

Town of Mineral Springs
Electronic Meeting via Zoom
Meeting ID#762 323 8311
Mineral Springs Town Council
Regular Meeting
February 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 by 2:00 p.m. February 11, 2021.

3. Consent Agenda – Action Item

- A. January 14, 2021 Regular Meeting Minutes
- B. December 2020 Tax Collector's Report
- C. December 2020 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 after a presentation by Mr. Bill Price.

5. Consideration of the Urban Archery Season – Action Item

The council will consider approving the Urban Archery Season for the 2022 season, which runs from January 15, 2022 through February 20, 2022.

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

The council will consider adopting a license to allow the Copper Run Homeowners Association to install plantings on town property in the Copper Run Subdivision.

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

The council will discuss the annual festival tentatively scheduled for September 11, 2022 and determine whether to begin the planning process or to cancel the event again this year due to the pandemic.

8. Staff Updates

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

9. Other Business

10. Adjournment

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting via ZOOM
January 14, 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, January 14, 2021.

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

Absent: None

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

Visitors: None.

1. Opening

With a quorum present at 7:34 p.m. on January 14, 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

There were no public comments; no requests for public comments were received via text or email.

3. Consent Agenda – Action Item

Town Clerk Vicky Brooks and Mayor Becker pointed out an error on page 55 of the December 10, 2020 minutes; the data in the middle graph “New Residential Dwellings by Year” was incorrect and has now been corrected.

Councilwoman Critz motioned to approve the consent agenda containing the December 10, 2020 Regular Meeting Minutes with the correction made on page 55 in the middle graph, the November 2020 Tax Collector’s Report, and the November 2020 Finance Report and Councilwoman Cureton seconded. The motion passed unanimously.

4. Consideration of Approving a Contract for G.S. 160D Amendments – Action Item

Mayor Becker noted the council had a chance to look at the two proposals and explained there must be some changes made to the newly adopted UDO to comply.

Ms. Brooks added all the changes that are being considered right now have to be made to be compliant with 160D, and we have to be compliant by June 30, 2021. Ms. Brooks explained she had been going through the ordinance for several months now and she contacted N-Focus to get an estimate on what they would charge the town to go through our ordinance to make those changes to make sure we were compliant with the new General Statutes. Ms. Brooks noted the N-Focus price was high. In addition, Ms. Brooks would have to convert the town document to a Word document so N-Focus could make those changes. Converting the town document would be a massive amount of work, because the town document is in a program called “In-Design”. Converting the words into a Word document would not be time consuming, but with all the pictures that were added to the ordinance they would not act right in Word, which would be the time-consuming part.

Councilwoman Coffey asked if Ms. Brooks meant N-Focus could not adapt to any type of software that would be acceptable and receive our information and be able to process it.

Ms. Brooks responded that was her understanding when she had a conversation with N-Focus.

Councilwoman Critz asked Ms. Brooks if she saw any other differences, other than the cost, would one do a better job than the other, or was it strictly a matter of preference here.

Ms. Brooks responded she had no doubt that N-Focus would do a great job, but after having a two-hour conversation with an N-Focus representative about our ordinance, she felt like it would be harder to work with them on our current ordinance, because she was not sure N-Focus could see through what they hate about the ordinance. Since Benchmark wrote the ordinance, they know where most everything is, so Ms. Brooks believed it would be easier for Benchmark.

Councilwoman Coffey stated she was sorry to hear that, because she had looked at N-Focus and was thinking with their 200 years of experience with their staff and one of their main business objectives was to focus on small communities as a preference, she thought spoke volumes about them as a company. Councilwoman Coffey added since N-Focus could not meet the town needs they should not have even been put in here; this is a moot point.

Ms. Brooks explained she did not have a problem with anybody at N-Focus, she was having a little difficulty getting in touch with someone from Benchmark and ended up speaking with N-Focus and with everything being a sales pitch and them wanting your business, she ended up getting a quote from N-Focus. With the price being that high, Ms. Brooks did not want to present it to the council without getting another quote from someone else, which is why there are two quotes.

Mayor Becker asked Ms. Brooks if she was confident both companies could tackle the project, because she has worked with Benchmark on our ordinance and N-Focus has done other ordinances (they did the swimming pool ordinance), and they are doing some enforcement. One of them wants \$7,500 plus converting the ordinance and the other is \$3,000. Does Ms. Brooks feel that they can both do an equivalent job?

Ms. Brooks agreed they were both more the capable of making the corrections that need to be made.

Councilwoman Coffey reiterated N-Focus cannot convert to a system that is workable for the town, so their contract for potential proposal is a moot point.

Councilwoman Critz commented she was under the impression that Ms. Brooks could convert, but it would be time-consuming.

Mayor Becker commented he was not trying to bias the council, but it just seems that one is definitely able to do it with the format the town already has, and the price is less than half and Ms. Brooks is satisfied with them.

Councilman Countryman asked Ms. Brooks if Benchmark was the original company that the town spent all the time to put our ordinance together to review them.

Ms. Brooks responded yes, that was correct.

Councilman Countryman continued "and we spent all the time with that nice young lady reviewing them on a page-by-page basis." Councilman Countryman stated that the young lady that did that did an excellent job and given the fact that the town has already worked with them, that they developed the ordinance to begin with, and the fact that they are significantly less expensive, and that it does not require Ms. Brooks to do any additional work should be a "no-brainer".

Councilman Countryman motioned to utilize Benchmark as we adapt our ordinance in the future, since they are the company that designed and put it together and does not require Ms. Brooks to do any additional work and Councilwoman Critz seconded.

Ms. Brooks referred to Mayor Becker and asked about the typo he found in the contract.

Mayor Becker pointed out there was a motion by Councilman Countryman, and he was being asked to say “with one amendment on page one of the Benchmark contract under number one, Scope of Services, it refers to the Town Board of Commissioners and that should be changed to the Town Council”.

Councilman Countryman recognized that change and stated he would make the same motion understanding that change would be made to Town Council. Councilwoman Critz seconded. The motion passed unanimously.

5. Consideration of Legislative Goals and Appointing a NCLM Delegate – Action Item

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: January 7, 2021
Subject: NCLM Legislative goals and Appointment of Town’s Voting Delegate

The North Carolina League of Municipalities is compiling a list of its members’ top legislative goals for 2021. The NCLM Board has prepared the attached list of 17 goals and is asking member municipalities to “whittle down” this list to their top-ten goals. In order to present the ten goals preferred by Mineral Springs to the NCLM, Council must appoint a “voting delegate” for the sole purpose of transmitting our goals to the NCLM. Once that delegate is appointed, the NCLM will email the delegate a form on which to submit our ten choices. The delegate will hear from the NCLM on January 15, 2021 or possibly early in the following week. The delegate is not committing to any additional responsibilities, work, or meetings.

SO: there is a homework assignment for next Thursday. Please review the attached 17 goals and indicate your top ten on this form. As you can see, a few goals would be of specific benefit to Mineral Springs, while many of the goals are more general and might not even be of direct value to our town. Simply pick your ten favorites and check them off in the summary list in this memo.

If Vicky can come up with a way to receive and tabulate your choices while complying with public records statutes prior to the meeting on January 14, she will contact you. Otherwise we will need to tabulate your choices one goal at a time during the Zoom meeting. The goals are not numbered in the NCLM list, but they are presented in this worksheet in the same order they are presented in the list.

<input type="checkbox"/> 1. Broadband infrastructure authority	<input type="checkbox"/> 2. Federal Covid-19 aid directly to municipalities
<input type="checkbox"/> 3. Incentives and funding for local economic development	<input type="checkbox"/> 4. Refine economic tier designation system
<input type="checkbox"/> 5. Tools to revitalize abandoned properties	<input type="checkbox"/> 6. Increase funding for affordable housing
<input type="checkbox"/> 7. Permanent funding for local infrastructure needs	<input type="checkbox"/> 8. Funding to help with aging water and sewer systems
<input type="checkbox"/> 9. Ensure state funding for state-mandated municipal benefits.	<input type="checkbox"/> 10. Improve statewide funding and support for LEO training in use of force, mental health, and de-escalation
<input type="checkbox"/> 11. Permit all cities to establish police citizen review board.	<input type="checkbox"/> 12. Grace period for posting local emergency declarations.
<input type="checkbox"/> 13. Increase public safety grant funding.	<input type="checkbox"/> 14. Increased notification for changes in county-municipality sales tax distribution formulae.
<input type="checkbox"/> 15. Expand municipal authority to enact additional funding options.	<input type="checkbox"/> 16. Increase state funding for public transportation
<input type="checkbox"/> 17. Improve processes and communication between towns and NCDOT on moving utility lines.	

Mayor Becker explained this was not a binding thing, but the League was looking for some input on priorities for their fiscal year with the Legislature.

Mayor Becker noted he believed everyone had sent Ms. Brooks their top ten list.

Ms. Brooks read the top ten:

- #1 Broadband infrastructure authority (six votes)
- #3 Incentives and funding for local economic development (six votes)
- #5 Tools to revitalize abandoned properties (six votes)

- #9 Ensure state funding for state mandated municipal benefits (six votes)
- #7 Permanent funding for local infrastructure needs (five votes)
- #13 Increase public safety grant funding (five votes)
- #2 Federal COVID-19 aid directly to municipalities (four votes)
- #10 Improve statewide funding and support for LEO training in use of force, mental health, and de-escalation (four votes)
- #15 Expand municipal authority to enact additional funding options (three votes)
- #6 Increase funding for affordable housing (three votes)

Those are the top ten choices. Following are the rest of the options.

- #14 Increased notification for changes in county-municipality sales tax distribution formulae (three votes)
- #8 Funding to help with aging water and sewer systems (two votes)
- #12 Grace period for posting local emergency declarations (two votes)
- #4 Refine economic tier designation system (one vote)
- #11 Permit all cities to establish police citizen review board (one vote)
- #16 Increase state funding for public transportation (one vote)
- #17 Improve processes and communication between towns and NCDOT on moving utility lines (one vote)

Mayor Becker commented he didn't think it was going to be a problem, but it looked like there was a three-way tie (between #'s 15, 14, & 6) for the last two selections.

Ms. Brooks asked the council who was in favor of #15 and Councilwomen Krafft, Cureton, Critz, Coffey, and Councilman Countryman voted.

Ms. Brooks asked the council who was in favor of #6 and Councilwomen Coffey, Krafft, Cureton, and Councilman Countryman voted.

Mayor Becker asked the council who was in favor of #14 and Councilwomen Neill and Critz voted.

Councilwoman Critz explained she was aware that #14 was more of a finance officer's issue and the town has not had any particular problems that she was aware of. Councilwoman Critz was definitely for increased funding for affordable housing, but she was not sure how applicable that would be for the Town of Mineral Springs. Councilwoman Critz asked Mayor Becker to explain that a little bit.

Mayor Becker commented it was explained in quite a bit of detail. Affordable housing was just going to be an open-ended thing; the state may come up with a better plan for some of the smaller towns or they might get state funded programs that towns could administer. The sales tax thing is that there are two ways the county and municipalities split sales tax: one is based on population and one is based on the share of ad valorem tax that each town gets. In Union County, because so much of the population lives in municipalities, the county commissioners went with ad valorem basis (it has been that way ever since the town became a town), which means the county gets a bigger share. That is something that can be changed every year by the county commissioners. Mayor Becker referred to the write-up by the League and noted the county commissioners can make that

change as late as March or something and the League claims there are some municipalities that say they are trying to get their budgeting done and they do not even know until half-way through their budget process which method the county is going to adopt and that could make a difference in how much funding the municipality gets. Mayor Becker noted he has never had a problem with that, and he does not see Union County ever switching.

Councilwoman Krafft commented they are not going to switch, because they get a bigger slice of the pie right now. Why would they do that?

Mayor Becker responded circumstances change, populations increase, things change, and with some counties it changes, and they will always vote to give them the most money; they want the bigger piece, which is just human nature. Mayor Becker commented from a budgeting perspective, he has never been affected by it, but there were probably a few towns or cities that found it to be difficult for their budgeting process, which is why they asked the League to look into it.

Councilwoman Neill stated she was willing to move her vote from #14 to #15.

Mayor Becker commented it now looks like a clear consensus of #15 and #6; there does not seem to be a lot of interest in #14, because it is less applicable.

Mayor Becker explained part two of this agenda item was for the council to assign a delegate for the League to send the email to with some kind of a check box to say, "this is what our council wanted, these are the ten priorities for us."

Councilwoman Coffey nominated Councilwoman Neill to be the voting delegate for NCLM.

Councilman Countryman offered that Councilwoman Neill said she would love to.

Mayor Becker asked if there was anybody who did not want it to be Councilwoman Neill.

Councilman Countryman seconded the nomination by Councilwoman Coffey for Councilwoman Neill to be the NCLM delegate. There was a consensus of the council.

Councilman Countryman explained for Councilwoman Neill as he read in the document, it does not require her to do anything in the future; it is a one-time shot.

Mayor Becker added anytime there is a membership wide canvas, the League Bylaws requires that a new delegate be appointed each time.

6. Discussion of an Interlocal Agreement with Union County – Action Item

Mayor Becker explained the county wanted the town to see if there were any comments/feedback on this proposed Interlocal Agreement for Public Works and Utilities. Mayor Becker noted he did not see any fees involved unless we are acting as a developer where we need to have sewer service run to us and then we are going to pay for that extension. Mayor Becker did like the package plant responsibility because we have had so much trouble with package plants throughout the county, which is why they put that in there. If the town approved something and the developer did not have sewer service, but they were going to put in an onsite package plant and then the developer goes "kerflooy" later on, they are responsible for it and the problem is the town would be responsible for it and so the town just wouldn't approve one, which is a good idea. Package plants have been a problem. Otherwise, Mayor Becker did not think it made a big difference to the town.

There was a consensus of the council that there were no issues with the Interlocal Agreement.

Mayor Becker noted Ms. Brooks could tell Mr. Matthews the council thought it looked good, but she might want to point out the two issues he mentioned.

7. Consideration of a Resolution (R-2021-01) Opposing a High-Density Rezoning in a Wesley Chapel “Doughnut Hole” – Action Item

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: January 7, 2021
Subject: R-2021-01 Requesting BOCC to Deny High-Density Rezoning

There is a pending rezoning request in Union County for the property shown below, a “doughnut hole” within the Village of Wesley Chapel which is also located near Mineral Springs. For many of the same reasons Mineral Springs, Wesley Chapel, and other nearby municipalities have opposed previous high-density rezoning requests, some have adopted or are considering adopting resolutions opposing this rezoning request.

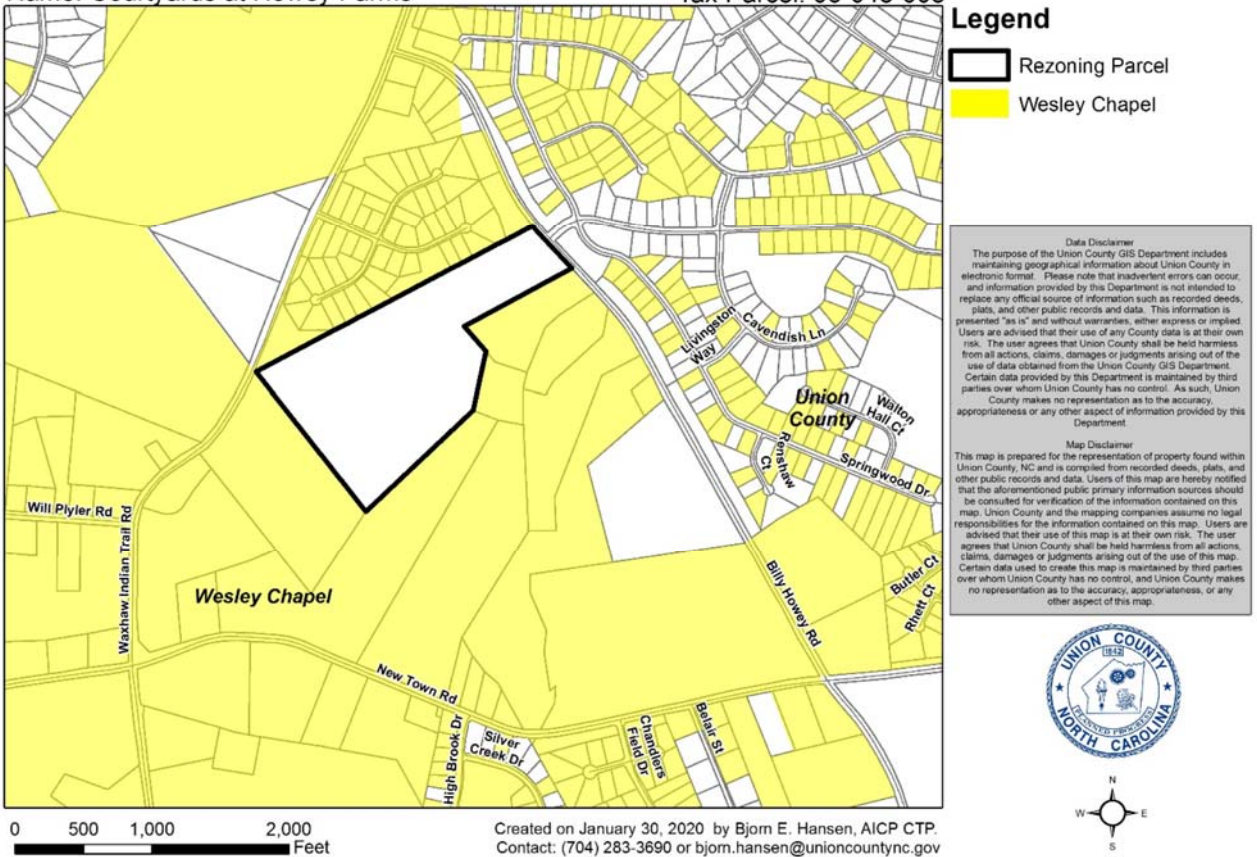
Municipalities

Petition: CZ-2020-002

Name: Courtyards at Howey Farms

Size: 43.542 acres

Tax Parcel: 06-048-003



Mayor Becker explained this was one of the monthly WUMA concerns. There is a rezoning which has been in the works for a year. It started at 115 houses and they were shot down hard by the planning board, so they went back with 85 houses and the planning board still shot them down hard. It just does not seem like a good location for that kind of density.

Mayor Becker noted the proposed resolution was written by him and it was not copied from Wesley Chapel. If the council felt the town should oppose the development, they could adopt the resolution.

Councilwoman Neill motioned to adopt the resolution [R-2021-01] to oppose the rezoning in the Wesley Chapel doughnut hole and Councilman Countryman seconded. The motion passed unanimously.

The resolution is as follows:

TOWN OF MINERAL SPRINGS

**RESOLUTION REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY DENY A HIGH-DENSITY REZONING APPLICATION FOR THE "COURTYARDS AT HOWEY FARMS"
SUBDIVISION (CZ-2020-002)**

R-2021-01

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, the Town of Mineral Springs 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 45.01-acre property located near the intersection of Billy Howey Road and Waxhaw Indian Trail 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 89 houses on the property which represents a gross density of 1.98 units per acre; and

WHEREAS, the property is adjacent to low-density residential subdivisions, and even properties that lie closer than the subject property to a commercial center are built at a gross density of one unit per acre; and

WHEREAS, the proposed subdivision will not be compatible and not be in harmony with the existing residential area; and

WHEREAS, the current county zoning on the property is R-40 which would allow construction of approximately 45 single-family houses on the property, a use that would be more in harmony with surrounding neighborhoods and properties than the 89 single-family dwelling units proposed; and

WHEREAS, the Mineral Springs Town Council recognizes that a large majority of citizens in Mineral Springs, Wesley Chapel, and nearby municipalities are not in favor of high-density development and wish to preserve the current standard of living and not become urbanized; 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, stormwater issues and flooding are becoming an increasingly severe problem in the area and will be exacerbated by this high-density development; and

WHEREAS, traffic is becoming increasingly troublesome and dangerous on Billy Howey Road, Waxhaw Indian Trail Road, and NC 84; these roads cannot sustain additional impact from high-density residential development and this proposed development will also create impacts that will overwhelm nearby minor country roads, all of which will negatively impact existing property owners; 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 additional demands on county infrastructure and services created by this proposed development, including a need for additional public safety personnel and infrastructure and additional quality-of-life amenities, will not be adequately met by the property taxes generated by this development and will create an additional financial burden on existing Union County taxpayers; and

WHEREAS, the BOCC is under no constitutional or statutory obligation to rezone any property to a higher density; and

WHEREAS, no tangible benefit to residents and taxpayers of Union County has been demonstrated to result from approval of this rezoning; and

WHEREAS, Union County's planning staff report on the application stated that "the proposed density is probably too high"; and

WHEREAS, the Union County Planning Board on January 5, 2021 voted 4-2 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 consider the well-being, quality-of-life, financial security, and safety of existing residents and taxpayers in the area of this proposed rezoning; and

BE IT FURTHER 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-2020-002 to rezone this property to R-4 CZ and leave the current R-40 zoning in place on the property.

ADOPTED this 14th day of January, 2021.

Frederick Becker III, Mayor

ATTEST:

8. Staff Updates

Ms. Brooks shared that for the past year and a half to two years, she had been having conversations with a gentleman who has been trying to buy the Rape property in downtown to put in a three retail space development (one would have been a restaurant). This gentleman has worked through the whole soil contamination process and had pretty much gotten the go ahead. However, he does not have an approval from NCDOT to have a driveway access; the only thing that you can get on that property is a right in and a right out. According to this gentleman, that is a deal breaker. We have been excited about the potential of the property being bought and having a nice development go there, but that all got shattered this week.

Mayor Becker commented “by NCDOT”, with their strict requirement.

In summary, Ms. Brooks added she spoke with somebody at NCDOT today and understands the public safety aspect of it. In addition to the right in, right out requirement, the developer would also be required to widen the road and put a four-foot concrete barrier in the middle of the road, so there could not be a left turn made into the property. There is a possibility to have a right in right out driveway access on Potter Road, but that would most likely be in the railroad right-of-way, so if the developer were to get it approved by NCDOT, it would also have to be approved by the railroad. While the property currently has several driveway accesses, all those accesses go away with the change of use (i.e. from residential to business, from one business type to another business type).

Ms. Brooks also shared with the council she has been working with a group on a critical intersection study; the critical intersection for Mineral Springs is Highway 75 and Potter Road. There are two options on the table for our intersection; to put in right/left turns lanes, or a roundabout. It may be years before any improvement is made.

Councilwoman Krafft commented it probably will not be that much longer; they are going to try to put a roundabout right in the middle of Waxhaw beside the Food Lion, which will make the subdivision right there a royal pain to get in and out; they have gone roundabout crazy in this county.

Mayor Becker commented on the timeframe by explaining some of the funding scenarios. There is the STIP [State Transportation Improvement Program], which is the main NCDOT funding multi-billion-dollar annual thing. A lot of these roundabouts are not funded in that bucket of money; they come from much smaller pots of money and a lot of it is federal, which are SPOT [Strategic Planning Office of Transportation] safety, STP (Strategic Transportation Planning) or STBG-GA (Surface Transportation Planning Block Grant Direct Attributable). Those are what often fund these intersection projects and those are grants that you might be able to get in a couple-year timeframe instead of the ten plus year timeframe of the main NCDOT planning process. When the project is done, we decide, and we are getting a semi-complete engineering design done, when it is determined, then the next step would be “we are interested”, so we start looking at getting funding to do this. It could be a million dollars, a million and a half, eight hundred thousand, but it could happen in a couple years, because it is being funded in a different way. These intersections are being considered as separate projects. That would be a good thing for that property, because if you could only make a right turn, you head towards Waxhaw or you go to the roundabout, go around it and go back home to Monroe. A roundabout would facilitate all of that without having to make U-turns in the fire department. The turn lanes option would make it worse for that property, because then you will have five lanes of traffic.

The council and staff will continue to work with NCDOT on solutions for this property and the intersection.

9. Other Business

Mayor Becker shared that he was pulling into Dr. Guthmann’s parking lot for his appointment when his phone rang, and it was Ms. Brooks with the bad news [as described under staff reports]. When

Mayor Becker finally got out of his truck, he ran into the lobby with no mask on or with him, trying to hang the phone up. The guy at the desk says “sir, sir, will you please step back, can you please slow down.” Mayor Becker apologized, ran out to his car to get his mask and he was breathing heavily, and stressed out; when he got upstairs and the first thing they did was take his blood pressure –148/98! Mayor Becker added it was not good news from Ms. Brooks and he was not happy to hear it. Mayor Becker noted he would refrain from telling personal stories under “Other Business” in the future.

10. Adjournment – Action Item

At 8:38 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Neill seconded. The motion passed unanimously.

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

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III, Mayor

DECEMBER 2020
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

DECEMBER 31, 2020 REGULAR TAX	2020	2019	2018	2017	2016	2015
BEGINNING CHARGE	70,573.14	67,883.58	67,300.74	65,402.91	61,553.74	62,152.50
TAX CHARGE						
PUBLIC UTILITIES CHARGES						
DISCOVERIES						
NON-DISCOVERIES						
RELEASES	(978.51)					
TOTAL CHARGE	69,594.63	67,883.58	67,300.74	65,402.91	61,553.74	62,152.50
BEGINNING COLLECTIONS	44,108.77	67,530.38	67,203.22	65,314.75	61,471.35	62,120.45
COLLECTIONS - TAX	17,246.74	28.76	17.12	16.34	16.35	
COLLECTIONS - INTEREST		4.41	4.25	4.49	5.97	0.94
TOTAL COLLECTIONS	61,355.51	67,559.14	67,220.34	65,331.09	61,487.70	62,120.45
BALANCE OUTSTANDING	8,239.12	324.44	80.40	71.82	66.04	32.05
PERCENTAGE OF REGULAR	0.88	1.00	1.00	1.00	1.00	1.00
COLLECTION FEE 1.5 %	258.70	0.50	0.32	0.31	0.33	0.01

Mineral Springs Prior Years Property Tax Report December 2020

December 31, 2020	2011				
BEGINNING CHARGE	\$64,878.42				
PUBLIC UTILITIES	\$1,319.20				
MINIMAL RELEASES	(\$145.21)				
DISCOVERIES	\$61.82				
ABATEMENTS (RELEASES)	(\$301.25)				
TOTAL CHARGE	\$65,812.98				
PREVIOUS COLLECTIONS	\$65,767.98				
PREVIOUS BALANCE DUE	\$19.54				\$19.54
COLLECTIONS - TAX					\$0.00
COLLECTIONS - INTEREST/FEES					\$0.00
GROSS MONTHLY COLLECTIONS					
MISC. ADJUSTMENTS					
TOTAL TAX COLLECTED TO DATE	\$65,767.98				
BALANCE OUTSTANDING	\$17.32				\$17.32
PERCENTAGE COLLECTED	99.93%				

Mineral Springs Unpaid Property Taxes - Real and Personal as of December 31, 2020

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

Town of Mineral Springs

FINANCE REPORT December 2020

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

February 11, 2021

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Cash Flow Report FY2020 YTD

7/1/2020 through 12/31/2020

1/23/2021

Page 1

Category	7/1/2020- 12/31/2020
INCOME	
Interest Income	2,386.77
Other Inc	
Festival 2020	
Vendor	-75.00
TOTAL Festival 2020	-75.00
Zoning	1,340.00
TOTAL Other Inc	1,265.00
Prop Tax 2020	
Receipts 2020	
Tax	44,108.77
TOTAL Receipts 2020	44,108.77
TOTAL Prop Tax 2020	44,108.77
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	0.24
Tax	6.45
TOTAL Receipts 2014	6.69
TOTAL Prop Tax 2014	6.69
Prop Tax 2017	
Receipts2017	
Int	0.24
Tax	3.54
TOTAL Receipts2017	3.78
TOTAL Prop Tax 2017	3.78
Prop Tax 2018	
Receipts	
Int	0.99
Tax	5.59
TOTAL Receipts	6.58
TOTAL Prop Tax 2018	6.58
Prop Tax 2019	
Receipts 2019	
Int	6.34
Tax	87.46
TOTAL Receipts 2019	93.80
TOTAL Prop Tax 2019	93.80

Cash Flow Report FY2020 YTD

7/1/2020 through 12/31/2020

1/23/2021

Page 2

Category	7/1/2020- 12/31/2020
TOTAL Prop Tax Prior Years	119.69
Sales Tax	
Cable TV	5,134.33
Electricity	60,943.13
Natural Gas Excise	34.28
Sales & Use Dist	9,582.01
telecommunications	1,135.80
TOTAL Sales Tax	76,829.55
Veh Tax	
Int 2020	14.89
Tax 2020	3,059.83
TOTAL Veh Tax	3,074.72
TOTAL INCOME	127,784.50
EXPENSES	
Ads	69.65
Attorney	1,500.00
Audit	3,311.00
Community	
Greenway	1,245.28
Maint	1,422.25
Parks & Rec	
Park	958.80
TOTAL Parks & Rec	958.80
Special Events	
Services	4,000.00
TOTAL Special Events	4,000.00
TOTAL Community	7,626.33
Emp	
Benefits	
Dental	574.00
Life	364.56
NCLGERS	7,969.14
Vision	98.00
TOTAL Benefits	9,005.70
Bond	550.00
FICA	
Med	928.50
Soc Sec	3,969.28
TOTAL FICA	4,897.78
Payroll	887.30
Work Comp	2,056.00
TOTAL Emp	17,396.78
Office	
Clerk	19,248.00
Council	5,400.00
Deputy Clerk	5,627.00
Dues	5,409.26
Equip	1,128.41
Finance Officer	17,778.00
Ins	3,267.67

Cash Flow Report FY2020 YTD

7/1/2020 through 12/31/2020

1/23/2021

Page 3

Category	7/1/2020- 12/31/2020
Maint	
Materials	175.35
Service	3,782.40
TOTAL Maint	3,957.75
Mayor	2,400.00
Post	510.20
Records	5,092.32
Supplies	934.21
Tel	3,672.19
Util	1,589.87
TOTAL Office	76,014.88
Planning	
Administration	
Contract	1,294.92
Salaries	16,638.00
TOTAL Administration	17,932.92
Misc	831.38
Ordinance Changes	280.00
TOTAL Planning	19,044.30
Street Lighting	455.88
Tax Coll	
Contract	752.77
Sal	150.00
TOTAL Tax Coll	902.77
Training	
Staff	75.00
TOTAL Training	75.00
Travel	173.28
TOTAL EXPENSES	126,569.87
TRANSFERS	
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
TOTAL TRANSFERS	0.00
OVERALL TOTAL	1,214.63

Account Balances History Report - As of 12/31/2020

(Includes unrealized gains)

1/30/2021

Page 1

Account	6/29/2020 Balance	6/30/2020 Balance	7/31/2020 Balance	8/31/2020 Balance
ASSETS				
Cash and Bank Accounts				
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
TOTAL Cash and Bank Accounts	913,171.41	913,010.12	879,805.44	864,712.03
Other Assets				
State Revenues Receivable	0.00	60,342.45	57,639.53	55,462.21
TOTAL Other Assets	0.00	60,342.45	57,639.53	55,462.21
TOTAL ASSETS	913,171.41	973,352.57	937,444.97	920,174.24
LIABILITIES				
Other Liabilities				
Accounts Payable	692.76	2,247.05	692.76	692.76
TOTAL Other Liabilities	692.76	2,247.05	692.76	692.76
TOTAL LIABILITIES	692.76	2,247.05	692.76	692.76
OVERALL TOTAL	912,478.65	971,105.52	936,752.21	919,481.48

Account Balances History Report - As of 12/31/2020

(Includes unrealized gains)

1/30/2021

Page 2

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

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	\$ 8,100.00	\$ 1,500.00	15.6%	\$ 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	\$ 23,173.67	\$ 7,626.33	24.8%	\$ 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	\$ 15,103.22	\$ 17,396.78	53.5%	\$ 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	\$ 73,829.12	\$ 76,014.88	50.7%	\$ 24,631.68	\$ 9,990.84	\$ 10,875.37	\$ 11,156.92	\$ 9,722.33	\$ 9,722.33
Planning & Zoning	\$ 48,276.00	\$ 29,231.70	\$ 19,044.30	39.4%	\$ 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	\$ 997.23	\$ 902.77	47.5%	\$ 25.00	\$ 54.83	\$ 110.99	\$ 116.83	\$ 102.08	\$ 102.08
Training	\$ 3,000.00	\$ 2,925.00	\$ 75.00	2.5%	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 4,200.00	\$ 4,026.72	\$ 173.28	4.1%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 22,405.00	\$ 22,405.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 351,480.00	\$ 224,910.13	\$ 126,569.87	36.0%	\$ 34,589.56	\$ 19,893.57	\$ 17,428.86	\$ 18,022.19	\$ 18,941.59	\$ 18,941.59
Off Budget:										
Tax Refunds					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2020-21

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

December 2020 Cash Flow - Dec 2020

12/1/2020 through 12/31/2020

1/23/2021

Page 1

Category	12/1/2020- 12/31/2020
INCOME	
Interest Income	648.59
Other Inc	
Zoning	75.00
TOTAL Other Inc	75.00
Prop Tax 2020	
Receipts 2020	
Tax	31,196.45
TOTAL Receipts 2020	31,196.45
TOTAL Prop Tax 2020	31,196.45
Prop Tax Prior Years	
Prop Tax 2014	
Receipts 2014	
Int	0.01
Tax	0.91
TOTAL Receipts 2014	0.92
TOTAL Prop Tax 2014	0.92
Prop Tax 2017	
Receipts2017	
Int	0.00
Tax	0.25
TOTAL Receipts2017	0.25
TOTAL Prop Tax 2017	0.25
Prop Tax 2018	
Receipts	
Int	0.38
Tax	2.75
TOTAL Receipts	3.13
TOTAL Prop Tax 2018	3.13
Prop Tax 2019	
Receipts 2019	
Int	0.41
Tax	1.48
TOTAL Receipts 2019	1.89
TOTAL Prop Tax 2019	1.89
TOTAL Prop Tax Prior Years	6.19
Sales Tax	
Cable TV	5,134.33
Electricity	60,943.13
Natural Gas Excise	34.28
Sales & Use Dist	2,420.57
telecommunications	1,135.80
TOTAL Sales Tax	69,668.11
TOTAL INCOME	101,594.34
EXPENSES	
Ads	69.65
Attorney	300.00
Community	
Greenway	972.58

December 2020 Cash Flow - Dec 2020

12/1/2020 through 12/31/2020

1/23/2021

Page 2

Category	12/1/2020- 12/31/2020
Maint	747.25
Parks & Rec	
Park	13.07
TOTAL Parks & Rec	13.07
TOTAL Community	1,732.90
Emp	
Benefits	
Dental	82.00
Life	52.08
NCLGERS	1,328.19
Vision	14.00
TOTAL Benefits	1,476.27
FICA	
Med	153.98
Soc Sec	658.24
TOTAL FICA	812.22
Payroll	146.50
TOTAL Emp	2,434.99
Office	
Clerk	3,208.00
Council	900.00
Deputy Clerk	884.59
Finance Officer	2,963.00
Maint	
Service	553.00
TOTAL Maint	553.00
Mayor	400.00
Supplies	216.43
Tel	77.05
Util	435.67
TOTAL Office	9,637.74
Planning	
Administration	
Salaries	2,773.00
TOTAL Administration	2,773.00
TOTAL Planning	2,773.00
Street Lighting	79.50
Tax Coll	
Contract	468.04
Sal	25.00
TOTAL Tax Coll	493.04
Travel	173.28
TOTAL EXPENSES	17,694.10
TRANSFERS	
FROM Check Min Spgs	60,000.00
TO MM Sav ParkSterling	-60,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	83,900.24

Register Report - Dec 2020

12/1/2020 through 12/31/2020

1/30/2021

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
12/2/2020	6000	Forms & Supply, Inc.	I/N 5621258-0 (FY2...	Office:Supplies	R	-166.57
12/2/2020	6001	Verizon Wireless	221474588-00001 (...	Office:Tel	R	-69.06
12/2/2020	6002	Amerigas	I/N 3114363650 82....	Office:Util	R	-262.58
12/2/2020	6003	Frederick Becker III	7/20 - 8/20 reimburs...	Travel	R	-119.23
12/2/2020	6004	Lynn Rivera	Reimbursement - he...	Community:Greenway	R	-222.58
12/7/2020	6005	Caulder Tree Service	I/N: MS Greenway C...	Community:Greenway	R	-325.00
12/7/2020	6006	Bucket, Mop, And Br...	I/N CTBCom-1396 j...	Office:Maint:Service	R	-188.00
12/7/2020	EFT	Debit Card (Mellow ...	I/N 8572 Greenway ...	Community:Greenway	R	-300.00
12/11/2020	EFT	Debit Card (AOL)	AOL Troubleshootin...	Office:Tel	R	-7.99
12/14/2020	6007	Sign Pro	I/N 12775 Christmas...	Community:Maint	R	-747.25
12/14/2020	6008	The Enquirer-Journa...	30065439 Public He...	Ads	R	-69.65
12/14/2020	6009	Xerox Corporation	I/N 011979135 (FY2...	Office:Supplies		-49.86
12/14/2020	601...	Taylor & Sons Mowi...	FY2020	Office:Maint:Service		-365.00
			FY2020	Community:Greenway		-125.00
12/14/2020	EFT...	Union County	FY2020	Prop Tax 2020:Receipts 2020:Tax	R	31,196.45
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	1.48
			FY2020	Prop Tax Prior Years:Prop Tax 2019:R...	R	0.41
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	2.75
			FY2020	Prop Tax Prior Years:Prop Tax 2018:R...	R	0.38
			FY2020	Prop Tax Prior Years:Prop Tax 2017:R...	R	0.25
			FY2020	Prop Tax Prior Years:Prop Tax 2017:R...	R	0.00
			FY2020	Prop Tax Prior Years:Prop Tax 2014:R...	R	0.91
			FY2020	Prop Tax Prior Years:Prop Tax 2014:R...	R	0.01
			FY2020	Tax Coll:Contract	R	-468.04
12/15/2020	EFT...	NC Department of R...	FY2020 Electricity	Sales Tax:Electricity	R	60,943.13
			FY2020 Telecom	Sales Tax:telecommunications	R	1,135.80
			FY2020 Video	Sales Tax:Cable TV	R	5,134.33
			FY2020 Nat Gas	Sales Tax:Natural Gas Excise	R	34.28
12/15/2020	EFT	NC Department of R...	Sales & Use Distribu...	Sales Tax:Sales & Use Dist	R	2,420.57
12/18/2020	6011	Clark, Griffin & McC...	I/N 7442 12/2020 (F...	Attorney		-300.00
12/18/2020	6012	Union County Public...	84361*00 (FY2020)	Office:Util	R	-33.06
12/18/2020	6013	Union County Public...	91052*00 (FY2020)	Community:Parks & Rec:Park	R	-13.07
12/18/2020	6014	Duke Power	1819573779 (Old Sc...	Office:Util	R	-25.19
12/18/2020	6015	Duke Power	1803784140 (FY2020)	Office:Util	R	-114.84
12/18/2020	6016	Frederick Becker III	9/20 - 10/20 reimbur...	Travel		-54.05
12/18/2020	601...	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
12/21/2020	6018	Duke Power	2035221941 (FY2020)	Street Lighting	R	-79.50
12/28/2020	DEP	Deposit #20011	Deposit #20011 Zon...	Other Inc:Zoning	R	75.00
12/28/2020	EFT...	NC State Treasurer	12/20 LGERS contri...	Office:Clerk	R	-192.48
			12/20 LGERS contri...	Office:Finance Officer	R	-177.78
			12/20 LGERS contri...	Planning:Administration:Salaries	R	-166.38
			12/20 employer cont...	Emp:Benefits:NCLGERS	R	-1,328.19
12/28/2020	TXFR	Transfer Money	Transfer Money (FY...	[MM Sav ParkSterling]	R	-60,000.00
12/30/2020	EFT...	Paychex	Salary 12/20 (FY202...	Office:Clerk	R	-3,015.52
			Supplement 12/20 (...	Office:Clerk	R	0.00
			12/20 (FY2020)	Office:Deputy Clerk	R	-884.59
			Salary 12/20 (FY202...	Office:Finance Officer	R	-2,785.22
			Salary 12/20 (FY202...	Office:Mayor	R	-400.00
			Salary 12/20 (FY202...	Office:Council	R	-900.00

Register Report - Dec 2020

12/1/2020 through 12/31/2020

1/30/2021

Page 2

Date	Num	Description	Memo	Category	Clr	Amount
			Salary 12/20 (FY202...	Planning:Administration:Salaries	R	-2,606.62
			Salary 12/20 (FY202...	Tax Coll:Sal	R	-25.00
			FY2020	Emp:FICA:Soc Sec	R	-658.24
			FY2020	Emp:FICA:Med	R	-153.98
12/31/2020	EFT	Paychex Fees	Fees 12/20 (FY2020)	Emp:Payroll	R	-146.50
12/1/2020 - 12/31/2020						23,251.65
TOTAL INFLOWS						100,945.75
TOTAL OUTFLO...						-77,694.10
NET TOTAL						23,251.65

December 2020

- Revenue Details
- Inter-bank Transfers

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Invoice Date	Invoice Number	Description	Invoice Amount
12/08/2020	2105 TAXES	TAX/FEE/INT NOVEMBER 2020	\$30,734.60

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00068217	12/14/2020	30,734.60



County of Union

500 North Main Street
 Monroe, North Carolina 28112

Vendor Number Check Date Check Number
 10870 12/14/2020 00068217

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

\$30,734.60

Pay Thirty Thousand Seven Hundred Thirty Four Dollars and 60 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
 00068217

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

Jurisdiction Collection by Year
Union County

Date Distributed: 11/1/2020 to 11/30/2020

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2014	0.91	0.00	0.01	0.92	0.01	0.91
2017	0.25	0.00	0.00	0.25	0.00	0.25
2018	2.64	0.11	0.38	3.13	0.05	3.08
2019	1.08	0.40	0.41	1.89	0.03	1.86
2020	31,196.09	0.36	0.00	31,196.45	467.95	30,728.50
Total:	31,200.97	0.87	0.80	31,202.64	468.04	30,734.60
Grand Total:	31,200.97	0.87	0.80	31,202.64	468.04	30,734.60

NC Sales & Use Distribution

October 2020 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION	2,237,776.61	1,399,016.29	1,186,219.73	-	8.73	309,227.95	-	-	(325,958.73)	4,806,290.58
FAIRVIEW	984.22	615.32	521.73	-	-	136.01	-	-	604.41	2,861.69
HEMBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	82,931.80	51,847.42	43,981.20	-	0.32	11,459.96	-	-	50,928.70	241,129.40
LAKE PARK	7,548.21	4,719.00	4,001.22	-	0.03	1,043.05	-	-	4,635.39	21,946.90
MARSHVILLE	11,203.00	7,003.91	5,938.58	-	0.04	1,548.09	-	-	6,879.80	32,573.42
MARVIN	6,774.12	4,235.06	3,590.89	-	0.03	936.08	-	-	4,160.02	19,696.20
MINERAL SPRINGS	832.51	520.47	441.30	-	-	115.04	-	-	511.25	2,420.57
MINT HILL *	47.07	29.42	24.95	-	-	6.50	-	-	28.90	136.84
MONROE	263,739.29	164,884.90	139,805.17	-	1.03	36,444.91	-	-	161,963.17	766,838.47
STALLINGS *	44,007.44	27,512.63	23,327.84	-	0.17	6,081.18	-	-	27,025.11	127,954.37
UNIONVILLE	1,339.71	837.56	710.16	-	0.01	185.13	-	-	822.71	3,895.28
WAXHAW	88,452.87	55,299.09	46,887.85	-	0.35	12,222.89	-	-	54,319.20	257,182.25
WEDDINGTON *	13,759.77	8,602.35	7,293.89	-	0.05	1,901.40	-	-	8,449.91	40,007.37
WESLEY CHAPEL	1,969.00	1,230.98	1,043.75	-	0.01	272.09	-	-	1,209.18	5,725.01
WINGATE	7,199.10	4,500.74	3,816.16	-	0.03	994.81	-	-	4,420.98	20,931.82
TOTAL	2,768,564.72	1,730,855.14	1,467,584.42	-	10.80	382,575.09	-	-	-	6,349,590.17

Utilities Sales Distribution
Gas, Power, Telecommunications, and Video Programming

Distribution Report for
Qtr 07/01/2020 - 09/30/2020

Distribution Date
December 15, 2020

Prefix	City/County	Sales Tax on Piped Natural Gas	Sales Tax on Electricity	Sales Tax on Telecommunication Services	Sales Tax on Video Programming	Total Distribution
County of	Union	\$ -	\$ -	\$ -	\$ 124,119.29	\$ 124,119.29
Town of	Fairview	\$ 121.55	\$ 29,251.83	\$ 7,996.08	\$ 2,003.49	\$ 39,372.95
Town of	Hemby Bridge	\$ 88.82	\$ 11,100.16	\$ 3,382.07	\$ 3,556.91	\$ 18,127.96
Town of	Indian Trail	\$ 8,260.64	\$ 345,464.09	\$ 16,144.81	\$ 74,832.35	\$ 444,701.89
Town of	Lake Park	\$ 857.07	\$ 28,435.54	\$ 465.25	\$ 4,888.69	\$ 34,646.55
Town of	Marshville	\$ -	\$ 46,117.47	\$ 6,916.30	\$ 2,766.70	\$ 55,800.47
Town of	Marvin	\$ 1,484.30	\$ 52,205.77	\$ 15,237.11	\$ 17,527.76	\$ 86,454.94
Town of	Mineral Springs	\$ 34.28	\$ 60,943.13	\$ 1,135.80	\$ 5,134.33	\$ 67,247.54
City of	Monroe	\$ 49,395.52	\$ 772,438.30	\$ 88,262.50	\$ 52,321.77	\$ 962,418.09
Town of	Stallings	\$ 3,767.23	\$ 174,590.67	\$ 2,035.86	\$ 43,314.30	\$ 223,708.06
Town of	Unionville	\$ 103.63	\$ 46,234.28	\$ 14,785.33	\$ 6,967.57	\$ 68,090.81
Town of	Waxhaw	\$ 2,523.69	\$ 171,854.62	\$ 14,520.34	\$ 49,183.68	\$ 238,082.33
Town of	Weddington	\$ 2,145.02	\$ 99,382.79	\$ 1,547.97	\$ 23,886.56	\$ 126,962.34
Village of	Wesley Chapel	\$ 1,538.06	\$ 61,295.18	\$ 2,185.74	\$ 24,501.64	\$ 89,520.62
Town of	Wingate	\$ -	\$ 29,742.69	\$ 5,838.27	\$ 5,436.20	\$ 41,017.16



OFFICIAL CHECK

Date: 12/28/20

115803590

First National Bank

00000-

BRANCH: 1158
ORIGINATOR: 115802
TIME: 13:24:20
CK AMT: \$60,000.00

\$60,000.00

REMITTER: FREDRICK BECKER

PAY

SIXTY THOUSAND and 00/100USDollars

DRAWER:
First National Bank of Pennsylvania

NON NEGOTIABLE

TO THE ORDER OF TOWN OF MINERAL SPRINGS

CUSTOMER COPY

AUTHORIZED SIGNATURE

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW



OFFICIAL CHECK

Date: 12/28/20

115803590

First National Bank

00000-

REMITTER: FREDRICK BECKER

PAY

SIXTY THOUSAND and 00/100USDollars

\$60,000.00

TO THE ORDER OF TOWN OF MINERAL SPRINGS

DRAWER:
First National Bank of Pennsylvania

AUTHORIZED SIGNATURE

⑈ 115803590 ⑈

⑆043318092⑆

1000 20 ⑈

SOUTH STATE BANK

MONROE

Date December 28, 2020
Time 2:07 PM
Account XXXXXX3996
DDA Deposit \$60,000.00

Br# 508 Tr# 5551 Seq# 13

Two easy ways to update your contact info:
Online Banking at SouthStateBank.com
Call us at (800) 277-2175
Member FDIC

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.



Deer Urban Archery Season Renewal Form

(January 15 - February 20, 2022)

January 28, 2021

Please update any contact information that is not correct

Town of Mineral Springs
Vicky Brooks
PO Box 600
Mineral Springs, NC 28108

Name of Representative: _____ Address: _____ City: _____ Zip Code: _____ Email Address: _____ Phone Number: _____

Do you wish to participate in the 2022 Deer Urban Archery Season (January 15 – February 20, 2022) Yes No

It is Wildlife Management policy to provide a complete list of participating municipalities to the hunting public in the Regulations Digest. **Please indicate the phone number and/ or website to be listed in the 2021-2022 Inland Fishing, Hunting, and Trapping Regulations Digest (Please Print)**

Phone Number: 704-243-0505 _____

Website: www.mineralspringsnc.com _____

Are there any changes to the map submitted with your participation letter? Yes No

If "Yes", please attached a new map to this form. **(No larger than 11"X17")**

Please print and sign the name of the representative for the **Town of Mineral Springs**.


Name of Representative: Vicky Brooks _____

Signature: _____

Thank you for your interest in the management of our state's wildlife resources. Please complete and return this form by mail to:

Shauna Glover, Program Support
Wildlife Management Division
1722 Mail Service Center
Raleigh, NC 27699-1700

Or email: shauna.glover@ncwildlife.org


Brad Howard
Chief, Wildlife Management Division
(919) 707-0050

Applications must be received by April 1, 2021 to be a part of the Deer Urban Archery Season

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.

STATE OF NORTH CAROLINA,
COUNTY OF UNION.

LICENSE CONTRACT

This contract of license made and entered into this 11th day of February, 2021, by and between the Town of Mineral Springs, a North Carolina municipal corporation, party of the first part, of Union County North Carolina (hereinafter called Grantor/Licensor); and The Copper Run Homeowners' Association, Inc., a North Carolina nonprofit corporation, party of the second part, of Union County, North Carolina (hereinafter called Grantee/Licensee);

WITNESSETH:

Whereas, Grantor/Licensor is the owner of property located along Crofton Road in Union County, NC, known as Tax Parcel 06-057-003E (recorded at DB 5262, page 498 in the Union County Registry), also known as "Tract C"; and

Whereas, Grantee/Licensee desires to utilize part of Grantor/Licensor's property described as follows (the "**Subject Property**"):

- Area 1: a strip of land beginning at the northwestern corner of Tract C, said corner also being the common eastern corner of Lot 18 of the Copper Run Subdivision and lying in the North Carolina Department of Transportation ("**NCDOT**") right of way, following the NCDOT right-of-way a distance of 300 feet eastward and extending south from and perpendicular to the NCDOT right of way a distance of 22 feet; and
- Area 2: a strip of land beginning a distance of 20 feet west of an iron set in the NCDOT right-of-way, said iron marking the western end of curve "C2", following the NCDOT right-of-way a distance of 120 feet westward and extending south from and perpendicular to the NCDOT right of way a distance of 22 feet;

These portions of land are more particularly shown on "**Exhibit 1**" attached herewith, which exhibit shows a portion of a survey by Freeman Surveying completed on March 19, 2009 and recorded in Plat Cabinet L, File 2 in the Union County Registry; and

Whereas, Grantor/Licensor desires to accommodate Grantee/Licensee; and

Whereas, Grantor/Licensor acknowledges benefits to be derived from restoration of the Subject Property by the installation of regionally appropriate native plant species by the Grantee/Licensee;

Now, therefore, in consideration of the benefits to be derived and other valuable consideration, receipt of which is acknowledged by Grantor/Licensor, The Town of Mineral Springs, Grantor/Licensor hereby grants a license unto the Copper Run Homeowners' Association, Inc., Grantee/Licensee, a license as follows:

1. To go upon the Subject Property, at its convenience at any time, for a period of twenty (20) consecutive years, beginning February 11, 2021 for the purposes of planting and maintaining native plants and/or trees on the Subject Property, and that such plantings shall be selected and planted at the discretion of the Copper Run Homeowners' Association subject to the following additional conditions:
2. The Subject Property is subject to and uses of the property are subordinate to a Conservation Easement, recorded in the Union County Registry at DB 5262, pages 504-517, granted by the Town of Mineral Springs to the State of North Carolina, State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. This Conservation Easement imposes strict limitations on the use of the Subject Property. The North Carolina Land and Water Fund (the "**Fund**"), its heirs, and assigns, whose current mailing address is:

NC Land and Water Fund
Nature Research Center
121 W. Jones Street
1651 Mail Service Center
Raleigh, NC 27699-1651

shall be the sole arbiter of approved uses of the Subject Property and of compliance with the terms of the Conservation Easement. Additionally, the Catawba Lands Conservancy (the "**Conservancy**"), its heirs, and assigns, whose current mailing address is:

Catawba Lands Conservancy
4530 Park Road, Suite 420
Charlotte, NC 28209
(704) 342-3330

serves as agent to the NC Land and Water Fund with respect to monitoring of the Subject Property for compliance with the terms of the Conservation Easement.

3. Grantee/Licensee shall submit any proposed landscaping plan, including a complete list of plants proposed to be planted on the Subject Property identified by their Latin genus and species nomenclature to the **Fund** and the **Conservancy**, and shall not plant any vegetation nor disturb any portion of the site prior to receiving approval in writing from the **Fund** for

the proposal(s). Such written approval may be communicated by email, US Postal Service, or hand delivery.

4. Grantee/Licensee shall not plant vegetation in nor otherwise disturb areas subject to the Conservation Easement that lie outside the Subject Property. In addition, Licensee shall ensure that no activities are conducted or permitted on the Subject Property that would harm existing trees and shrubs outside the Subject Property, and shall not damage the roots of those adjoining trees or shrubs through tilling or planting, nor utilize herbicides or other chemicals in such a manner as to harm adjoining trees or shrubs.
5. Grantee/Licensee shall not erect or install structures, walls, fences, fixtures, or equipment on the Subject Property with the exception of “educational and interpretive signs, identification labels, or any other similar temporary or permanent signs” describing the plant restoration project(s) as permitted under Article III, Section D of the Conservation Easement, such signs being subject to the same written approval requirements as those described under Paragraph 3 for the landscaping itself.
6. If the **Fund** or the **Conservancy** notifies Grantor/Licensor of any noncompliance with the Conservation Easement caused by Grantee/Licensee, Grantor/Licensor shall notify Grantee/Licensee and Grantee/Licensee shall promptly eliminate and remediate any such noncompliant conditions. Grantee/Licensee shall be responsible for any costs of such remediation.
7. This license may be revoked or terminated at any time during the twenty (20) consecutive years beginning February 11, 2021 by the Grantor/Licensor upon written notice to the Grantee/Licensee.
8. Grantee/Licensee shall not be required to remove or eradicate the shrubbery or other landscaping and plant material after any termination of the license unless any plant material is found to be in violation of Paragraph 3 or Paragraph 4, whereby Grantee/Licensee shall remove any such plant material under the requirements of Paragraph 6; however, Grantor/Licensor shall be under no obligation to trim, prune, fertilize, weed, mulch, or otherwise maintain any shrubbery or other landscaping and plant material that remains on the Subject Property after such termination.

In Testimony Whereof, said parties have executed this contract in duplicate originals, one of which is retained by each of the parties.

SIGNATURE PAGE:

GRANTOR/LICENSOR

TOWN OF MINERAL SPRINGS

By: _____ (SEAL)

Title: _____

GRANTEE/LICENSEE

COPPER RUN HOMEOWNERS' ASSOCIATION

By: _____ (SEAL)

Title: _____

DRAFT

NOTARY PAGE:

NORTH CAROLINA
COUNTY OF UNION

I, _____, Notary Public of North Carolina,
certify that _____ for the Town of Mineral Springs
personally appeared before me this day and acknowledged the due execution of the
foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this the _____ day of
_____, 2020.

Notary Public

My Commission expires: _____

NORTH CAROLINA
COUNTY OF UNION

I, _____, Notary Public of North Carolina,
certify that _____ personally appeared before me
this day and acknowledged that he/she is _____ of the Copper
Run Homeowners' Association, and that by authority duly given as the act of such entity,
he/she signed the foregoing instrument in its name and on its behalf as its act and deed.

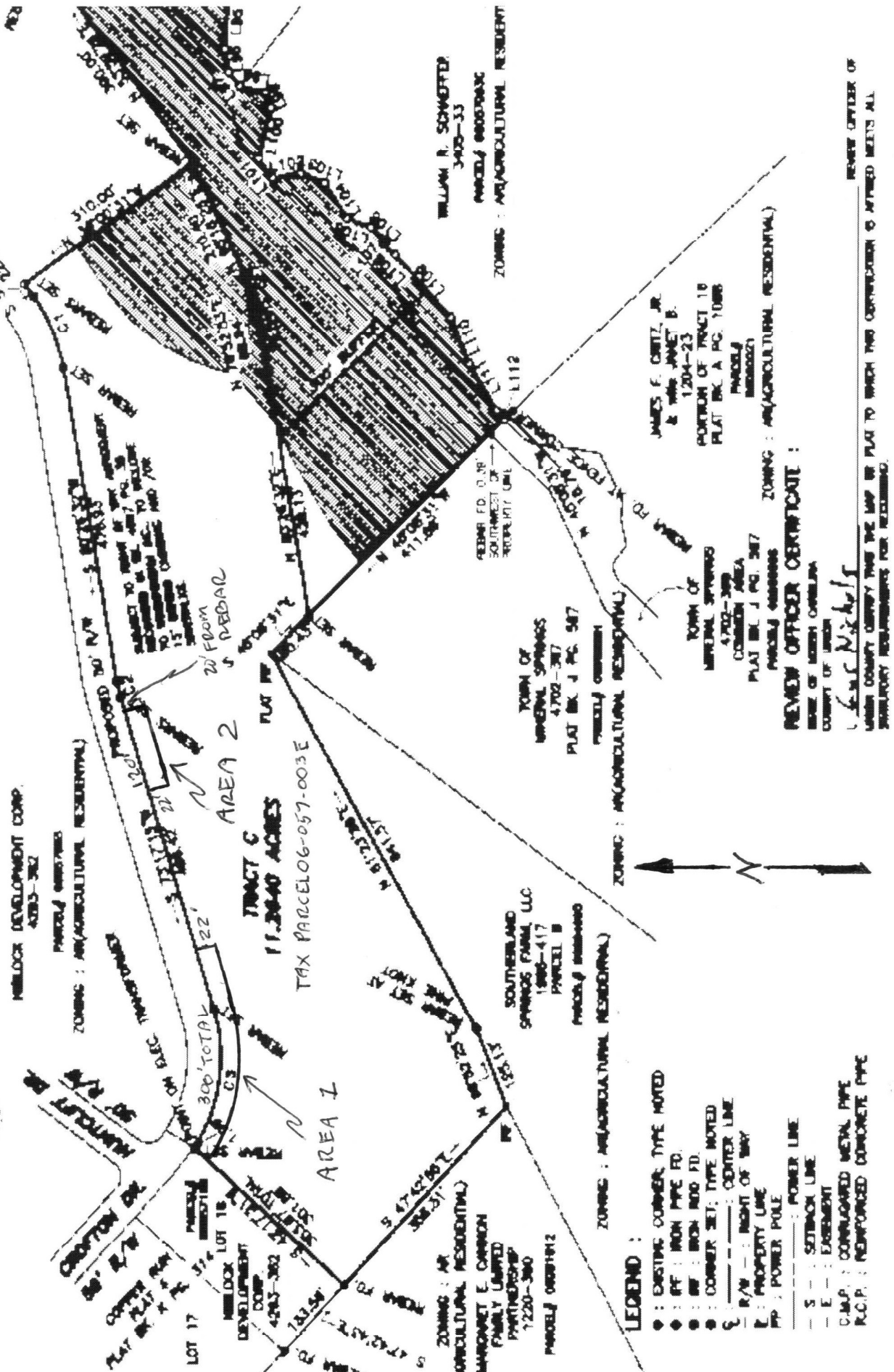
WITNESS my hand and official stamp or seal, this the _____ day of
_____, 2020

Notary Public

My Commission Expires: _____

MILLOCK DEVELOPMENT (4293-392
 PARCELS 0000000
 ZONING : AN/AGRICULTURAL R

OWNED BY: *W. Bradshaw*
 R. MARSHLEY FIDELITY
 S.I.S. L-5118



REVIEW OFFICER CERTIFICATE:
 NAME OF REVIEW OFFICER:
 COUNTY OF ARIZONA
Ken Nichols
 REVIEW OFFICER OF
 MARICOPA COUNTY CERTIFY THAT THE MAP BE PLACED TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING.

MEMBER OFFICER: *Ken Nichols* DATE: 7/6/09



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

MEMO

To: Town Council
From: Vicky Brooks
Date: 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.

FYI

Topic: Mineral Springs Town Council

Time: Feb 11, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/7623238311>

Meeting ID: 762 323 8311

One tap mobile

+13017158592,,7623238311# US (Washington DC)

+13126266799,,7623238311# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 762 323 8311

Find your local number: <https://us02web.zoom.us/j/kcTUcMoRgN>