER:**  
 I, ANNA BURLIK, HEREBY CERTIFY THAT THE MAP AND PLAT J-586, AS CALICATED BY THIS DEED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: \_\_\_\_\_ REVIEW OFFICER: \_\_\_\_\_



# HARRINGTON HALL, MAP1 ~ FINAL PLAT: PROPERTY OF HARRINGTON HALL II, LLC

REGION OF PLATS: 586 & 587  
 GIS SYSTEM BOUNDARIES  
 & LOT 16 SEPTIC EASEMENT

LOTS 14, 15 & 16 OF PLAT J-586-588  
 BEING 9,920 ACRES ON HARRINGTON PLACE  
 DEED BOOK 7927 PAGE 0339, ZONED RA-40  
 TOWN OF MINERAL SPRINGS, UNION CO. NC

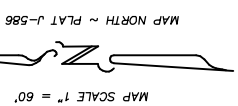
MAP SCALE: 1" = 60'  
 GRAPHIC SCALE: INCHES TO FEET  
 DATE: 03/01/2021

**SURVEY BY: RICK MILLS ~ MAPMAKERS,  
 PROFESSIONAL NC/SC LAND SURVEYOR,  
 5524 DAVIS ROAD, WAXHAW NC 28173**

OFFICE: 704-243-3281  
 MOBILE: 704-643-4031  
 WEBSITE: WWW.MAPMAKERS.BIZ  
 EMAIL: RICK.MILLS @ MAPMAKERS.BIZ

## Existing

- NOTATIONS:
- 1 BASED UPON "TRIM" MAP# 3710448300 & 3710489300, DATED 10/16/2008
  - 2 ZONED RA-40
  - 3 ZONE AS EXHIBITED HEREON, BEING ZONE A & X (MANUAL FLOOD RISK INFORMATION)
  - 4 IRON PINS ARE SET AT ALL CORNERS EXCEPT WITHIN ROADWAYS AND WATERWAYS UNLESS OTHERWISE NOTED
  - 5 THIS SUBDIVISION OF LAND IS WITHIN AN AREA OF A COUNTY OR MUNICIPALITY (THE TOWN OF MINERAL SPRINGS) WHICH HAS A PLANNED AND REGULATED STREET SYSTEM
  - 6 THIS SUBDIVISION REPRESENTS A PREVIOUSLY EXISTING AND RECORDED PARCEL OF LAND, WITH SETBACKS OF 30' FRONT, 40' REAR, 15' SIDE, MINIMUM 100' WITHIN AND 35' MANHOLE
  - 7 BUILDING HEAD-REAR PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH
  - 8 THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENTS, RESTRICTIONS AND ENCUMBRANCES, WHICH ARE NOT SHOWN ON THIS MAP
  - 9 NO RECORDABLE CARD CONTROL MONUMENT WAS FOUND WITHIN 2000' OF THIS PROPERTY
  - 10 BEARINGS TRAVEL IN A CLOCKWISE DIRECTION AROUND THE OUTSIDE BOUNDARY PERIMETER
  - 11 PARCEL REFERENCES ARE CURRENT PER UNION COUNTY OS AND ARE NOW OR FORMERLY OWNED BY HARRINGTON HALL II, LLC
  - 12 EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION PER NCUS 1602-2 (FORMER 160A-39)



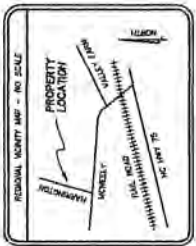


**CERTIFICATE OF SURVEY AND ACKNOWLEDGMENT**  
 I HEREBY CERTIFY THAT THIS MAP WAS DRAWN AS PER AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION AND THAT THE PROPERTY LINES SHOWN ON THIS MAP ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I HAVE BEEN DULY SWORN TO AND ACKNOWLEDGED THE DUE EXECUTION OF THIS MAP BY THE PERSONS NAMED THEREON AND HAVE AFFIXED MY SEAL AND SIGNATURE TO THE SAME.  
 WITNESSES MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.  
 REGISTERED LAND SURVEYOR RICK WILLS, NC REG. # 12891

**CERTIFICATE OF OWNERSHIP AND DECLARATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE JURISDICTION AND TERRITORY OF THE STATE OF NORTH CAROLINA, AND THAT I HAVE BEEN DULY SWORN TO AND ACKNOWLEDGED THE DUE EXECUTION OF THIS MAP BY THE PERSONS NAMED THEREON AND HAVE AFFIXED MY SEAL AND SIGNATURE TO THE SAME.  
 WITNESSES MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.  
 OWNER: ANNA RUSBY  
 OWNER: DEBBIE RUSBY  
 OWNER: HARRINGTON HALLS, LLC  
 STEVEN CLARK, OWNER/MANAGER

**COMMENTS OF PLAT EXAMINER**  
 I HAVE REVIEWED THIS MAP AND FIND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT AND MEETS THE NECESSARY STANDARDS OF THE BOARD OF SURVEYING.  
 DATE: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_

**CERTIFICATE OF REVIEW OFFICER**  
 I HEREBY CERTIFY THAT I HAVE REVIEWED THIS MAP AND FIND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT AND MEETS THE NECESSARY STANDARDS OF THE BOARD OF SURVEYING.  
 DATE: \_\_\_\_\_  
 REVIEW OFFICER: \_\_\_\_\_



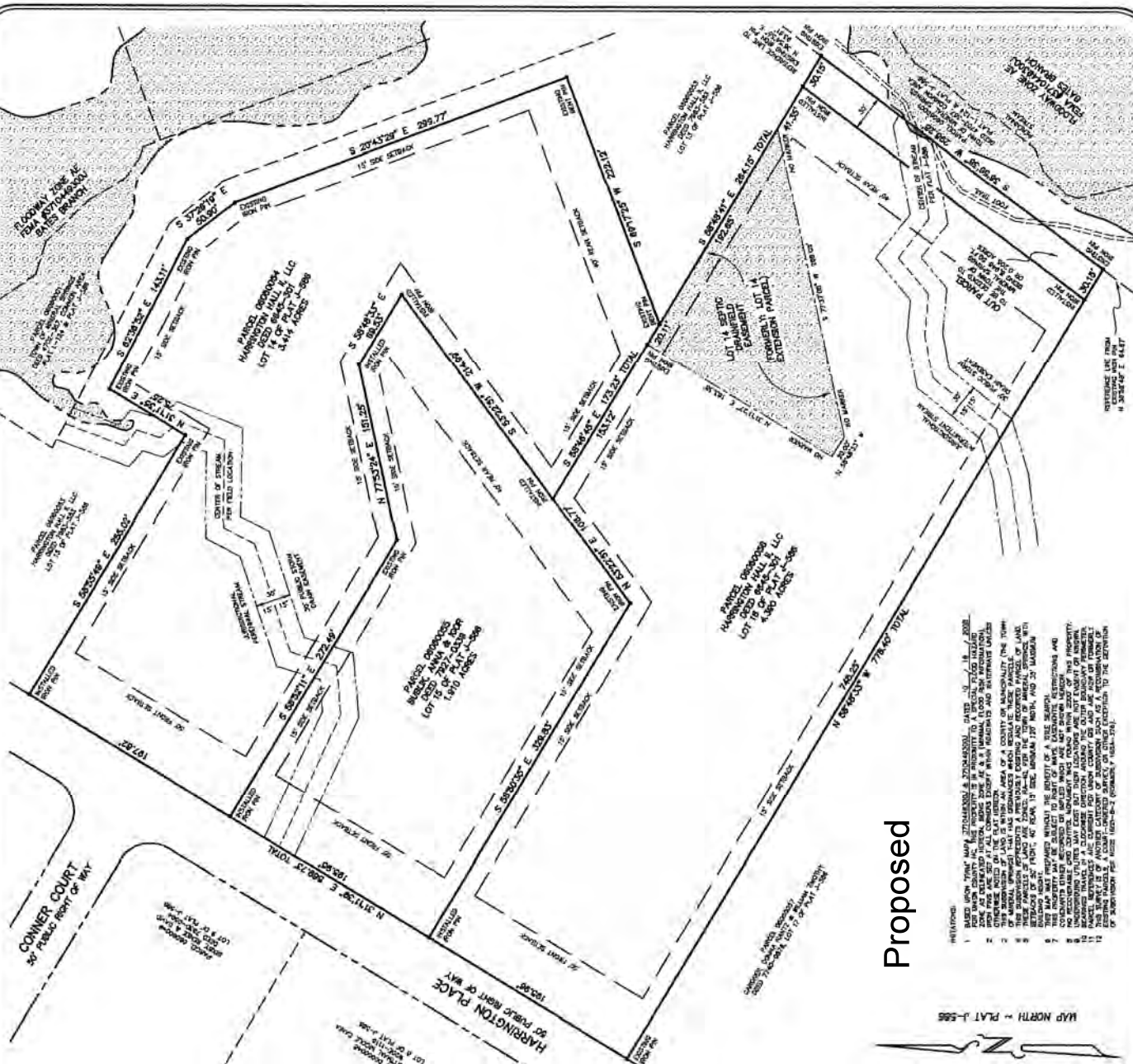
**HARRINGTON HALL, MAP1 ~ FINAL PLAT;  
 PROPERTY OF HARRINGTON HALL II, LLC**

REVISION OF PLATS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.  
 SURVEYING LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Proposed**

- 1. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.
- 2. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.
- 3. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.
- 4. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.
- 5. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.
- 6. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.
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- 12. ALL LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.

MAP SCALE 1" = 50'  
 MAP NORTH ~ PLAT J-506



OFFICE: 704-445-1081  
 WEBSITE: WWW.RICKWILLS.COM  
 EMAIL: RICK.WILLS@MAPMAKERS.BIZ



# MEMO

**To: Mineral Springs Town Council**  
**From: Rick Becker**  
**Date: March 3, 2021**  
**Subject: R-2021-02 Requesting BOCC to Deny Aventon Apartment Rezoning**

There is a pending rezoning request in Union County for the property near the intersection of Providence Road (NC-16) and New Town Road, a partial “doughnut hole” between the Village of Marvin and the Town of Weddington.

A sketch plan and area map are on the following pages. The Aventon proposal seeks to rezone approximately 20.59 acres in Union County from R-40 (residential 1 unit per acre) to R4-CZ (conditional, including multifamily, 4,000 sf minimum lot size). The project would include 298 apartment units for an overall density of 14.47 units per acre.

While the property subject to this rezoning application is 3.9 miles “as the crow flies” from the nearest part of Mineral Springs, development in that particular area and the resulting congestion would still have measurable negative effects on Mineral Springs residents. Many of our residents use New Town Road and Providence Road to commute to Charlotte, and many more use those roads to bring them to destinations for shopping and entertainment. Providence Road in particular is a traffic nightmare; it is currently two lanes between Waxhaw and Rea Road and is already unable to handle current traffic volumes. Major new strip retail has just opened at that intersection (in the form of the Publix shopping center), and other smaller strip retail is under construction including outparcels at the Publix site. Providence Road is scheduled to be widened to four lanes, but construction has been delayed and delayed again due to insufficient NCDOT funding availability, and the completion date in the most recent STIP amendment is 2030 – subject to possibly even more delays.

Both Weddington and Marvin actually abut this property, and their governing boards have already adopted resolutions opposing this rezoning. We have discussed it at several meetings of the Western Union Municipal Alliance (WUMA), and Wesley Chapel’s village council has also adopted a resolution in opposition.

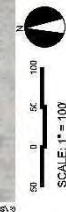
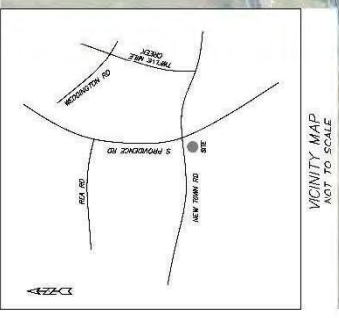
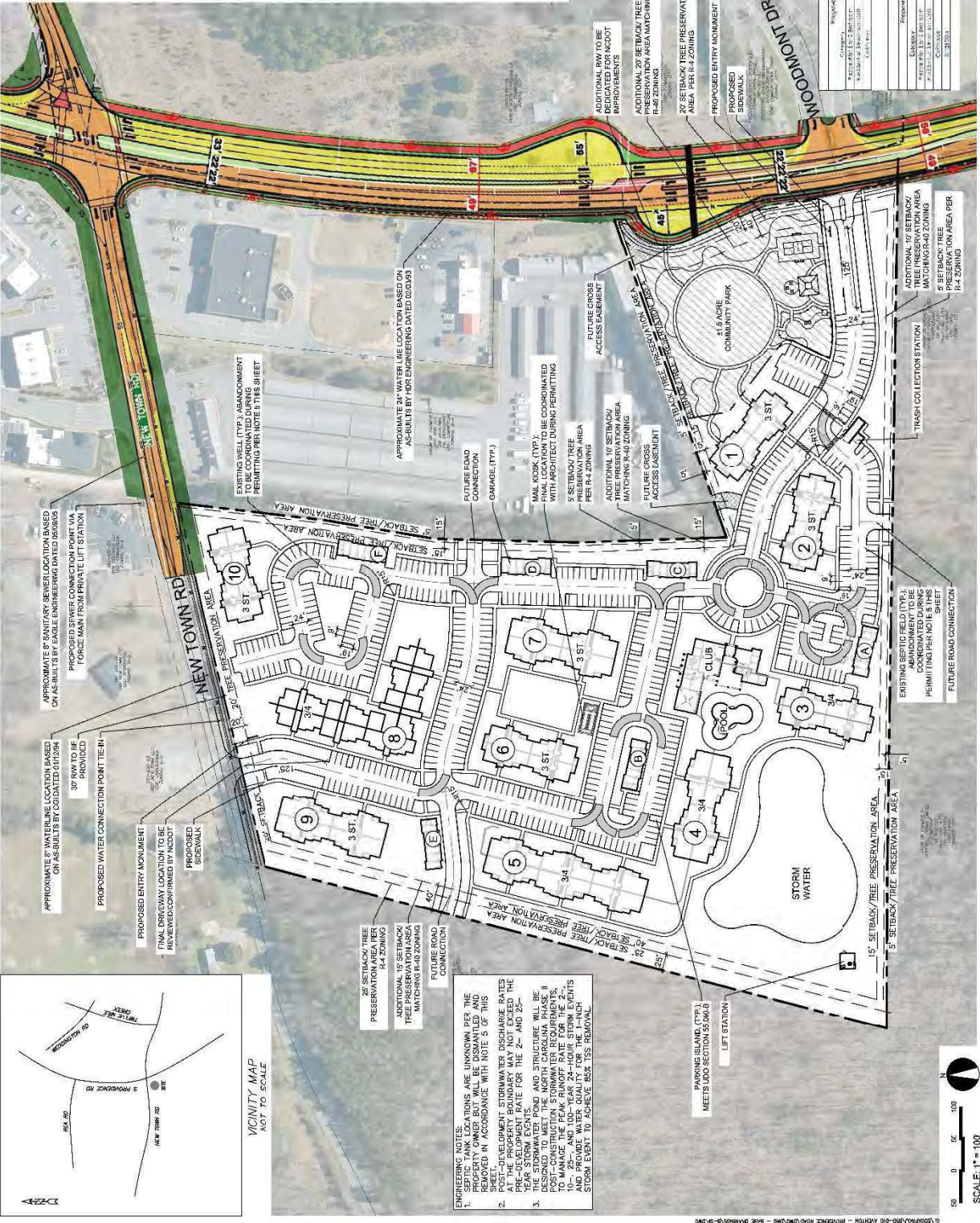
The Union County planning board reviewed this application on March 2, 2021 and recommended denial of the application.

**SITE DATA**  
PROJECT NAME: AVENTON UNION COUNTY  
PROJECT NUMBER: 20200512  
PROJECT LOCATION: 1706 PROVIDENCE RD S  
PHYSICAL ADDRESS: WASHAW, NC 28173  
TRACTS: 06180204, 06180204A, 06180204B, 06180204A  
TOTAL PROPERTY AREA: 830,278 SF (419.96 AC)  
CURRENT ZONING: R-4D  
PROPOSED ZONING: R-4, CZ  
TOTAL UNITS: UP TO 288  
PROPOSED DENSITY: 15.83 UNITS/ACRE  
BUILDING SETBACKS (R-4): SETBACK / R-40 REE PRESERVATION  
FRONT: 20' / 40'  
SIDE: 25' / 15'  
REAR: 5' / 15'  
REQUIRED PARKING: 120 UNITS 1 BR (1.25 SP/UNIT) = 150  
120 UNITS 2 BR (2.5 SP/UNIT) = 300  
360 UNITS 3 BR (3 SP/UNIT) = 720  
288 UNITS (.71 PARKING SPACES)  
NOTE: PARKING SPACES SHALL BE FINAL UNIT MIX DURING PERMITTING  
PARKING PROVIDED: 462 PARKING SPACES  
**NOTES:**  
1. INTERNAL ROADS WILL BE PRIVATE. THE CONCEPTUAL DESIGN SHOWN ON THIS PLAN IS FOR CONDITIONAL REZONING APPROVAL ONLY. FINAL DESIGN FOR THIS PROJECT HAS NOT YET BEEN DEVELOPED.  
2. PLAN IS SUBJECT TO MINOR DEVIATIONS IN ROADWAY AND UNIT/BUILDING LOCATIONS, AS DETERMINED BY FINAL SURVEY AND SURVEYORS. INC.  
3. BOUNDARY AND TOPO SURVEY PROVIDED BY CAROLINA SURVEYORS, INC.  
4. THE ON-SITE WATER TREATMENT SYSTEMS ARE ABANDONED DURING THE SITE REDEVELOPMENT PROCESS, WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA DOMESTIC WATER QUALITY TO BE DELIVERED TO THE TWELVE MILE WATER RECLAMATION FACILITY WITH PROPOSED 3' METER FOR DISCHARGE LOCATION FOR PROPOSED PUMP STATION.  
5. FUTURE ROAD CONNECTIONS AND CROSS ACCESS EASEMENTS TO BE PROVIDED FOR THE PROPOSED DEVELOPMENT. THE OWNER RETAINS THE RIGHT TO PROVIDE A PERIMETER FENCE AND GATES.  
6. DRAWING COMPONENTS:  
1. ZONING INFORMATION FROM UNION COUNTY GIS  
2. SETBACKS FROM UNION COUNTY UNIFIED DEVELOPMENT SITE PLAN WILL FULLY COMPLY WITH ALL REQUIREMENTS OF THE DEVELOPMENT SITE PLAN. THE UNIFIED DEVELOPMENT SITE PLAN IS LIMITED TO DEVELOPMENT, PARKING, STORMWATER, LANDSCAPING, AND LIGHTING REGULATIONS.

PROPERTY OWNER INFORMATION:  
06180205, 06180204, 06180203, 06180204A, 06180204B, 06180204A  
MCSEE (PH: 66183075), LULA H. MCSEE (919830115A).  
DEVELOPER INFORMATION:  
IRON PEREA DEVELOPMENT  
5420 WADE PARK BOULEVARD, SUITE 320  
RALEIGH, NC 27807  
IRONPEREA@IRONPEREA.COM  
LARRY HANER  
THOMAS HANER/PIRO  
DESIGN RESOURCE GROUP  
200 S. TRYON ST., SUITE 200  
CHARLOTTE, NC 28202  
704.343.0568x317  
ENGINEER:  
JUSTIN HOUSTON  
200 S. TRYON ST., #200  
CHARLOTTE, NC 28202  
JUSTIN@JUSTINHOUSTON.COM

**Storm Drainage Calculations**

Proposed Area	Area (Ac)	Runoff Coefficient	Peak Flow (CFS)
Lot 1	0.24	0.70	1.1
Lot 2	0.24	0.70	1.1
Lot 3	0.24	0.70	1.1
Lot 4	0.24	0.70	1.1
Lot 5	0.24	0.70	1.1
Lot 6	0.24	0.70	1.1
Lot 7	0.24	0.70	1.1
Lot 8	0.24	0.70	1.1
Lot 9	0.24	0.70	1.1
Lot 10	0.24	0.70	1.1
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Lot 95	0.24	0.70	1.1
Lot 96	0.24	0.70	1.1
Lot 97	0.24	0.70	1.1
Lot 98	0.24	0.70	1.1
Lot 99	0.24	0.70	1.1
Lot 100	0.24	0.70	1.1



19/05/2020/10/05/10/05/10/05/10/05 - 04/26/2020/05/05/05/05/05/05

# Municipalities

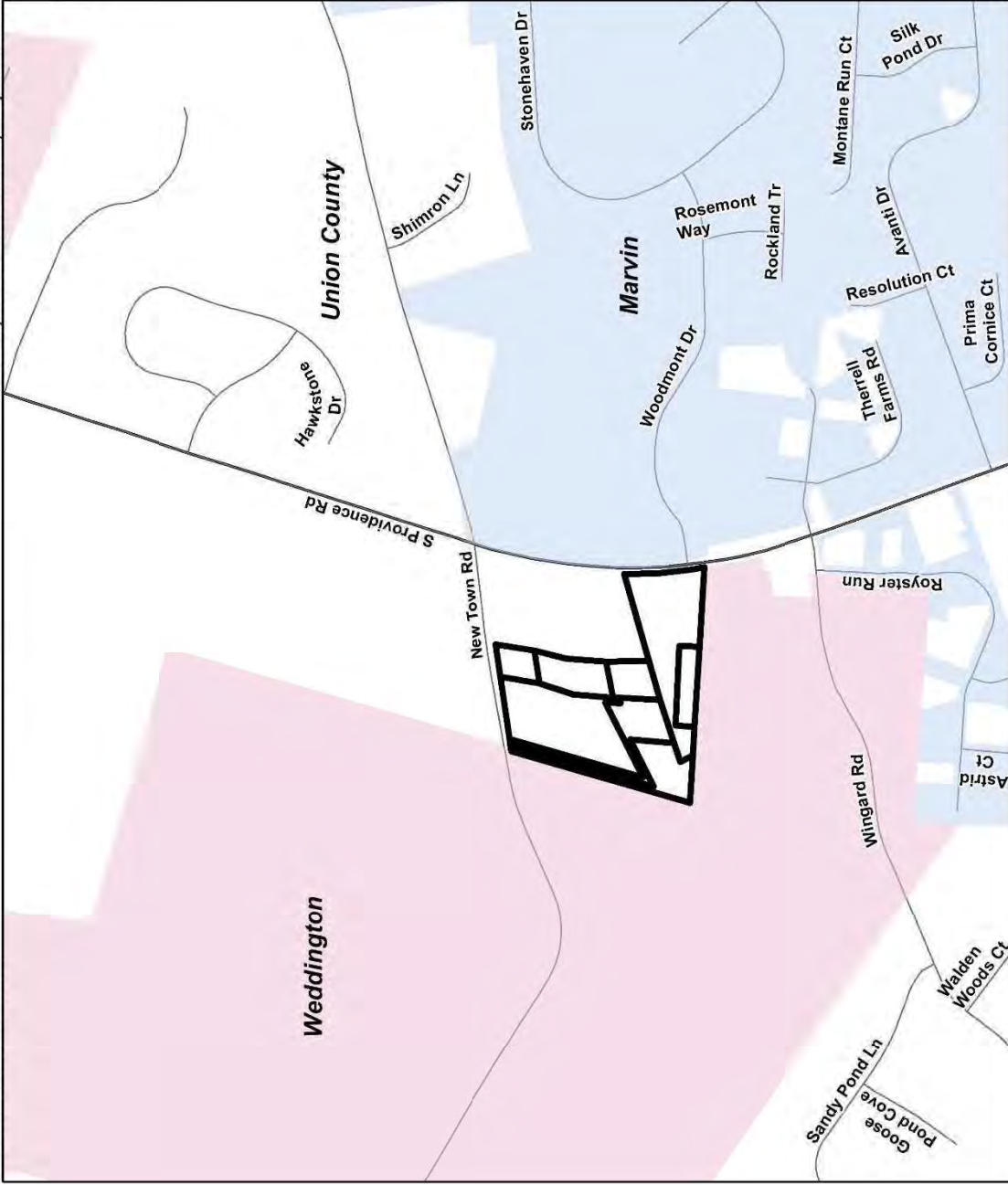
Petition: CZ-2020-007

Name: Aventon

Size: 20.59 acres

Tax Parcel: 06183015 and A; 06183023; 06183024;

06183025; 06183004A, B, and H

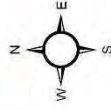


## Legend

- Rezoning Parcels
- Marvin
- Weddington

**Data Disclaimer**  
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Created on September 11, 2020 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



**TOWN OF WEDDINGTON  
RESOLUTION OPPOSING THE PROPOSED HIGH-DENSITY RESIDENTIAL REZONING  
AT THE SOUTHWEST CORNER OF NEW TOWN ROAD AND PROVIDENCE ROAD  
FOR AVENTON APARTMENT COMPLEX  
R-2021-04**

**WHEREAS**, the Town of Weddington Town Council's purpose is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

**WHEREAS**, the Town of Weddington recognizes that the Avention rezoning has been proposed to Union County in an area bordered by the Town of Weddington and the Village of Marvin on a collection of parcels that are currently zoned R-40; and

**WHEREAS**, the proposed 310 multi-family apartments on 19 acres that will yield a density of over 16 units per acre will not be compatible with what the majority of citizens in Weddington and in neighboring areas desire, and the proposal contradicts residents' wishes to preserve the current way of living and not become urbanized; and

**WHEREAS**, the Town of Weddington recognizes that high density developments put a burden on the infrastructure and encourage growth that outpaces needed improvements; and

**WHEREAS**, traffic in the area is over capacity on Providence Road and New Town Road, with improvements to both being delayed significantly; these roads cannot sustain additional impact from high density residential development; and this proposed development may also create impact that can overwhelm adjacent minor roads; all of which will negatively impact existing property owners; and


**WHEREAS**, flooding and stormwater control problems are frequent complaints in this area, and will be heightened by this high density development; and

**NOW THEREFORE**, be it resolved that the Town of Weddington hereby requests the Union County Board of County Commissioners listen to the desires of the citizens and stay consistent with existing low-density residential zoning of R-40. Furthermore, the Town of Weddington stands with other municipalities in Union County in favor of this resolution.

Adopted this 8th day of February 2021.

  
Elizabeth Callis, Mayor

Attest:

  
Karen Dewey, Town Clerk

**Village of Wesley Chapel, NC Resolution 2021-01**

**RESOLUTION OPPOSING THE AVENTON REZONING REQUEST**



**WHEREAS**, the Village of Wesley Chapel Council’s purpose is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

**WHEREAS**, the Village of Wesley Chapel is working with neighboring municipalities in a joint effort to study the effects of high-density developments near municipal boundaries; and

**WHEREAS**, a rezoning application for a 19.07 acre property located near the intersection of New Town Road and Providence Road is being presented to the Union County Board of County Commissioners (BOCC) requesting 310 units on those 19.07 acres resulting in 16.2 dwelling units per acre;

**WHEREAS**, the Village of Wesley Chapel recognizes that high density development puts a burden on the infrastructure and encourages growth outpacing needed improvements; and

**WHEREAS**, traffic in the area is over capacity on Providence Road and cannot sustain additional impact from high density development which will negatively impact existing property owners; and

**WHEREAS**, this is not compatible with development in the nearby Village of Marvin, and is a substantive change to re-zone from R-40 to R-4 conditional; and

**NOW, THEREFORE** be it resolved that the Village of Wesley Chapel hereby requests the Union County Board of County Commissioners listen to the desires of the citizens, deny the application to re-zone the property and stay consistent with existing low-density R-40 County zoning.

Adopted this the 8th day of February 2021.

\_\_\_\_\_  
Amanda Fuller, Acting Mayor per NC 160A-70

Attest:

\_\_\_\_\_  
Cheryl Bennett, Clerk



RS-2021-02-01

**A RESOLUTION OPPOSING THE AVENTON CONDITIONAL REZONING REQUEST**

**WHEREAS**, the Village of Marvin Council's purpose is to represent the desires of its citizens and to serve as a voice for the greater good of the community and support the same for neighboring municipalities; and

**WHEREAS**, the Village of Marvin has joined an alliance with four other municipalities in Union County, including Weddington, to collectively oppose high-density development; and

**WHEREAS**, the Village of Marvin recognizes that the Avention rezoning has been proposed to Union County in a residential area bordered by both Marvin and the Town of Weddington, and 310 units of high-density (R-4 apartments) residential development on 19.07 acres for a density of 16.2 units per acre; and

**WHEREAS**, the Village of Marvin recognizes that 98% of Marvin residents are not in favor of apartments in the area according to our 2019 Resident Survey; and

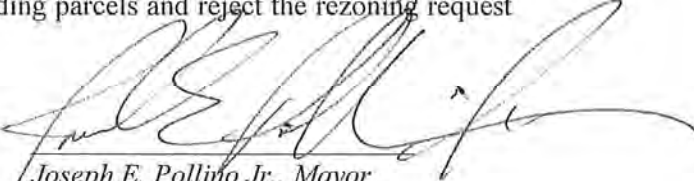
**WHEREAS**, the Village of Marvin recognizes that high density development puts a burden on the infrastructure and encourages growth that outpaces needed improvements, especially the delayed NC-16 widening project; and

**WHEREAS**, stormwater issues have been a problem in the area and will be accentuated by this high-density development; and

**WHEREAS**, traffic in the area is over capacity on Providence Road and New Town Road; these roads cannot sustain additional impact from high density residential development; and

**NOW, THEREFORE, BE IT RESOLVED** that the Marvin Village Council hereby requests the Union County Board of County Commissioners listen to the desires of the citizens and stay consistent with existing low-density residential County and Village zoning of surrounding parcels and reject the rezoning request for the Avention apartment complex.

*Adopted this 25<sup>th</sup> day of February 2021.*

  
Joseph E. Pollino Jr., Mayor  
Village of Marvin

ATTEST:

  
Austin W. Yow  
Village Clerk & Assistant to the Manager  
Village of Marvin



# TOWN OF MINERAL SPRINGS

## RESOLUTION REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF UNION COUNTY DENY A HIGH-DENSITY REZONING APPLICATION FOR THE “AVENTON” APARTMENT COMPLEX (CZ-2020-007)

R-2021-02

**WHEREAS**, one of the Mineral Springs Town Council's primary purposes is to represent the desires of its citizens and to serve as a voice for the greater good of the community; and

**WHEREAS**, a rezoning application for a 20.59-acre property located near the intersection of Providence Road and New Town Road is being presented to the Union County Board of County Commissioners (BOCC) requesting a map amendment from R-40 to R-4-CZ; and

**WHEREAS**, the rezoning application proposes 298 apartment units on the property which represents a gross density of 14.47 units per acre; and

**WHEREAS**, the Mineral Springs Town Council recognizes that high-density development puts a burden on the infrastructure and encourages growth outpacing needed improvements; and

**WHEREAS**, the current county zoning on the property is R-40 which would allow construction of approximately 20 single-family houses on the property, a use that would have far less severe impacts on regional infrastructure; and

**WHEREAS**, the North Carolina Department of Transportation is experiencing critical funding shortages which are expected to persist into the foreseeable future, and several crucial long-planned and already-approved improvements, new highways, and road widening projects in the area have been delayed until 2030 or later; and

**WHEREAS**, the Town of Weddington and the Villages of Wesley Chapel and Marvin have adopted resolutions opposing this rezoning application; and

**WHEREAS**, the Union County Planning Board on March 2, 2021 voted to recommend denial of the rezoning application.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Mineral Springs does hereby request that the Board of County Commissioners of Union County deny application CZ-2020-007 to rezone this property to R-4 CZ and leave the current R-40 zoning in place on the property.

**ADOPTED** this 11th day of March, 2021.

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Frederick Becker III, Mayor

ATTEST:

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Vicky Brooks, CMC, NCCMC