

**Town of Mineral Springs
Mineral Springs Town Hall
3506 Potter Road S ~ Mineral Springs
Mineral Springs Town Council
Public Hearings / Regular Meeting
November 9, 2023 ~ 7:30 P.M.**

AGENDA

- 1. Opening**
The meeting will be called to order, an invocation will be delivered, and the Pledge of Allegiance will be recited.
- 2. Public Hearing – Voluntary Annexation of Waxhaw Meadows Plantation**
- 3. Public Hearing – Rezoning Waxhaw Meadows Plantation**
- 4. 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.
- 5. Consent Agenda – Action Item**
 - A. Amend O-2023-05 to O-2023-03 Due to a Numbering Error
 - B. Approval of the October 12, 2023 Regular Meeting Minutes
 - C. Acceptance of the September 2023 Union County Tax Report
 - D. Acceptance of the September 2023 Finance Report
- 6. Consideration of Adopting O-2023-04 to Voluntarily Annex the Waxhaw Meadows Plantation Subdivision – Action Item**
The council will consider adopting O-2023-04 voluntarily annexing the Waxhaw Meadows Plantation Subdivision into the Town of Mineral Springs.
- 7. Consideration of Rezoning the Waxhaw Meadows Plantation Subdivision from RA40 (county) to RA40 (municipal) and Adopting a Statement of Consistency – Action Item**
The council will consider rezoning the Waxhaw Meadows Plantation Subdivision from RA40 (county) to RA40 (municipal) as recommended by the Mineral Springs Planning Board if O-2023-04 is approved under item #6 of this agenda and will adopt a Statement of Consistency with the Mineral Springs Comprehensive Plan.
- 8. Staff Updates**
The staff will update the council on any developments that may affect the town.
- 9. Other Business**
- 10. Adjournment**

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: November 2, 2023
Subject: Renumber Ordinance O-2023-05

On October 12, 2023, Council adopted a Project Ordinance closing out the Social-Emotional Readiness after-school program. I presented the draft of this ordinance to Council with the number O-2023-05. This number is incorrect. The Project Ordinance SHOULD be numbered O-2023-03.

Item 5A in the consent agenda asks Council to approve this renumbering from O-2023-05 to O-2023-03.



Town of Mineral Springs
Town Clerk / Zoning Administrator
Vicky Brooks
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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: November 2, 2023
Re: Agenda Items 5A Approval of the October 12, 2023 Regular Meeting Minutes

Due to the numbering error of O-2023-05 and the correction to that ordinance number to O-2023-03, the October 12, 2023 minutes will need to be amended to reflect that ordinance numbering correction each time O-2023-05 is mentioned in the minutes.

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting
October 12, 2023 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, October 12, 2023.

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

Absent: Councilwoman Janet Critz.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin, and Administrative Assistant/Deputy Town Clerk Sharelle Quick.

Visitors: William Reynolds.

1. Opening

With a quorum present at 7:30 p.m. on October 12, 2023, Mayor Becker called the meeting to order.

Councilman Countryman delivered the invocation.

Pledge of Allegiance.

2. Public Comments

There were no public comments.

3. Consent Agenda – Action Item

Councilman Countryman motioned to accept the consent agenda containing the September 14, 2023 Regular Meeting Minutes, the August 2023 Union County Tax Report, and the August 2023 Finance Report, and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

4. Consideration of Appointing a Board of Adjustment Alternate Member – Action Item

Mr. William Reynolds introduced himself and explained he was volunteering his services to the Board of Adjustment; this is a learning process for him.

Councilman Countryman commented that the council was grateful because it is difficult to keep people on the Board of Adjustment.

Mr. Reynolds responded that he wished more were involved.

Councilman Countryman commented the council was always grateful when citizens were willing to step up and be part of the community. Councilman Countryman thanked Mr. Reynolds.

Councilwoman Coffey commented the council was looking forward to all the problem-solving Mr. Reynolds was going to do and she looked forward to hearing more about that as they went along. Councilwoman Coffey referred to Mr. Reynolds comment [on his application] about him having an interest in generating revenue for the town's land use policies and commented she was sure the council would be open to that.

Councilman Muller echoed the comment made by Councilman Countryman that it was difficult to keep folks interested in the Board of Adjustment, and then added that meetings were not held on a

regular basis; it is more of an “as needed”. Councilman Muller stated he thought there had been two meetings all year two years ago, and then last year it seemed to be one just about every month, so the irregularity of the schedule makes it difficult.

Councilman Countryman motioned to appoint William Reynolds to this alternate Board of Adjustment seat and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

5. Consideration of Proceeding with the Voluntary Annexation of Waxhaw Meadows Plantation and Calling for a Public Hearing – Action Item

Mayor Becker explained that he turned over the documentation (each petition and deed research) for Waxhaw Meadows Plantation annexation request to Ms. Vicky Brooks to evaluate for compliance with the requirements of the process. Ms. Brooks completed the review and certified that she believed that it was sufficient and meets the requirements.

Ms. Brooks commented that was correct.

Mayor Becker stated that summed up what the certification said, and the next step was for the council to call for a public hearing to consider the annexation.

Councilwoman Coffey motioned to proceed with the voluntary annexation of Waxhaw Meadows Plantation by calling for a public hearing to take place on November 9, 2023 at 7:30 p.m. at the Mineral Springs Town Hall and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

6. Consideration of Directing the Planning Board to Review and Recommend the Zoning District for Waxhaw Meadows Plantation – Action Item

Mayor Becker explained the town could get the process started by directing the planning board to begin the process of looking to assign initial zoning to those properties, because it has to happen within 60 days from the annexation, so the town can get a head start even though they are not residents. The motion would simply be to direct the planning board to take up the potential zoning of that property.

Councilman Countryman motioned that the planning board begin the review and make recommendations for the effective zoning for the potential annexation of Waxhaw Meadows and Councilwoman Coffey seconded. The motion passed. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

7. Consideration of Closing Out the Social Emotional Readiness Program – Action Item

Councilwoman Coffey asked to be recused from this actionable item.

Councilman Muller motioned that we allow Councilwoman Coffey to recuse herself and Councilwoman Krafft seconded. The motion passed. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker explained this was just a procedural thing, and that his memo was self-explanatory. After meeting with Dr. Coffey, the mutual decision was that it was not practical to consider it (as stated in the memo); the council can close it out. There is a balance due of \$2,540.62 for expenses that need to be recovered, the sunken costs of the spring semester; there will be no further obligation on the part of the town to provide any funding and the program will be terminated.

Councilwoman Krafft motioned that we close this ordinance (O-2023-05) and close the authorization of any further grant money to this program and to clear out the final payment and Councilwoman Cureton seconded.

Mayor Becker pointed out that he had given the council two final spreadsheets. There was a detailed record keeping that he had done, so the council could see how the expenditures had gone; it was well within budget with some of the categories being shifted due to there being fewer teachers,

but more marketing. Mayor Becker asked if the council had any further questions on the final dollars before they voted on it.

The motion by Councilwoman Krafft to close out the ordinance, which was seconded by Councilwoman Cureton as shown above was voted on and passed unanimously. Ayes: Countryman, Cureton, Krafft, and Muller. Nays: None.

Councilwoman Coffey returned to the meeting.

The ordinance is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**ORDINANCE TO AMEND AND CLOSE OUT THE
PROJECT ORDINANCE AUTHORIZING A GRANT TO THE D. COFFEY FOUNDATION FOR ATHLETICS
AND EDUCATION FOR A SOCIAL-EMOTIONAL READINESS PROGRAM**

O-2023-05

WHEREAS, the Social-Emotional Readiness (SER) Program was authorized by Project Ordinance O-2022-05 adopted by the Mineral Springs Town Council on November 10, 2022 pursuant to a Grant Agreement between the Town of Mineral Springs (TOWN) and the D. Coffey Foundation for Athletics and Education (RECIPIENT) and commenced operation on March 6, 2023; and

WHEREAS, the first semester of the SER Program was successfully completed with graduation occurring on May 26, 2023; and

WHEREAS, the second semester of the SER program was scheduled to commence in September 2023; and

WHEREAS, the facility where RECIPIENT was conducting the program became unavailable in the month of August 2023, and

WHEREAS, the facility had been provided at no charge to RECIPIENT, the RECIPIENT was unable to obtain use of a suitable replacement facility at no cost, and the program budget was dependent on the availability of a suitable facility at no cost; and

WHEREAS, it was the mutual determination of the TOWN and the RECIPIENT that it would be financially impractical to modify the Grant Agreement by increasing the program budget and program appropriation to cover the increased costs of paying for a suitable replacement facility; and

WHEREAS, the TOWN had made \$33,967.00 in disbursements to RECIPIENT as of March 30, 2023 out of a maximum possible program budget of \$56,194.00; and

WHEREAS, there was an amount of \$369.38 in disbursed funds that remained unspent by the RECIPIENT as of September 1, 2023, and RECIPIENT had incurred an additional \$2,910.00 of expended or obligated funds prior to the mutual determination by the TOWN and the RECIPIENT that it would be impractical to continue the program; and

WHEREAS, the Mineral Springs Finance Officer has determined that the amount of expended or obligated funds shown on the September 2023 closeout invoice is reasonable and justifiable;

NOW, THEREFORE BE IT ORDAINED, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted for the purpose of closing out the project fund:

Section 1: TOWN and RECIPIENT hereby agree to terminate the SER Program Grant Agreement for their mutual convenience under Article VI, Section 6.3 of the Grant Agreement due to the changes in circumstances herein described, and to follow the approved Closeout procedures under Article IV, Section 4.3 of the Grant Agreement.

Section 2: The following revenues were made available to complete the SER Program:

Source	Budget	Actual
Transfer from General Fund	\$56,194.00	-
Transfers from General Fund, FY2022-23	-	\$33,967.00
Transfers from General Fund, FY2023-24	-	\$2,540.62
Total	\$56,194.00	\$36,507.62

Section 3: The following amounts were appropriated for the projects of the SER Project fund:

Expenditure	Budget	Actual
SER Program operating expenses	\$56,194.00	\$33,597.62
SER Program closeout costs	-	\$2,910.00
Total	\$56,194.00	\$36,507.62

Section 4: The Finance Officer has transferred funds from the General Fund balance into the Social-Emotional Readiness Project Fund in the amount of \$36,507.62 and will make a final disbursement to the D. Coffey Foundation for Athletics and Education in the amount of \$2,540.62.

Section 5: The Finance Officer has maintained within the Social-Emotional Readiness Project Fund sufficient detailed accounting records for the project authorized.

Section 6: The Finance Officer has reported annually on the financial status of the Social-Emotional Readiness Project Fund.

Section 7: No further interfund transfers are authorized for the Social-Emotional Readiness Program and the Social-Emotional Readiness Project Fund is hereby closed out with a zero balance.

Section 8: Copies of this Social-Emotional Readiness Project Ordinance Amendment/Closeout shall be filed with the Town Clerk and the Finance Officer.

ADOPTED this the 12th day of October, 2023.

Frederick Becker III, Mayor

Attest:

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

8. Mineral Springs 7th Annual Festival Wrap Up

Ms. Brooks reported that the town had a great year of sponsors - \$2,000, food vendors - \$180, craft vendors/exhibitors - \$400. The total revenue was \$2,580, expenditures were \$5,925.45, so the actual cost to the town was \$3,345.45.

Councilmen Muller and Countryman thanked Ms. Brooks for all her efforts.

Councilman Countryman added that it went well, in spite of the rain.

Ms. Brooks responded it was a quick morning. Ms. Brooks asked the council if they wanted to discuss having a festival or not having a festival next year tonight or if it should be an agenda item at another meeting.

Councilman Countryman responded that it should be an agenda item.

Mayor Becker stated that was a wrap on this one, because the council did not have to approve anything on this.

Councilwoman Krafft shared that (even though we got rained out) from the children's area they served about 147 kids, maybe a little bit more; there were a lot of kids. Councilwoman Krafft found it interesting that when the Parkwood band came, which is really good community, they stayed around this time with their parents. Councilwoman Krafft thought if it had not been for the rain, it would have been an even larger event and it is much needed to keep an activity of some sort that is with the community, because it gives back to so many.

Mayor Becker mentioned there were lots of volunteers in addition to Ms. Brooks coordinating the whole thing. There were a lot of volunteers setting up and working during the event; "we're" grateful to everybody who put their time in, including folding newsletters and tabbing, even the things people don't think about that goes into it. Mayor Becker thanked everybody that helped Ms. Brooks make it possible.

Councilwoman Coffey asked if the assistant worked in the festival organization; she needed to be thanked too.

Mayor Becker commented that Ms. Sharelle Quick was one of the contributors also, she was there for the heavy workdays bringing the water bottles out and for the stage set up, and also helped with the fountain, as well as lugging stuff around. "You forget all the little things that you don't even think happen as the festival is prepared for," Mayor Becker stated.

Councilwoman Coffey added that everyone pulled together, picking up bales of hay and moving them forward.

9. Staff Updates

There were no staff updates.

10. Other Business

Councilman Muller wished a very happy birthday to Miss Lundeen, and next week, a very happy birthday to the mayor.

Councilwoman Cureton shared that she was on the radio news about being 90 plus one.

Councilman Countryman explained he had the opportunity to attend a WUMA meeting last month. There were two topics that were noted. The continuation and discussion regarding the Union County sewer issue. There has not been a lot of change. Commissioner David Williams was in attendance, and he is a proponent of taking it away from the county and creating a new municipal organization of the communities and citizens (a citizen board) that would be the administrator of the Union County Sewer Authority. That will not happen for a while, but that is the direction that they feel like they need to move. One of the issues the county is facing right now is a financial issue, they do not have enough money to do what they want to do, and they did not pre-plan. There is a continual indication that previous county commissioners, and even the ones that are currently seated, have probably done less than an effective job of planning and providing financially for the needs of the county. The other issue that came up was the fact that the State of North Carolina just recently took away 940 acres from the City of Greensboro by de-annexing it. There is a concern of the “powers that be” at this [WUMA] meeting and the mayors of all the communities that it presents an issue, because when the town planning board, Ms. Brooks, and the mayor work hard to establish zoning regulations/ordinances, the state can come in and say “well, this piece of the community doesn’t belong to you anymore and we’re going to do with it what we wanted.” This is not something new, but (according to the WUMA folks) it seems to be happening more frequently now, so it is becoming a level of concern for all the mayors in the Western Union County Alliance, because they have all worked hard to set up their communities and they want to administer them and not let the state do it.

Councilwoman Cureton mentioned that a lady went to her and said the state was trying to take her property and the lady wanted to know if there was something she could do about it. Councilwoman Cureton told the lady she probably needed to get a lawyer.

11. Adjournment – Action Item

At 7:53 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, November 9, 2023 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker III, Mayor

Town of Mineral Springs

FINANCE REPORT

September 2023

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

November 9, 2023

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Cash Flow Report FY2023 YTD - Q3 2023

7/1/2023 through 9/30/2023

10/23/2023

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Category	7/1/2023- 9/30/2023
INCOME	
Interest Income	12,704.26
Other Inc	
Festival 2023	
Sponsor	1,500.00
Vendor	350.00
TOTAL Festival 2023	1,850.00
Zoning	1,195.00
TOTAL Other Inc	3,045.00
Prop Tax 2023	
Receipts 2023	
Tax	4,318.86
TOTAL Receipts 2023	4,318.86
TOTAL Prop Tax 2023	4,318.86
Prop Tax Prior Years	
Prop Tax 2014	
Receipts 2014	
Int	5.47
Tax	6.90
TOTAL Receipts 2014	12.37
TOTAL Prop Tax 2014	12.37
Prop Tax 2015	
Receipts 2015	
Int	2.31
Tax	3.28
TOTAL Receipts 2015	5.59
TOTAL Prop Tax 2015	5.59
Prop Tax 2016	
Receipts2016	
Int	2.01
Tax	3.28
TOTAL Receipts2016	5.29
TOTAL Prop Tax 2016	5.29
Prop Tax 2017	
Receipts2017	
Int	1.72
Tax	3.28
TOTAL Receipts2017	5.00
TOTAL Prop Tax 2017	5.00
Prop Tax 2018	
Receipts	
Int	1.42
Tax	3.27
TOTAL Receipts	4.69
TOTAL Prop Tax 2018	4.69
Prop Tax 2019	
Receipts 2019	
Int	1.12
Tax	3.27
TOTAL Receipts 2019	4.39

Cash Flow Report FY2023 YTD - Q3 2023

7/1/2023 through 9/30/2023

10/23/2023

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Category	7/1/2023- 9/30/2023
TOTAL Prop Tax 2019	4.39
Prop Tax 2020	
Receipts	
Int	0.83
Tax	3.27
TOTAL Receipts	4.10
TOTAL Prop Tax 2020	4.10
Prop Tax 2021	
Receipts 2021	
Int	0.65
Tax	3.97
TOTAL Receipts 2021	4.62
TOTAL Prop Tax 2021	4.62
Prop Tax 2022	
Receipts 2022	
Int	3.61
Tax	90.71
TOTAL Receipts 2022	94.32
TOTAL Prop Tax 2022	94.32
TOTAL Prop Tax Prior Years	140.37
Sales Tax	
Sales & Use Dist	3,478.82
TOTAL Sales Tax	3,478.82
Veh Tax	
Int 2023	8.29
Tax 2023	756.51
TOTAL Veh Tax	764.80
TOTAL INCOME	24,452.11
EXPENSES	
Ads	109.44
Attorney	1,364.59
Community	
Communication	3,588.00
Greenway	893.96
Parks & Rec	
Park	969.32
TOTAL Parks & Rec	969.32
Special Events	
Festival	5,292.08
Services	1,394.00
TOTAL Special Events	6,686.08
TOTAL Community	12,137.36
Emp	
Benefits	
Dental	304.00
Life	243.20
NCLGERS	5,585.64
Vision	56.00
TOTAL Benefits	6,188.84
Bond	550.00

Cash Flow Report FY2023 YTD - Q3 2023

7/1/2023 through 9/30/2023

10/23/2023

Page 3

Category	7/1/2023- 9/30/2023
FICA	
Med	550.82
Soc Sec	2,355.21
TOTAL FICA	2,906.03
Payroll	361.32
Work Comp	2,081.18
TOTAL Emp	12,087.37
Office	
Bank	19.55
Clerk	11,415.00
Council	3,600.00
Deputy Clerk	2,970.00
Dues	1,230.00
Equip	168.14
Finance Officer	10,545.00
Ins	4,452.90
Maint	
Materials	408.40
Service	1,924.00
TOTAL Maint	2,332.40
Mayor	1,500.00
Records	5,672.56
Supplies	452.52
Tel	3,505.17
Util	638.50
TOTAL Office	48,501.74
Planning	
Administration	
Contract	1,717.63
Salaries	9,867.00
TOTAL Administration	11,584.63
Misc	469.70
TOTAL Planning	12,054.33
Street Lighting	242.25
Tax Coll	
Contract	79.19
TOTAL Tax Coll	79.19
TOTAL EXPENSES	86,576.27
TRANSFERS	
FROM Idle Funds First National	10,000.00
TO Check Min Spgs	-10,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-62,124.16

Account Balances History Report - As of 9/30/2023

(Includes unrealized gains)

Account	6/29/2023 Balance	6/30/2023 Balance	7/31/2023 Balance	8/31/2023 Balance	9/30/2023 Balance
ASSETS					
Cash and Bank Accounts					
Check Min Spgs	53,397.12	53,216.61	15,011.53	7,889.29	47,798.58
Idle Funds First National	375,215.45	375,415.91	375,623.16	365,829.81	366,018.74
NCCMT_Cash	914,608.72	918,364.48	922,305.69	926,405.59	930,400.12
SLFRF Revenues	40,556.84	40,578.51	40,600.91	40,623.32	40,644.30
TOTAL Cash and Bank Account...	1,383,778.13	1,387,575.51	1,353,541.29	1,340,748.01	1,384,861.74
Other Assets					
State Revenues Receivable	0.00	63,009.40	58,938.16	55,688.85	0.00
TOTAL Other Assets	0.00	63,009.40	58,938.16	55,688.85	0.00
TOTAL ASSETS	1,383,778.13	1,450,584.91	1,412,479.45	1,396,436.86	1,384,861.74
LIABILITIES					
Other Liabilities					
Accounts Payable	692.77	2,412.67	1,423.10	1,423.10	692.77
Restricted Fund Balance	39,948.89	39,948.89	39,948.89	39,948.89	39,948.89
TOTAL Other Liabilities	40,641.66	42,361.56	41,371.99	41,371.99	40,641.66
TOTAL LIABILITIES	40,641.66	42,361.56	41,371.99	41,371.99	40,641.66
OVERALL TOTAL	1,343,136.47	1,408,223.35	1,371,107.46	1,355,064.87	1,344,220.08

Mineral Springs Monthly Revenue Summary 2023-24

TOWN OF MINERAL SPRINGS												
REVENUE SUMMARY 2023-24												
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November			
Property Tax - prior	\$ 600.00	\$ 459.63	\$ 140.37	23.4%	\$ -	\$ 69.13	\$ 71.24					
Property Tax - 2023	\$ 81,835.00	\$ 77,516.14	\$ 4,318.86	5.3%	\$ -	\$ 115.30	\$ 4,203.56					
Interest	\$ 39,000.00	\$ 26,295.74	\$ 12,704.26	32.6%	\$ 4,170.86	\$ 4,328.96	\$ 4,204.44					
Sales Tax - Electric	\$ 208,000.00	\$ 208,000.00	\$ -	0.0%	\$ -	\$ -	\$ -					
Sales Tax - Sales & Use	\$ 38,400.00	\$ 34,921.18	\$ 3,478.82	9.1%	\$ -	\$ -	\$ 3,478.82					
Sales Tax - Other Util.	\$ 22,300.00	\$ 22,300.00	\$ -	0.0%	\$ -	\$ -	\$ -					
Sales Tax - Alc. Bev.	\$ 12,780.00	\$ 12,780.00	\$ -	0.0%	\$ -	\$ -	\$ -					
Vehicle Taxes	\$ 8,175.00	\$ 7,410.20	\$ 764.80	9.4%	\$ -	\$ 764.80	\$ -					
Zoning Fees	\$ 4,500.00	\$ 3,305.00	\$ 1,195.00	26.6%	\$ 250.00	\$ 700.00	\$ 245.00					
Other	\$ 3,600.00	\$ 1,750.00	\$ 1,850.00	51.4%	\$ 935.00	\$ 855.00	\$ 60.00					
Totals	\$ 419,190.00	\$ 394,737.89	\$ 24,452.11	5.8%	\$ 5,355.86	\$ 6,833.19	\$ 12,263.06	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL			\$ 24,452.11		\$ 5,355.86	\$ 6,833.19	\$ 12,263.06	\$ -	\$ -	\$ -	\$ -	\$ -
	December	January	February	March	April	May	June	June a/r				
Property Tax - prior												
Property Tax - 2023												
Interest												
Sales Tax - Electric												
Sales Tax - Sales & Use												
Sales Tax - Other Util.												
Sales Tax - Alc. Bev.												
Vehicle Taxes												
Zoning Fees												
Other												
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2023-24

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2023-24										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,200.00	\$ 1,090.56	\$ 109.44	9.1%	\$ -	\$ 54.72	\$ 54.72			
Attorney	\$ 7,200.00	\$ 5,835.41	\$ 1,364.59	19.0%	\$ 300.00	\$ 764.59	\$ 300.00			
Audit	\$ 5,230.00	\$ 5,230.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Charities & Agencies	\$ 11,080.00	\$ 11,080.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Community Projects	\$ 36,988.00	\$ 24,850.64	\$ 12,137.36	32.8%	\$ 4,760.50	\$ 2,506.71	\$ 4,870.15			
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Employee Overhead	\$ 40,300.00	\$ 28,212.63	\$ 12,087.37	30.0%	\$ 5,943.92	\$ 3,168.63	\$ 2,974.82			
Elections	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Intergovernmental	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -			
Office & Administrative	\$ 171,612.00	\$ 123,110.26	\$ 48,501.74	28.3%	\$ 24,934.83	\$ 12,090.28	\$ 11,476.63			
Planning & Zoning	\$ 49,468.00	\$ 37,413.67	\$ 12,054.33	24.4%	\$ 5,476.33	\$ 3,289.00	\$ 3,289.00			
Street Lighting	\$ 1,600.00	\$ 1,357.75	\$ 242.25	15.1%	\$ 121.17	\$ 121.08	\$ -			
Tax Collection	\$ 1,600.00	\$ 1,520.81	\$ 79.19	4.9%	\$ -	\$ 25.77	\$ 53.42			
Training	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Travel	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Capital Outlay	\$ 67,712.00	\$ 67,712.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Totals	\$ 419,190.00	\$ 332,613.73	\$ 86,576.27	20.7%	\$ 41,536.75	\$ 22,020.78	\$ 23,018.74	\$ -	\$ -	\$ -
Off Budget:										
Interfund Transfers (SER)										
Interfund Transfers (CSLFRF)										
Total Off Budget:					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

September 2023 Cash Flow Report FY2023 - Sep 2023
9/1/2023 through 9/30/2023

10/23/2023

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Category	9/1/2023- 9/30/2023
INCOME	
Interest Income	4,204.44
Other Inc	
Festival 2023	
Vendor	60.00
TOTAL Festival 2023	60.00
Zoning	245.00
TOTAL Other Inc	305.00
Prop Tax 2023	
Receipts 2023	
Tax	4,203.56
TOTAL Receipts 2023	4,203.56
TOTAL Prop Tax 2023	4,203.56
Prop Tax Prior Years	
Prop Tax 2014	
Receipts 2014	
Int	5.47
Tax	6.90
TOTAL Receipts 2014	12.37
TOTAL Prop Tax 2014	12.37
Prop Tax 2015	
Receipts 2015	
Int	2.31
Tax	3.28
TOTAL Receipts 2015	5.59
TOTAL Prop Tax 2015	5.59
Prop Tax 2016	
Receipts2016	
Int	2.01
Tax	3.28
TOTAL Receipts2016	5.29
TOTAL Prop Tax 2016	5.29
Prop Tax 2017	
Receipts2017	
Int	1.72
Tax	3.28
TOTAL Receipts2017	5.00
TOTAL Prop Tax 2017	5.00
Prop Tax 2018	
Receipts	
Int	1.42
Tax	3.27
TOTAL Receipts	4.69
TOTAL Prop Tax 2018	4.69
Prop Tax 2019	
Receipts 2019	
Int	1.12
Tax	3.27

September 2023 Cash Flow Report FY2023 - Sep 2023

9/1/2023 through 9/30/2023

10/23/2023

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Category	9/1/2023- 9/30/2023
TOTAL Receipts 2019	4.39
TOTAL Prop Tax 2019	4.39
Prop Tax 2020	
Receipts	
Int	0.83
Tax	3.27
TOTAL Receipts	4.10
TOTAL Prop Tax 2020	4.10
Prop Tax 2021	
Receipts 2021	
Int	0.65
Tax	3.97
TOTAL Receipts 2021	4.62
TOTAL Prop Tax 2021	4.62
Prop Tax 2022	
Receipts 2022	
Int	1.05
Tax	24.14
TOTAL Receipts 2022	25.19
TOTAL Prop Tax 2022	25.19
TOTAL Prop Tax Prior Years	71.24
Sales Tax	
Sales & Use Dist	3,478.82
TOTAL Sales Tax	3,478.82
TOTAL INCOME	12,263.06
 EXPENSES	
Ads	54.72
Attorney	300.00
Community	
Parks & Rec	
Park	394.41
TOTAL Parks & Rec	394.41
Special Events	
Festival	4,475.74
TOTAL Special Events	4,475.74
TOTAL Community	4,870.15
Emp	
Benefits	
Dental	76.00
Life	60.80
NCLGERS	1,861.88
Vision	14.00
TOTAL Benefits	2,012.68
FICA	
Med	182.37
Soc Sec	779.77
TOTAL FICA	962.14
TOTAL Emp	2,974.82

September 2023 Cash Flow Report FY2023 - Sep 2023
9/1/2023 through 9/30/2023

10/23/2023

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Category	9/1/2023- 9/30/2023
Office	
Clerk	3,805.00
Council	1,200.00
Deputy Clerk	904.50
Equip	84.07
Finance Officer	3,515.00
Maint	
Service	608.00
TOTAL Maint	608.00
Mayor	500.00
Supplies	84.54
Tel	442.35
Util	333.17
TOTAL Office	11,476.63
Planning	
Administration	
Salaries	3,289.00
TOTAL Administration	3,289.00
TOTAL Planning	3,289.00
Tax Coll	
Contract	53.42
TOTAL Tax Coll	53.42
TOTAL EXPENSES	23,018.74
OVERALL TOTAL	-10,755.68

Register Report - Sep 2023

9/1/2023 through 9/30/2023

10/23/2023

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Date	Num	Description	Memo	Category	Amount
9/2/2023	EFT	Debit Card (Lowe's)	Fountain Repair Parts (FY2023)	Community:Parks & Rec:Park	-81.31
9/3/2023	EFT	Debit Card (Lowe's)	Fountain Repair Parts (FY2023)	Community:Parks & Rec:Park	-16.42
9/4/2023	EFT	Debit Card (WalMart)	Water, Trash Bags (FY2023)	Office:Supplies	-25.67
9/5/2023	6708	Carolina Office Syst...	I/N IN2586964 Copy Charges (FY...	[Accounts Payable]	-730.33
9/5/2023	6709	Toi Toi USA LLC	I/N 2068251 Portable units 8/15-9/...	Community:Parks & Rec:Park	-278.54
9/5/2023	6710	Lancaster News, Pa...	A/N 000132909 Public Hearing (F...	Ads	-54.72
9/6/2023	EFT	Point And Pay	06-036-028 (FY2023)	Other Inc:Zoning	100.00
9/7/2023	EFT	Debit Card (Mineral ...	15 Straw Bales (FY2023)	Community:Special Events:Festival	-112.50
9/7/2023	EFT	Debit Card (ToiToi)	Portable Restroom (FY2023)	Community:Special Events:Festival	-180.23
9/7/2023	EFT	Debit Card (WalMart)	Festival Vendor Gift Bags (FY2023)	Community:Special Events:Festival	-19.79
9/8/2023	6711	Carolina Constructio...	Fan Delivery (FY2023)	Community:Special Events:Festival	-49.64
9/8/2023	6712	**VOID**Blue Phoen...	Order #6541 Festival Bounce Hou...	Community:Special Events:Festival	0.00
9/8/2023	6713	Sharon P. Purifoy-S...	Refund for permit overpayment (F...	Other Inc:Zoning	-40.00
9/8/2023	EFT	Debit Card (Circle K)	Ice for festival (FY2023)	Community:Special Events:Festival	-12.24
9/9/2023	6714	Blue Phoenix	Order #6541 Festival Bounce Hou...	Community:Special Events:Festival	-884.06
9/9/2023	6715	Sign Pro	I/N 14387 Festival Banners & Shir...	Community:Special Events:Festival	-724.83
9/9/2023	6716	Bert Voswinkel	Aerial View Band - Festival (FY20...	Community:Special Events:Festival	-1,100.00
9/11/2023	EFT	Point And Pay	06-057-245 (FY2023)	Other Inc:Zoning	25.00
9/11/2023	EFT	Debit Card (RKPAY)	2 Deputies + fees (FY2023)	Community:Special Events:Festival	-513.77
9/11/2023	EFT	Debit Card (AOL)	AOL Troubleshooting Svc 9/23 (F...	Office:Tel	-8.16
9/12/2023	6717	Mineral Springs Vol...	Food for Festival Volunteers (FY2...	Community:Special Events:Festival	-43.00
9/12/2023	6718	Quadient, Inc.	I/N 60431027 Postage Meter Rent...	Office:Equip	-84.07
9/12/2023	6719	Taylor & Sons Mowi...	I/N 0009 Mowing 9/2023 (FY2023)	Office:Maint:Service	-420.00
9/12/2023	6720	Clark, Griffin & McC...	I/N 8306 9/2023 (FY2023)	Attorney	-300.00
9/12/2023	6721	Union County Water...	A/N 84361*00 (FY2023)	Office:Util	-54.10
9/12/2023	6722	Union County Water...	A/N 91052*00 (FY2023)	Community:Parks & Rec:Park	-18.14
9/15/2023	TXFR	NC Department of R...	Utility Distributions 6/30/23 (FY20...	[State Revenues Receivable]	55,688.85
9/15/2023	EFT	NC Department of R...	Sales & Use Distribution 7/2023 (...	Sales Tax:Sales & Use Dist	3,478.82
9/19/2023	6723	Taylor & Sons Mowi...	I/N 0009a Festival Mowing 8/17-9/...	Community:Special Events:Festival	-470.00
9/19/2023	672...	Municipal Insurance ...	10/23 (FY2023)	Emp:Benefits:Life	-60.80
			10/23 (FY2023)	Emp:Benefits:Dental	-76.00
			10/23 (FY2023)	Emp:Benefits:Vision	-14.00
9/19/2023	6725	City Of Monroe	A/N 514654 Natural Gas 08/23 (F...	Office:Util	-23.54
9/19/2023	6726	Windstream	061348611 (FY2023)	Office:Tel	-322.48
9/19/2023	6727	Carolina Office Syst...	I/N IN2596863 Copier Contract 9/...	Office:Supplies	-58.87
9/21/2023	EFT	Point And Pay	06-084-147 (FY2023)	Other Inc:Zoning	100.00
9/25/2023	6728	Bettylyn Krafft	Reimbursement - Festival Supplie...	Community:Special Events:Festival	-365.68
9/25/2023	6729	Duke Power	9100 3284 5041 (Old School) (FY...	Office:Util	-29.11
9/25/2023	6730	Duke Power{Office}	9100 3284 4818 (FY2023)	Office:Util	-255.53
9/25/2023	6731	Bucket, Mop, And Br...	I/N OLMC-183 janitorial 9/2023 (F...	Office:Maint:Service	-188.00
9/25/2023	EFT...	Union County	08/2023 (FY2023)	Prop Tax 2023:Receipts 2023:Tax	4,203.56
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2022:...	24.14
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2022:...	1.05
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2021:...	3.97
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2021:...	0.65
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2020:...	3.27
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2020:...	0.83
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2019:...	3.27
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2019:...	1.12
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2018:...	3.27
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2018:...	1.42

Register Report - Sep 2023

9/1/2023 through 9/30/2023

10/23/2023

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Date	Num	Description	Memo	Category	Amount
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2017:...	3.28
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2017:...	1.72
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2016:...	3.28
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2016:...	2.01
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2015:...	3.28
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2015:...	2.31
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2014:...	6.90
			08/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2014:...	5.47
			08/2023 (FY2023)	Tax Coll:Contract	-53.42
9/28/2023	36732	Verizon Wireless	221474588-00001 (FY2023)	Office:Tel	-111.71
9/28/2023	DE...	Deposit	(FY2023)	Other Inc:Zoning	60.00
			Exhibitor (FY2023)	Other Inc:Festival 2023:Vendor	60.00
			Vendor (2023)	Other Inc:Festival 2023:Vendor	25.00
9/29/2023	EFT...	Paychex	Salary 9/23 (FY2023)	Office:Clerk	-3,576.70
			9/23 (FY2023)	Office:Deputy Clerk	-904.50
			Salary 9/23 (FY2023)	Office:Finance Officer	-3,304.10
			Salary 9/23 (FY2023)	Office:Mayor	-500.00
			Salary 9/23(FY2023)	Office:Council	-1,200.00
			Salary 9/23 (FY2023)	Planning:Administration:Salaries	-3,091.66
			FY2023	Emp:FICA:Soc Sec	-779.77
			FY2023	Emp:FICA:Med	-182.37
9/29/2023	EFT...	NC State Treasurer	9/23 LGERS contribution FY2023	Office:Clerk	-228.30
			9/23 LGERS contribution FY2023	Office:Finance Officer	-210.90
			9/23 LGERS contribution FY2023	Planning:Administration:Salaries	-197.34
			9/23 employer contribution FY2023	Emp:Benefits:NCLGERS	-1,861.88
9/1/2023 - 9/30/2023					39,994.29
TOTAL INFLOWS					63,812.47
TOTAL OUTFL...					-23,818.18
NET TOTAL					39,994.29

Accounts Rcvble Activity July-Sept 2023

6/30/2023 through 9/30/2023

10/23/2023

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Date	Description	Memo	Category	Amount
6/30/2023	NC Department of Reve...	Sales & Use Distribution 05/23 (FY20...	Sales Tax:Sales & Use Dist	3,021.81
6/30/2023	Union County {Property ...	FY2022	Prop Tax 2022:Receipts 2022:Tax	196.16
		FY2022	Prop Tax 2022:Receipts 2022:Int	13.68
		FY2022	Prop Tax Prior Years:Prop Tax 20...	5.12
		FY2022	Prop Tax Prior Years:Prop Tax 20...	0.29
6/30/2023	NC Department of Reve...	Sales & Use Distribution 06/23 ESTIM...	Sales Tax:Sales & Use Dist	3,230.00
6/30/2023	Union County {NCVTS}	6/23 ESTIMATE (FY2022)	Veh Tax:Tax 2022	697.00
		6/23 ESTIMATE (FY2022)	Veh Tax:Int 2022	0.00
		6/23 Refunds ESTIMATE (FY2022)	Veh Tax:Tax 2022	0.00
6/30/2023	NC Department of Reve...	Electric Sales Distribution ESTIMATE ...	Sales Tax:Electricity	50,500.00
6/30/2023	NC Department of Reve...	Video Sales Distribution ESTIMATE 6/...	Sales Tax:Cable TV	4,500.00
6/30/2023	NC Department of Reve...	Telecommunication Sales Distribution...	Sales Tax:telecommunications	600.00
6/30/2023	NC Department of Reve...	Natural Gas Sales Distribution ESTIM...	Sales Tax:Natural Gas Excise	300.00
6/30/2023	Union County {NCVTS}	6/23 CORRECTION (FY2022)	Veh Tax:Tax 2022	129.05
		6/23 CORRECTION (FY2022)	Veh Tax:Int 2022	6.26
		6/23 Refunds CORRECTION (FY2022)	Veh Tax:Tax 2022	1.87
6/30/2023	NC Department of Reve...	6/23 Sales and Use Tax CORRECTIO...	Sales Tax:Sales & Use Dist	19.31
6/30/2023	NC Department of Reve...	Natural Gas Sales Distribution CORR...	Sales Tax:Natural Gas Excise	-37.93
6/30/2023	NC Department of Reve...	Electric Sales Distribution CORRECTI...	Sales Tax:Electricity	35.99
6/30/2023	NC Department of Reve...	Telecommunication Sales Distribution...	Sales Tax:telecommunications	20.35
6/30/2023	NC Department of Reve...	Video Sales Distribution CORRECTIO...	Sales Tax:Cable TV	-229.56
7/17/2023	NC Department of Reve...	Sales & Use Distribution 5/23 (FY2022)	[Check Min Spgs]	-3,021.81
7/17/2023	Union County {Property ...	6/2023 Property Tax (FY2022)	[Check Min Spgs]	-215.25
7/31/2023	Union County {NCVTS}	6/23 NCVTS (FY2022)	[Check Min Spgs]	-834.18
8/15/2023	NC Department of Reve...	6/23 Sales and Use Tax (FY2022)	[Check Min Spgs]	-3,249.31
9/15/2023	NC Department of Reve...	Utility Distributions 6/30/23 (FY2022)	[Check Min Spgs]	-55,688.85
6/30/2023 - 9/30/2023				0.00
			TOTAL INFLOWS	63,276.89
			TOTAL OUTFL...	-63,276.89
			NET TOTAL	0.00

Accounts Payable Activity July-September 2023

6/30/2023 through 9/30/2023

10/23/2023

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Date	Description	Memo	Category	Clr Amount
6/30/2023	Union County {Property Tax}	6/23 Regular Taxes Commission (FY2022)	Tax Coll:Contract	-2.69
6/30/2023	Union County Water {Office}	A/N 84361*00 (FY2022)	Office:Util	-56.14
6/30/2023	Union County Water {Park}	A/N 91052*00 (FY2022)	Community:Parks & ...	-25.54
6/30/2023	Carolina Office Systems	FY2022 ESTIMATE	Office:Supplies	-200.00
		FY2022 ESTIMATE	Community:Newslett...	-630.00
6/30/2023	Ken Newell	Welcome Signs 4/23 - 6/23 (FY2022)	Community:Maint	-675.00
6/30/2023	Union County	6/23 NCVTS Commission ESTIMATE (FY2...	Tax Coll:Contract	-25.54
6/30/2023	Duke Power{Office}	9100 3284 4818 (FY2022)	Office:Util	-154.76
6/30/2023	Duke Power	9100 3284 5041 (Old School) (FY2022)	Office:Util	-27.86
6/30/2023	City Of Monroe	A/N 514654 Natural Gas (FY2022)	Office:Util	-23.54
6/30/2023	Union County	6/23 NCVTS Commission CORRECTION (...	Tax Coll:Contract	1.50
6/30/2023	Carolina Office Systems	FY2022 CORRECTION	Office:Supplies	106.07
		FY2022 CORRECTION	Community:Newslett...	-6.40
7/10/2023	Ken Newell	Welcome Signs 4/23 - 6/23 (FY2022)	[Check Min Spgs]	675.00
7/11/2023	Union County Water {Office}	A/N 84361*00 (FY2022)	[Check Min Spgs]	56.14
7/11/2023	Union County Water {Park}	A/N 91052*00 (FY2022)	[Check Min Spgs]	25.54
7/17/2023	City Of Monroe	A/N 514654 Natural Gas (FY2022)	[Check Min Spgs]	23.54
7/17/2023	Union County {Property Tax}	6/2023 Commission (FY2022)	[Check Min Spgs]	2.69
7/24/2023	Duke Power	9100 3284 5041 (Old School) (FY2022)	[Check Min Spgs]	27.86
7/24/2023	Duke Power{Office}	9100 3284 4818 (FY2022)	[Check Min Spgs]	154.76
7/31/2023	Union County	6/23 NCVTS Commission (FY2022)	[Check Min Spgs]	24.04
9/5/2023	Carolina Office Systems	I/N IN2586964 Copy Charges (FY2022)	[Check Min Spgs]	730.33
6/30/2023 - 9/30/2023				0.00
TOTAL INFLOWS				1,827.47
TOTAL OUTFLOWS				-1,827.47
NET TOTAL				0.00

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September 2023

Revenue Details

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NC Utility Sales Distribution 6/30/2023
(Accrued to FY2022-23)

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	\$ -	\$ -	\$ -	\$ 101,350.61	\$ 101,350.61
Town of	Fairview	\$ 28.75	\$ 24,384.20	\$ 3,523.42	\$ 1,474.68	\$ 29,411.05
Town of	Hemby Bridge	\$ 336.00	\$ 9,084.72	\$ 1,660.29	\$ 2,916.72	\$ 13,997.73
Town of	Indian Trail	\$ 30,392.32	\$ 282,515.19	\$ 10,958.21	\$ 62,682.26	\$ 386,547.98
Town of	Lake Park	\$ 2,407.38	\$ 19,568.82	\$ 212.42	\$ 3,474.73	\$ 25,663.35
Town of	Marshville	\$ -	\$ 39,661.68	\$ 2,759.91	\$ 2,298.55	\$ 44,720.14
Town of	Marvin	\$ 5,863.69	\$ 39,670.07	\$ 6,524.51	\$ 12,537.02	\$ 64,595.29
Town of	Mineral Springs	\$ 262.07	\$ 50,535.99	\$ 620.35	\$ 4,270.44	\$ 55,688.85
City of	Monroe	\$ 64,855.85	\$ 675,587.40	\$ 40,988.76	\$ 41,548.04	\$ 822,980.05
Town of	Stallings	\$ 14,158.11	\$ 137,712.49	\$ 1,042.44	\$ 34,968.84	\$ 187,881.88
Town of	Unionville	\$ 7.76	\$ 37,455.12	\$ 6,736.48	\$ 5,302.81	\$ 49,502.17
Town of	Waxhaw	\$ 11,775.73	\$ 162,933.52	\$ 7,962.28	\$ 57,915.94	\$ 240,587.47
Town of	Weddington	\$ 7,483.72	\$ 75,669.61	\$ 865.42	\$ 23,356.37	\$ 107,375.12
Village of	Wesley Chapel	\$ 4,992.22	\$ 44,079.19	\$ 1,068.01	\$ 18,830.65	\$ 68,970.07
Town of	Wingate	\$ -	\$ 25,114.88	\$ 2,162.38	\$ 4,539.03	\$ 31,816.29

Jurisdiction Collection by Year
 Union County
 Date Distributed: 8/1/2023 to 8/31/2023

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2014	6.90	0.00	5.47	12.37	0.15	12.22
2015	3.28	0.00	2.31	5.59	0.07	5.52
2016	3.28	0.00	2.01	5.29	0.07	5.22
2017	3.28	0.00	1.72	5.00	0.06	4.94
2018	3.27	0.00	1.42	4.69	0.06	4.63
2019	3.27	0.00	1.12	4.39	0.05	4.34
2020	3.27	0.00	0.83	4.10	0.05	4.05
2021	3.97	0.00	0.65	4.62	0.06	4.56
2022	23.73	0.41	1.05	25.19	0.31	24.88
2023	4,200.70	2.86	0.00	4,203.56	52.54	4,151.02
Total:	4,254.95	3.27	16.58	4,274.80	53.42	4,221.38
Grand Total:	4,254.95	3.27	16.58	4,274.80	53.42	4,221.38

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	82883	09/25/2023	\$4,221.38

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
09/15/2023	2401-TAXES	TAX/FEE/INT-AUG 2023	\$4,221.38



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

Vendor Number	EFT Number	EFT Date
10870	82883	09/25/2023

*** Four Thousand Two Hundred And Twenty-One Dollars And Thirty-Eight Cents ***

\$4,221.38

Pay To 10870
 The TOWN OF MINERAL SPRINGS
 Order Of PO BOX 600
 MINERAL SPRINGS, NC 28108

**EFT COPY
 NON-NEGOTIABLE**

NC Sales & Use Distribution

July 2023 Collections

Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION (AD VALOREM)	3,105,674.05	2,043,776.44	1,643,307.98	-	(445.54)	439,219.24	-	-	(526,654.85)	6,704,877.32
FAIRVIEW	1,673.64	1,101.39	885.58	-	(0.24)	236.68	-	-	1,124.56	5,021.61
HEMRY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	141,944.28	93,410.44	75,107.10	-	(20.36)	20,074.44	-	-	95,375.05	425,890.95
LAKE PARK	10,149.99	6,679.49	5,370.67	-	(1.46)	1,435.46	-	-	6,819.97	30,454.12
MARSHVILLE	16,902.13	11,122.92	8,943.44	-	(2.42)	2,390.38	-	-	11,356.87	50,713.32
MARVIN	12,749.72	8,390.31	6,746.27	-	(1.83)	1,803.13	-	-	8,566.78	38,254.38
MINERAL SPRINGS	1,159.45	763.01	613.50	-	(0.17)	163.98	-	-	779.05	3,478.92
MINT HILL *	54.84	36.09	29.02	-	-	7.76	-	-	36.85	164.56
MONROE	338,676.57	222,875.67	179,204.22	-	(48.59)	47,897.26	-	-	227,563.20	1,016,168.33
STALLINGS *	63,501.22	41,788.77	33,600.46	-	(9.11)	8,980.65	-	-	42,667.68	190,529.67
UNIONVILLE	2,299.46	1,513.23	1,216.72	-	(0.33)	325.20	-	-	1,545.05	6,899.33
WAXHAW	162,732.00	107,090.38	86,106.52	-	(23.35)	23,014.34	-	-	109,342.73	488,262.62
WEDDINGTON *	20,932.80	13,775.42	11,076.19	-	(3.00)	2,960.42	-	-	14,065.14	62,806.97
WESLEY CHAPEL	2,663.13	1,752.55	1,409.14	-	(0.38)	376.63	-	-	1,789.41	7,990.48
WINGATE	8,367.83	5,506.69	4,427.68	-	(1.20)	1,183.42	-	-	5,622.51	25,106.93
TOTAL	3,889,481.11	2,559,582.80	2,058,044.49	-	(557.98)	550,068.99	-	-	-	9,056,619.41

To: Town of Mineral Springs
Rick Becker

From: Vann Harrell 
Tax Administrator

Date: October 12, 2023

Re: Departmental Monthly Report

The Tax Collector's monthly/year to date collections report for the month ending September 29, 2023 is attached for your information and review.

Should you desire additional information, I will provide that at your request.

Attachment

VH/JM

SEPTEMBER 2023
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

SEPTEMBER 29, 2023 REGULAR TAX	2023	2022	2021	2020	2019	2018
BEGINNING CHARGE	81,131.30	80,802.40	80,155.13	69,817.57	67,992.78	67,409.94
TAX CHARGE						
PUBLIC UTILITIES CHARGES	1,204.71					
DISCOVERIES	33.96					
NON-DISCOVERIES	15.35					
RELEASES	(15.75)					
TOTAL CHARGE	82,369.57	80,802.40	80,155.13	69,817.57	67,992.78	67,409.94
BEGINNING COLLECTIONS	4,328.42	80,598.27	80,024.34	69,684.96	67,926.80	67,403.17
COLLECTIONS - TAX	5,193.39	5.92	20.94			
COLLECTIONS - INTEREST		0.77	3.56			
TOTAL COLLECTIONS	9,521.81	80,604.19	80,045.28	69,684.96	67,926.80	67,403.17
BALANCE OUTSTANDING	72,847.76	198.21	109.85	132.61	65.98	6.77
PERCENTAGE OF REGULAR	11.56%	99.75%	99.86%	99.81%	99.90%	99.99%
COLLECTION FEE 1.25 %	64.92	0.08	0.31	-	-	-

SEPTEMBER 2023
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

2017	2016	2015	2014
65,441.40	61,553.74	62,157.91	64,338.55
65,441.40	61,553.74	62,157.91	64,338.55
65,437.75	61,550.09	62,151.90	64,326.96
65,437.75	61,550.09	62,151.90	64,326.96
3.65	3.65	6.01	11.59
99.99%	99.99%	99.99%	99.98%
-	-	-	-

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MINERAL SPRINGS,
UNDER THE AUTHORITY GRANTED BY CHAPTER 160A, ARTICLE 4A,
PART 1 OF THE GENERAL STATUTES OF NORTH CAROLINA
O-2023-04**

WHEREAS, all owners of record of certain property described in Section 1 of this ordinance have submitted to the Town of Mineral Springs a petition as described in NC G.S. § 160A-31(a) & (b) for annexation into the Town; and

WHEREAS, the Town Council of the Town of Mineral Springs directed the Town's municipal clerk to determine the sufficiency of the aforementioned petition under NC G.S. § 160A-31; and

WHEREAS, the municipal clerk of the Town of Mineral Springs has determined that the petition meets all requirements of the statute and certified this sufficiency to the Town Council; and

WHEREAS, the Town Council of the Town of Mineral Springs has caused a public hearing on this petition to be conducted on November 9, 2023, at 7:30 PM at the Mineral Springs town hall and the municipal clerk of the Town has caused the required notice to be published; and

WHEREAS, all the prerequisites to adoption of this ordinance as prescribed in Chapter 160A, Article 4A, Part 1 of the General Statutes of North Carolina have been met; and

WHEREAS, the aforementioned petition was not submitted under subsection (b1) or (j) of NC G.S. § 160A-31; and

WHEREAS, the Town Council of Mineral Springs has taken into full consideration the statements presented at the public hearing held on November 9, 2023 on the question of this annexation; and

WHEREAS, the Town Council of Mineral Springs has concluded and hereby declares that annexation of the area described herein is in the best interest of the Town of Mineral Springs;

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Mineral Springs that:

Section 1. From and after the effective date of this annexation, the following territory shall be annexed to and become a part of the Town of Mineral Springs, and the corporate limits of the Town of Mineral Springs shall be extended to include said territory particularly described as set forth herein:

Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 17, 18, 19, & 20 of the subdivision named “Waxhaw Meadows Plantation” located in Union County, North Carolina as described on plats recorded in the Union County Registry at the following Plat Cabinet page numbers: G-929, K-126, N-288, N-353, and N-618 and consisting of Union County tax parcel numbers 05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H, 05-084-005J, 05-084-002K, 05-084-030, 05-084-031, 05-084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-039, 05-084-039A, 08-084-040, 05-084-042, & 05-084-043.

Section 2. From and after the effective date of this annexation, the territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Mineral Springs, and shall be entitled to the same privileges and benefits as other parts of the town.

Section 3. The newly annexed territory described above shall be subject to town taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the Town of Mineral Springs shall cause accurate maps of the annexed territory described in Section 1 hereof, together with a duly certified copy of this ordinance, to be recorded in the office of the register of deeds of Union County, and in the office of the Secretary of State in Raleigh. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Section 5. This ordinance shall become effective upon adoption.

Adopted this 9th day of November, 2023.

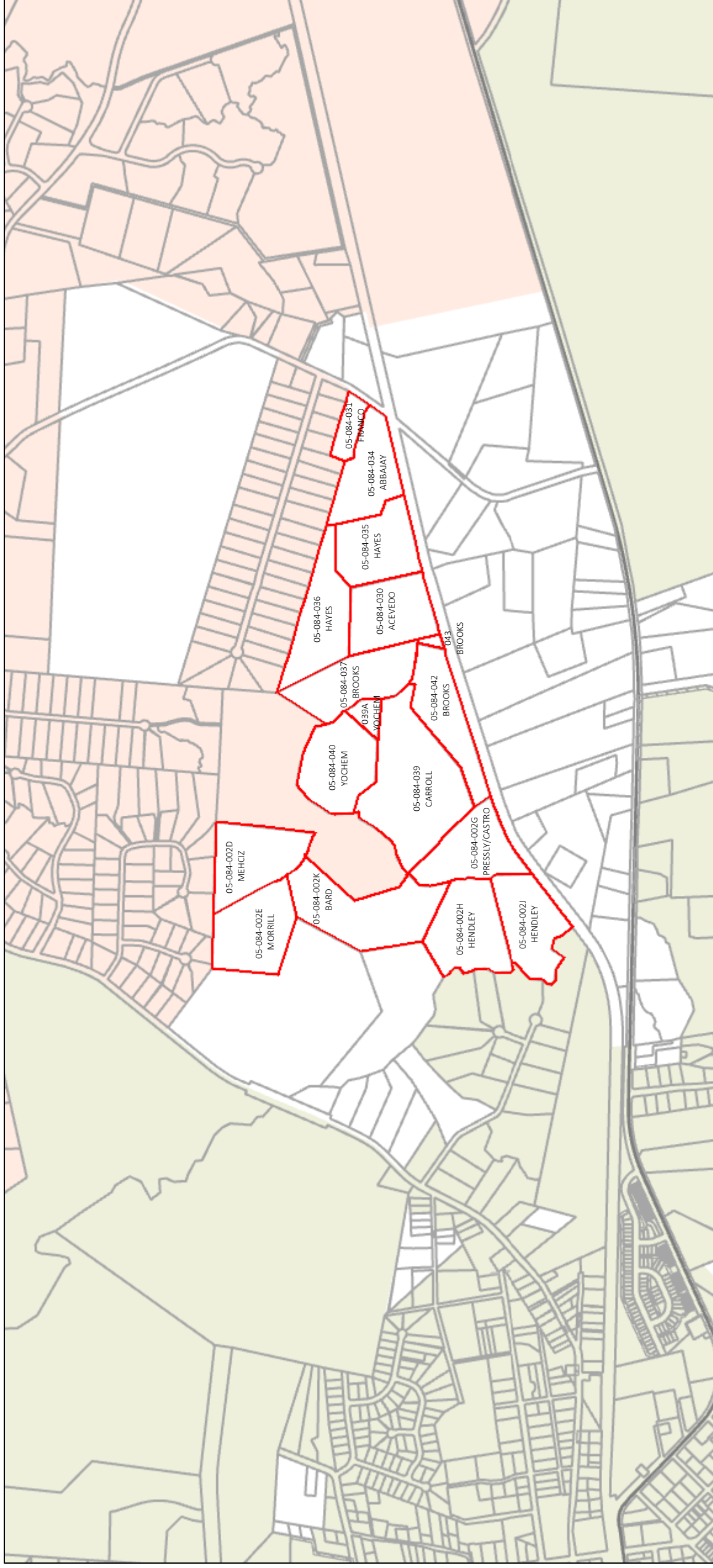
Frederick Becker III, Mayor

ATTEST:

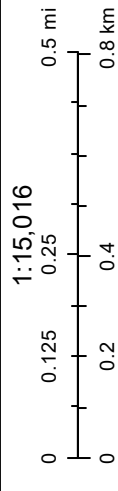
Vicky A. Brooks, Town Clerk

WAXHAW MEADOWS PLANTATION

GoMaps



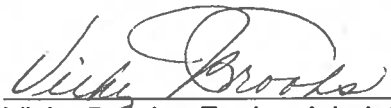
October 3, 2023



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**CERTIFICATION OF MAIL NOTIFICATION
TOWN OF MINERAL SPRINGS, NORTH CAROLINA**

I, Vicky Brooks, Clerk of the Town of Mineral Springs, North Carolina, sent a notice of a Public Hearing for the proposed Rezoning of Tax Parcels #05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H, 05-084-002J, 05-084-002K, 05-084-030, 05-084-031, 05-084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-042, 05-084-043, 05-084-039, 05-084-039A & 05-084-040 in the Waxhaw Meadows Plantation Subdivision on Snow White Field Drive to the persons identified on the attachment herein cited as "Adjoining Property Owners of Tax Parcels #05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H, 05-084-002J, 05-084-002K, 05-084-030, 05-084-031, 05-084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-042, 05-084-043, 05-084-039, 05-084-039A & 05-084-040". The date of the Evidentiary Hearing is October 17, 2023. Said notices were delivered via first class mail on October 5, 2023 to the addresses as shown on the attachment: Certification of Mailing.



Vicky Brooks, Zoning Administrator
Town of Mineral Springs

October 26, 2023
Date

Attachment: Adjoining Property Owners of Tax Parcels #05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H, 05-084-002J, 05-084-002K, 05-084-030, 05-084-031, 05-084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-042, 05-084-043, 05-084-039, 05-084-039A & 05-084-040

**Certification of Mailing
Adjoining Property Owners
of Tax Parcels**

**#05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H,
05-084-002J, 05-084-002K, 05-084-030, 05-084-031, 05-
084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-042,
05-084-043, 05-084-039, 05-084-039A & 05-084-040**

COUICK DAVID SCOTT
831 CLARENCE SECREST RD
MONROE, NC 281108049

WRIGHT MICHAEL JAMES
8225 POTTERS RD
MATTHEWS, NC 281040547

MATUTE HENRRY DAVID
7105 NEW TOWN RD
WAXHAW, NC 28173

HELMS LISA W
6600 FOREST GREEN DR
WAXHAW, NC 28173

BARRETT DANIEL
3217 REGAL OAK DR
WAXHAW, NC 28173

PATE DALE WAYNE
3220 REGAL REGAL OAK DR
WAXHAW, NC 28173

MEHCIZ BRIAN S
6502 SNOW WHITE FIELD RD
WAXHAW, NC 28173

MORRILL JOHN BRUCE JR
1316 LOOKOUT CIRCLE
WAXHAW, NC 28173

PRESSLY JOHN L
500 HIGHLAND FOREST DR
CHARLOTTE, NC 28270

HENDLEY THOMAS
PO BOX 2954
INDIAN TRAIL, NC 28079

HENDLEY THOMAS G
315 N CHURCH ST
WAXHAW, NC 28173

BARD JARED J
127 SANDYMEAD RD
MATTHEWS, NC 28105

SHERIN TIMOTHY L
3102 WOLF POND RD
MONROE, NC 28112

ACEVEDO NORBERTO TRUSTEE
3332 COLLINS RD
WAXHAW, NC 28173

FRANCO PAUL EDWARD JR
6206 SNOW WHITE FIELD RD
WAXHAW, NC 28173

ABBAJAY ROBERT ANDREW
6220 SNOW WHITE FIELD RD
WAXHAW, NC 28173

HAYES JOHN R JR
6222 SNOW WHITE FIELD DR
WAXHAW, NC 281736892

~~HAYES JOHN R JR
6222 SNOW WHITE FIELD DR
WAXHAW, NC 281736892~~

BROOKS DAVID E
6325 SNOW WHITE FIELD RD
WAXHAW, NC 28173

CARROLL JEFFREY R
PO BOX 189
INDIAN TRAIL, NC 28079

YOCHEM ANN E
PO BOX 690
WAXHAW, NC 28173

~~YOCHEM ANN E
PO BOX 690
WAXHAW, NC 28173~~

FLOYD JEFFREY CARSON
6426 SNOW WHITE FIELD RD
WAXHAW, NC 28173

BROOKS DAVID E
6325 SNOW WHITE FIELD RD
WAXHAW, NC 28173

~~BROOKS DAVID E
6325 SNOW WHITE FIELD RD
WAXHAW, NC 28173~~

CREEL PAMELA L
3900 SPARROW WAY CT
MONROE, NC 28112

PARKER KENNETH R
6211 SADDLEWOOD DR
WAXHAW, NC 28173

~~PARKER KENNETH R
6211 SADDLEWOOD DR
WAXHAW, NC 28173~~

WALSH TIMOTHY W
6215 SADDLEWOOD DR
WAXHAW, NC 28173

FRANCO PAUL EDWARD JR
6206 SNOW WHITE FIELD RD
WAXHAW, NC 28173

FRANCO PAUL EDWARD JR
6206 SNOW WHITE FIELD RD
WAXHAW, NC 28173

~~ROCHE TIMOTHY G
6307 SADDLEWOOD DR
WAXHAW, NC 28173~~

ROCHE TIMOTHY G
6307 SADDLEWOOD DR
WAXHAW, NC 28173

~~ROCHE TIMOTHY G
6307 SADDLEWOOD DR
WAXHAW, NC 28173~~

~~ROCHE TIMOTHY G
6307 SADDLEWOOD DR
WAXHAW, NC 28173~~

STEFFLER JAMES H
6315 SADDLEWOOD DR
WAXHAW, NC 281739207

MOBLEY JAMES H
6317 SADDLEWOOD DR
WAXHAW, NC 28173

MALDONADO ANA H
6321 SADDLEWOOD DR
WAXHAW, NC 28173

FRICK EILEEN C
PO BOX 1186
WAXHAW, NC 281731010

RAY WAYNE DAVID
6403 SADDLEWOOD DR
WAXHAW, NC 28173

FOSTER FRANCIS J
6407 SADDLEWOOD DR
WAXHAW, NC 28173

SALDANA ARMANDO
6409 SADDLEWOOD DR
WAXHAW, NC 28173

FINN HEATHER DAWN
6413 SADDLEWOOD DR
WAXHAW, NC 28173

JEFFCOAT CHRISTOPHER L
6415 SADDLEWOOD DR
WAXHAW, NC 28173

DIETRICH EMILY F
6419 SADDLEWOOD DR
WAXHAW, NC 28173

WARDEN CHRISTOPHER DEAN
6421 SADDLEWOOD DR
WAXHAW, NC 28173

KITTO MICHAEL H
7806 WAXHAW HWY
WAXHAW, NC 28173

FURR JEFFREY CARDELL
4406 HILLCREST CHURCH RD
MONROE, NC 28110

TAYLOR CAMERON J
PO BOX 741
WAXHAW, NC 28173

ROBINSON KEITH W
PO BOX 157
WAXHAW, NC 281731040

WAXHAW HWY DEVCO LLC
1111 METROPOLITAN AVE SUITE 700
CHARLOTTE, NC 28204

FIRST UNITED PRESBYTERIAN CHURCH
PO BOX 175
WAXHAW, NC 281730175

MARSH RUTH ANNE
7618 WAXHAW HWY
WAXHAW, NC 28173

NASH JOSEPH WAYNE
2412 VALLEY FARM RD
WAXHAW, NC 28173

ZONTEK ROBERT DANIEL
3422 COLLINS RD
WAXHAW, NC 28173

MCLAUGHLIN MARTHA HERNIG
3414 COLLINS RD
WAXHAW, NC 28173

MCLAUGHLIN WILLIAM W
3414 COLLINS RD
WAXHAW, NC 28173

MCLAUGHLIN MARTHA HERNIG
3414 COLLINS RD
WAXHAW, NC 28173

TOWN OF MINERAL SPRINGS PLANNING BOARD

STATEMENT OF CONSISTENCY

Mineral Springs Development Ordinance

Initial Zoning Classification on the Proposed Voluntary Annexation of Waxhaw Meadows Plantation

In reference to the proposed voluntary annexation of Waxhaw Meadows Plantation as described below:

Brain S. Mehciz & Victoria Mehciz on tax parcel #05-084-002D, John Bruce Morrill, Jr. & Jennifer L. Morrill on tax parcel #05-084-002E, John L. Pressley & Zeidi Maria Calderon Castro on tax parcel #05-084-002G, Thomas G. Hendley & Donna Hendley on tax parcels 05-084-002H & 05-084-002J, Jared J. Bard & Courtney Bard on tax parcel #05-084-002K, Norberto Acevedo, Trustee & Alice Vazquez Acevedo, Trustee on tax parcel #05-084-030, Paul Edward Franco, Jr. on tax parcel #05-084-031, Robert Andrew Abbajay & Heide Kathrin Abbajay on tax parcel #05-084-034, John R. Hayes, Jr. & Mary L. Hayes on tax parcels #05-084-035 & 05-084-036, David E. Brooks & Patricia H. Brooks on tax parcels #05-084-037, 05-084-042, & 05-084-043, Jeffrey R. Carroll & Teresa A. Carroll on tax parcel #05-084-039, and Ann E. Yochem on tax parcels #05-084-039A & 05-084-040. Tracts 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 14, 15, 17, 18, 19, & 20 of the subdivision named Waxhaw Meadows Plantation located in Union County, North Carolina as described on plats (Book G - Page 929, Book K - Page 126, Book N - Page 288, Book N - Page 353, and Book N – Page 618) recorded in the Union County, North Carolina Registry.

The Mineral Springs Planning Board hereby declares the proposed rezoning of the above-described properties from RA40 (county zoning) to RA40 (municipal zoning) will be “**consistent**” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The zoning of the proposed voluntary annexation properties located in the Waxhaw Meadows Plantation Subdivision as described above is currently zoned RA40 (county zoning).
2. By following North Carolina General Statute §160D-202 (g), which states when a city annexes or a new city is incorporated in, or a city extends its jurisdiction to include, an area of enforcement shall remain in effect until (1) the city has adopted such regulations or (2) a period of 60 days has elapsed following the annexation, extension, or incorporation, whichever is sooner. Prior to the transfer of jurisdiction, the city may hold hearings and take any other measures

consistent with G.S. §160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

3. The adjoining properties located in the Town of Mineral Springs are currently zoned RA40.

The Mineral Springs Planning Board hereby recommends that the Mineral Springs Town Council assign the zoning classification of RA40 to the above-described properties located in the Waxhaw Meadows Plantation Subdivision after the official annexation of these properties into the Town of Mineral Springs.

RECOMMENDED by the Mineral Springs Planning Board to the Mineral Springs Town Council on this the 24th day of October, 2023.

Bettylyn Krafft _____
Bettylyn Krafft, Chairman

Attest:

Vicky Brooks _____
Vicky Brooks, CMC, NCCMC, CZO

TOWN OF MINERAL SPRINGS TOWN COUNCIL

STATEMENT OF CONSISTENCY

Mineral Springs Development Ordinance Map Amendment

In reference to the proposed map amendments from RA40 (county) to RA40 (municipal) to the recently voluntarily annexed properties located in the Waxhaw Meadows Plantation Subdivision for Tax Parcels #05-084-002D, 05-084-002E, 05-084-002G, 05-084-002H, 05-084-002J, 05-084-002K, 05-084-030, 05-084-031, 05-084-034, 05-084-035, 05-084-036, 05-084-037, 05-084-042, 05-084-043, 05-084-039, 05-084-039A & 05-084-040.

The Mineral Springs Town Council hereby declares the proposed map amendments are “**consistent**” with the Mineral Springs Comprehensive Plan adopted May 12, 2022 based on:

1. The Future Land Use Map (FLUM) designates the adjoining properties of the Waxhaw Meadows Plantation Subdivision to be zoned for one dwelling unit per acre, which is consistent with the RA40 zoning district; and
2. The recommendation by the Mineral Springs Planning Board to zone the newly annexed properties to RA40 (municipal).

ADOPTED by the Mineral Springs Town Council on this the 9th day of November, 2023.

Frederick Becker III, Mayor

Attest:

Vicky Brooks, CMC, NCCMC, CZO