

Town of Mineral Springs
Mineral Springs Town Hall
3506 S Potter Road ~ Mineral Springs
Town Council
Public Hearing / Regular Meeting
February 11, 2016 ~ 7:30 PM

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 – CUP 15-02 – Albright**
3. **Consideration of CUP 15-02- Albright**
The council will consider approving the Conditional Use Permit submitted by Sharon Albright for a Bed and Breakfast.
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**
 - A. January 14, 2015 Regular Meeting Minutes
 - B. December 2015 Tax Collector's Report
 - C. December 2015 Finance Report
6. **Eagle Scout Project Completion Report – Nikolas Amadio**
Mr. Nikolas Amadio will make a final report on his Eagle Scout project and request project acceptance.
7. **Update on Greenway Violations**
The council will be updated on the greenway violations and possibly consider a contract for the required work. The council may also consider a supervision contract with Stewart.
8. **Update on Downtown Park Playground**
The council will be update on the downtown park playground and possibly consider a contract for the playground equipment.
9. **Staff Updates**
The staff will update the council on any developments that may affect the town.
10. **Other Business**
11. **Adjournment**

STAFF REPORT
CONDITIONAL USE PERMIT APPLICATION

CUP-15-02

APPLICANT: Sharon Albright

APPLICANT ADDRESS: 2709 Valley Farm Road
Waxhaw, North Carolina 28173

TOWN COUNCIL PUBLIC HEARING DATE: February 11, 2016

PLANNING BOARD REVIEW DATE: December 28, 2015 & January 25, 2016

CONDITIONAL USE PERMIT: Bed and Breakfast Inn:

Article 5 - Table of Uses in the Mineral Springs Zoning Ordinance

A Bed and Breakfast Inn requires an applicant to go through the Conditional Use Permit process.

Article 2 – Definitions – Defines a Bed and Breakfast Inn as follows:

A use that (I) takes place within a building that prior to such establishment, was designed and used as a single-family residence, (II) that consists of renting one or more dwelling rooms on a daily basis to tourists, vacationers and similar transients, (III) where the provision of meals, if provision of meals is made, is limited to the breakfast meal, available only to guests, and (IV) where the bed and breakfast operation is conducted primarily by persons who reside in the dwelling unit, with the assistance of not more than the equivalent of one (1) full-time employee.

PRESENTATION: Please see the applicants' letter attached to the Conditional Use Permit application.

PLANNING BOARD RECOMMENDATION: By a unanimous vote, the Mineral Springs Planning Board recommended that the Mineral Springs Town Council approve the Conditional Use Permit with the use being limited to the current definition of Bed & Breakfast Inn found in Article 2 of the Mineral Springs Zoning Ordinance. The planning board felt that small crafting groups would be allowed; however, weddings will not be an acceptable use under the current definition of Bed & Breakfast Inn.

Town of Mineral Springs

P.O. Box 600 ~ Mineral Springs, NC 28108
704-243-0505 (office) ~ 704-289-5331 (mobile) ~ 704-243-1705 (fax)

CONDITIONAL USE PERMIT APPLICATION

Property Owner's Name: Sharon R. Albright Application No. CUP- 15-02
No. of Attachments: 3 Received By: Wicky Brooks
Application Complete: yes Fee Paid: \$250-
Date: 11/23/15

State Purpose of Conditional Use Permit

Application to operate home as small-scale
B&B + Breakfast under current zoning,
allowing for such.

Cite Section(s) of Zoning Ordinance Under Which A Conditional Use Permit Is Being Requested: * RA-40 - Residential / Agriculture

Description of Property: 2709 Valley Farm Rd., Waxhaw NC 28173
(Street Address)

06-060-006

(Tax Parcel Number)

RA-40

(Zoning District)

10.96

(Acreage)

Property Owner: Sharon R. Albright Sharon R. Albright
(Print or Type) (Signature)

Address: 2709 Valley Farm Rd. Waxhaw NC 28173

Telephone: 704.363.7835 FAX: _____

Applicant/Agent: N/A _____
(Print or Type) (Signature)

Address: _____

Telephone: _____ FAX: _____

RECEIVED

NOV 23 2015

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.). Showing how the requirements of the applicable section(s) of the Ordinance will be met. The applicant's attention is directed to Article 6, Section 6.3.1 for these requirements.

I hereby certify that all of the information provided for this application and all attachments is true and correct to the best of my knowledge.

Sharon R. Albright
Applicant

11-23-15
Date

Application processing fee: Attach check, payable to the Town of Mineral Springs in the amount of \$250.00.

(FOR OFFICIAL USE ONLY)

CUP# 15-02

Applicant's Name Sharon Albright

Planning Board reviewed application on Dec. 28, 2015 and recommended that the application be: - recommendation was delayed until Jan. 25, 2016 meeting to allow time for further research. At the Jan. 25, 2016 meeting the planning board recommended unanimously that the town council approve the application with the use being limited to the current definition of Bed & Breakfast ^{Inn} found in Article 2 of the zoning ordinance. *
Town Council reviewed application on Feb. 11, 2016 and the decision was to:

Notification of Planning Board and Town Council review dates mailed to applicant on:

_____.

Order Granting/Denying Conditional Use Permit mailed to applicant on _____ and if granted, to Zoning Administrator and Revaluation Officer with stamped site plan on:

_____.

* Small crafting groups are allowed; however weddings will not be an acceptable use under the current definition of Bed & Breakfast Inn.

Application for Conditional Use Permit to establish a Bed & Breakfast

Submitted by:

Sharon Albright

Owner of property & applicant - 2709 Valley Farm Rd. Waxhaw, NC 28173

Deed book – 05088 Page – 0107

Current zoning: RA 40 – Agricultural/Residential

Tax parcel number: 06-060-006

704.363.7835

To: Mineral Springs Planning Board, Town Council & Whom It May Concern

I wish to apply for a Conditional Use Permit under current zoning RA 40 - Agricultural Residential. This zoning does allow for operation of a Bed & Breakfast. Under the specified conditions outlined in the zoning requirements I will continue to live there as owner/proprietor and follow all of the requirements listed in the zoning documentation. My wish is to operate quietly and in a small scale as to maintain and keep the peaceful nature of the land & community. It is unlikely that there will be daily use and more likely that the use will be restricted to occasional weekends only. All potential guests will be carefully screened and strict rules as to the use of the property will be rigorously upheld. My mission is to be an asset to the Mineral Springs/Waxhaw local community.

My intent is to provide the following:

1. Occasional bed & breakfast boarding to guests of local residents in Mineral Springs & Waxhaw – specifically, visiting relatives and friends of our local community. As there is no local hotel or B & B close by this will greatly benefit our local community. Marketing plans are for word-of-mouth and local advertising to keep this a quiet, small scale local business.
2. Space for very small groups 12 or less for group activities such as quilting, scrapbooking or yoga. These are quiet activities taking place entirely indoors or on attached porches/land not visible by any other neighboring property. These are not typically groups with a lot of coming and going. They come, they stay, they craft, they zen. 😊
3. Occasional small weddings or gatherings of no more than 50 guests. These would be “family & friends” types of weddings. The target market is 2nd weddings of mostly mature individuals. Estimated number of weddings per calendar year is 3-5.

The following stipulations would apply:

1. Standard written contract stating usage rules
2. No loud bands or tents of any kind

3. Quiet ceremonies will take place entirely in the back of my property by the pond and on the porches & deck. Receptions to be also in these areas including the house. These events will not be visible to any neighbor at any time as they will not take place in the front of my property including the barn. No barn weddings. Property is 11 acres total and no activity will be visible to neighbors.
4. Owner, Sharon Albright, will be present at all times.
5. No more than 50 guests as the terrain or my personal conditions are not appropriate for large weddings.
6. Parking will be in the gravel areas by my barn & front driveway which is set back from Valley Farm Rd. by several acres.

Additional items of note regarding 2709 Valley Farm:

1. The property is comprised of 11 acres making it one of the largest parcels within the Valley Farm area making for a very private and quiet zone.
2. **The property is entirely fenced in – all 11 acres - providing security and safety for guests and neighbors.**
3. No physical alterations, outbuildings, landscaping or construction of any type is planned in order for a B & B to be established. **2709 Valley Farm is complete as is.**

Please find attached images from Google Earth depicting an aerial view of the property with indicators as to parking flow. Thank you!

Sincerely,

Sharon R. Albright

2709 Valley Farm Rd., Waxhaw, NC 28173

704.363.7835

gardnwings@aol.com



Google earth



2709 Valley Farm Rd.
Waxhaw NC 28173



Google earth



2709 Valley Farm Rd
Waxhaw NC 28173

**TOWN OF MINERAL SPRINGS
UNION COUNTY, NORTH CAROLINA**

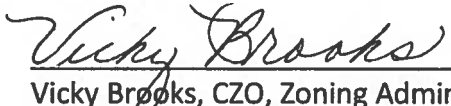
CERTIFICATION OF MAILED NOTICES

The undersigned hereby certifies that he/she has this day served upon the party(ies) named below a NOTICE OF PUBLIC HEARING, a copy of which is attached, by depositing the same in the United States Mail, First Class, postage prepaid, addressed as follows:

SEE ATTACHED

(LIST OF ADJOINING/ADJACENT PROPERTY OWNERS)

The same list being the last known address of the said adjoining/adjacent property owners contained in the records of Union County or contained from the said applicant at the time of application.



Vicky Brooks, CZO, Zoning Administrator

January 26, 2016

Date

TOWN OF MINERAL SPRINGS
P O BOX 600
MINERAL SPRINGS, NC 28108

NOTICE OF PUBLIC HEARING

Thursday, **February 11, 2016** at 7:30 p.m.
at the Mineral Springs Town Hall located at
3506 S Potter Road in Mineral Springs

Dear Property Owner:

The Town of Mineral Springs Town Council will hold a Public Hearing on Thursday, February 11, 2016 at 7:30 p.m. at the Mineral Springs Town Hall at 3506 S Potter Road in Mineral Springs.

The Public Hearing will be for the consideration of a Conditional Use Permit on Tax Parcel #06-060-006 located at 2709 Valley Farm Road. Sharon Albright has applied for a Conditional Use Permit under the Mineral Springs Zoning Ordinance - Article 5 – Table of Uses for consideration of the property owner establishing a Bed and Breakfast Inn in the residence, which must be approved or denied through the Conditional Use process. A Bed and Breakfast Inn is defined as follows:

A use that (I) takes place within a building that prior to such establishment, was designed and used as a single-family residence, (II) that consists of renting one or more dwelling rooms on a daily basis to tourists, vacationers and similar transients, (III) where the provision of meals, if provision of meals is made, is limited to the breakfast meal, available only to guests, and (IV) where the bed and breakfast operation is conducted primarily by persons who reside in the dwelling unit, with the assistance of not more than the equivalent of one (1) full-time employee.

You are being sent notice of this public hearing, because according to the latest Union County tax records, you own one or more of the adjoining or adjacent lots to Tax Parcel #06-060-006.

The general public is invited to the public hearing to make comment. Copies of the Conditional Use Permit are available for public review at the town hall, located at the 3506 S Potter Road on Monday, Tuesday, and Thursday from 10:00 a.m. to 2:00 p.m. For specific questions regarding this Conditional Use Permit (C15-02) please contact Zoning Administrator Vicky Brooks at 704-289-5331 or by email at msvickybrooks@aol.com. The Town Council reserves the right to approve the Conditional Use Permit following the close of the public hearing, based on input received at the hearing.

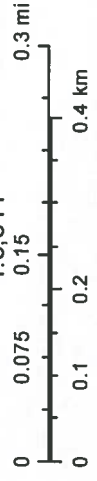
The Town of Mineral Springs does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodations in order to attend or fully participate at this meeting, please contact the Deputy Town Clerk Janet Ridings at (704) 243-0505 ext. 222 as far in advance of the meeting as possible so that your request can be considered.

GoMaps



January 26, 2016

1:8,841



- Address Points
- Parcels
- Parcel Hooks
- Highways
- - Parcel Easements
- Roads

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



STACKS CLYDE RICHARDSON
6212 LEE BRANCH RD
WAXHAW, NC 28173

BLUMENTHAL FAMILY PARTNERSHIP
P O BOX 34689
CHARLOTTE, NC 28234

ALBRIGHT SHARON R
2709 VALLEY FARM RD
WAXHAW, NC 28173

OWNBEY DONALD R JR & WIFE CAROLD C
2908 VALLEY FARM RD
WAXHAW, NC 28173

KAPLAN DANIEL J & MIRANDA F
2705 VALLEY FARM RD
WAXHAW, NC 28173

ELLIOTT MARIO JAMES
304 TURNER ST
MONROE, NC 28111

MORRIS HENRY V & WF JANICE P
2802 VALLEY FARM RD
WAXHAW, NC 28173

WLODKOWSKI ROBERT J &
2710 VALLEY FARM RD
WAXHAW, NC 28173

RUTHERFORD C DANIEL
2807 VALLEY FARM RD
WAXHAW, NC 28173

Mailed 1/26/16



NOTICE OF PUBLIC HEARING

The public will take notice that the Town Council of the Town of Mineral Springs will hold a Public Hearing on Thursday, February 11, 2016 at 7:30 p.m. at the Mineral Springs Town Hall located at 3506 S Potter Road to consider a Conditional Use Permit (CUP15-02) submitted by Sharon Albright on tax parcel #06-060-006 to use the residential structure as a Bed and Breakfast Inn in the AR zoning district. The general public is invited to the public hearing to make comment. For specific questions regarding the Conditional Use Permit, please contact Zoning Administrator Vicky Brooks at (704) 289-5331 or by email at msvickybrooks@aol.com. The Town Council reserves the right to grant the Conditional Use Permit following the close of the public hearing, based on input received at the hearing.

The Town of Mineral Springs does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodations in order to attend or fully participate at this meeting, please contact the Deputy Town Clerk at (704) 243-0505 ext. 222 as far in advance of the meeting as possible so that your request can be considered.

By: Vicky Brooks

Title: Zoning Administrator

Jan. 31; Feb. 7, 2016

Town of Mineral Springs
Town Hall
3506 S. Potter Road
Town Council
Regular Meeting
January 14, 2016 ~ 7:30 PM

Minutes Draft

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, January 14, 2016.

Present: Mayor Frederick Becker III, Mayor Pro Tem Peggy Neill, Councilwoman Valerie Coffey, Councilman Jerry Countryman, Councilwoman Janet Critz, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, Town Clerk/Zoning Administrator Vicky Brooks, Attorney Bobby Griffin and Deputy Town Clerk/Tax Collector Janet Ridings.

Absent: None.

Visitors: Nikolas Amadio and Tim McCulla.

With a quorum present Mayor Frederick Becker called the Regular Town Council Meeting of January 14, 2016 to order at 7:32 p.m.

1. **Opening**

- Councilwoman Critz delivered the invocation.
- Pledge of Allegiance.

2. **Public Comments**

- No comments.

3. **Consent Agenda**

- **Councilwoman Coffey** made a **motion** to approve the consent agenda containing the following:

- A. December 10, 2015 Regular Meeting Minutes
- B. September 2015 Tax Collector's Report
- C. September 2015 Finance Report

and **Councilwoman Krafft** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill
Nays: None

- Mayor Becker pointed out to the council that the Audit Report and Audited Financial Statements from Robert M. Burns were on the table in front of them. The report was approved by the Local Government Commission.

4. **Consideration of an Eagle Scout Project – Nikolas Amadio**

- Mr. Tim McCulla introduced himself as the Assistant Scoutmaster for Troop 46 and explained that he was assisting Mr. Nikolas Amadio with his Eagle Scout project. Mr. Amadio presented the council with a workbook (full Eagle Scout project plan), which has all the information that the council should ever need to know about his project. Mr. Amadio will be starting on the 17th (this Sunday) weather permitting. The project is going smoothly now and Mr. Amadio would like to get final approval from the council tonight. The project should take a couple of days to complete; plans are to be done on Monday [the 18th]. Councilwoman Critz commented/questioned that they were going to start on the 17th, not the 18th and the 18th is the new completion date. Mr. Amadio responded “yes ma’am”. Mr. McCulla commented that they needed to account for the weather and if they had other issues; they do have the benefit of a three day weekend with this weekend being the Martin Luther King holiday.
- Mayor Becker pointed out that the final drawings were pretty close to the original presentation (with a little more detail) and reminded the council that they had offered a contribution toward the cost, but he didn’t know at what time the council would like to make that available or when Mr. Amadio needed it. Mr. McCulla responded that the council could find that final number on the page labeled C-2 on the lower left hand side. Mr. McCulla explained that the council would find a description of the project in the workbook with a before and after rendition of what it will end up looking like. There is a distinct listing of all the materials including hard materials, plants and beautification items. The quantities and costs are all itemized out on page C-2 with a final figure of \$895. Councilwoman Critz mentioned that the council had with past projects contributed at the 50% level and she would suggest the council do it tonight. If Mr. Amadio is going to start soon, the council needs to get him the money. Mayor Becker mentioned that the council did approve an amount of 50% to a maximum of \$400.
- **Councilwoman Coffey made a motion to approve the expenditure of \$400.00 to Mr. Nikolas Amadio for our match for the Eagle Scout Project and Councilwoman Cureton seconded. The motion passed unanimously as follows:**

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill
Nays: None

- Councilwoman Neill commented that it was outstanding and she had never seen anything like it. Councilwoman Coffey added that it was the best package that she had ever seen brought before the council from a Boy Scout. Mayor Becker commented that they were hoping that Mr. Amadio could start the weekend before, but they did not have a final vote by the council to approve it; the minutes [from the meeting where Mr. Amadio made his presentation] made it clear that he had to come back. Mayor Becker commented that the council hadn’t formally approved the final project and asked for a motion to approve.

- **Councilwoman Critz** made a **motion** to approval the final project as given to the council and **Councilwoman Neill** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill

Nays: None

- Mayor Becker commented to Mr. Amadio that they were looking forward to it. It's going to be beautiful out there; it's really something we have wanted since the building was built. Ms. Brooks asked if Mayor Becker wanted Mr. Amadio to have something in his file from Union County. Mayor Becker responded yes, when Mr. Amadio has some kind of a sign off from inspections saying what he told the council that they told him about no inspection required it should be included in the final project completion that Mayor Becker will be signing off on. Councilwoman Coffey asked Mr. Amadio if he had met with Mark Griffin. Mr. Amadio responded that they were talking over email. Mayor Becker commented if Mr. Amadio had emails he could include those in a final submission; as long as we have something in the file. "We have decided we have to be very careful about the permit requirements, because they've become very strict on us, so we don't want to have, as long as you have those emails, print them out and put them in your final project for final approval and sign off", Mayor Becker said. Mr. McCulla commented that it would be their intent to go ahead and complete the project and then come back and do sort of an official hand off; it is done to how they said it was going to be done. If there are concerns or questions, they would certainly handle them at that time just to make sure everything is done perfectly. Mr. McCulla explained that they will need to get something from the town saying that the project has been completed to their satisfaction and signed off by a council member or the mayor. Mayor Becker commented that he traditionally does that and thanked Mr. and Mrs. Amadio; "we are very pleased to have Nikolas participate in this".

5. **Greenway Violations Update and Consideration of Next Step**

- Mayor Becker noted that he was going to turn this one over to Ms. Brooks, because she has been the "work horse" getting this project moved forward; this is basically very good news. Ms. Brooks commented that it was great news and apologized for having to change the agenda, but she didn't get the email until Friday after the agenda packet went out on Thursday. Ms. Brooks explained that the town had received approval for the plans to correct the violations at the greenway and at Copper Run. Ms. Brooks asked the council how they wanted to go about getting a contractor or would we have to get bids. Mayor Becker offered that Ms. Brooks is talking about the nuts and bolts of the project, but he could talk about the financial aspects of it. The question is getting bids or not depending on the project. Ms. Brooks noted that she had the plans that were approved by the county, which Mr. Blackman dropped off with us today and explained that she didn't think they had changed from last month when she gave the plans to the council in their agenda packet in December. Mayor Becker commented that the basic concept of what Mr. Blackman was proposing has not changed and it has been approved and simplified in fact which is really good. Councilwoman Critz asked if the town had a bid. Mayor Becker responded that he had talked informally

with Mr. Rummage. Mayor Becker reminded the council that by state law if a project of this sort exceeds \$30,000 then you must do informal bidding, which is a pretty informal process, but we would have to either invite bids or advertise; it's fairly flexible up to \$300,000. We don't have to go through the whole advertising and bid opening process. Based on the simplicity of the project, Mayor Becker was fairly confident (even Mr. Blackman is in his new found wisdom about the cost of these projects) that this still might be able to reasonably be handled for under \$30,000 total. Mayor Becker asked the council to consider, as a first step, to see if we can get Mr. Rummage of H.C. Rummage to look at this and propose something under \$30,000 (in the \$25,000 to \$30,000 range), which is what we think the project should cost. The law allows us to just go with a chosen contractor and Attorney Griffin has said "negotiate, enter into a contract" and if we can do it for less than \$30,000 it would save a lot of time, which of course based on Ms. Brooks memo (section referring to the one line she quoted from Terry Griffin) saying "please we want this done very quickly" (to paraphrase). If the first step turns out that Mr. Rummage is saying it is going to cost \$29,700, Mayor Becker might say "Mr. Rummage that's so close I think we better try to get some bids". Mayor Becker explained that we need a little guidance from the council just to make sure that we are still getting the best value for the taxpayers, but we are not going into a long bidding process that's going to cost us money to save nothing. Mayor Becker asked the council for guidance on that and if it was appropriate to start talking to Mr. Rummage and seeing if he will give us a price and if so we could have a contract ready. Councilman Countryman responded that he thought that was a good logical first step, "why spin your wheels if you've got a contractor we are already working with that could take a look at it"?

- Mayor Becker explained that the 260 linear feet of accessible trail is being built with the granite fines compacted and mixed with stabilizer just like he is doing out here for the accessible route, so it's material that Mr. Rummage is familiar with. This is the second thing that Mayor Becker is asking for council guidance on as he explained that he and Ms. Brooks have discussed this just from a visual standpoint, but they have said that in some cases having to mix the stabilizer into this granite fines into an aggregate subbase that it may in some cases be cheaper to do the same width in concrete just because the requirements of using this granite dust have become so strict. Concrete may be sort of commercial for that winding area, but if it's much cheaper – would the council like to have an option? If it was \$5,000 cheaper to do concrete – would we? Councilman Countryman responded that it should end up being concrete. Mayor Becker stated that the town can be open to the two materials and then explained that Mr. Blackman says the county would approve concrete, because it's actually harder and more stable than the granite fines; the plans could be amended if the council wanted to for the reason of cost, but if it is a wash, Mayor Becker thought the granite fines was a little more natural and the town should go with that. Councilwoman Critz commented that unless there is a big difference in cost she didn't want to see the town go with concrete. Mayor Becker commented that we will try to get both prices, so the council has "apples to compare to apples". Councilman Countryman stated that it makes more sense, because it's a rustic look, but at the same time the council has to be prudent and if there's a significant cost differential. Mayor Becker responded that he did not know, they have just thrown that at him, but they haven't done any bidding. Mayor Becker has been very informal with them, because he didn't have any

council authorization to really enter into negotiations. Councilwoman Critz mentioned that it [granite fines] was porous and the concrete..... Mayor Becker responded that stuff is not porous; it is 5% as opposed to 0%, it's pretty dense.

- Mayor Becker noted that those were the two things [for council guidance] and asked if we could just get a vote to authorize Ms. Brooks to try to get a proposal or if it's more than \$30,000 we may have to have some informal bids by them and we can try to get one or the other (get a price below \$30,000 or get some bids). Attorney Griffin suggested to the council that they entertain a motion to authorize Mayor Becker/Ms. Brooks to go out and seek the best proposal they can for under \$30,000 and bring it back as quick as they can. Mayor Becker asked if "we can't get it for under \$30,000". Attorney Griffin responded "bring back whatever information you can".
- **Councilwoman Neill** made a **motion** for Mayor Becker to go out and seek the best proposal he could for under \$30,000 and bring it back as quick as he could and **Councilwoman Krafft** seconded. Councilwoman Coffey referred to the third bullet down about the lien agent and workers comp affidavit if required and asked if that was something that the town is going to have to have. Mayor Becker responded that we expect every contractor to have their own workers comp, that is what that means; it's a certificate of insurance. Mayor Becker added that the town would require them to have it and that would be in the contract. Councilwoman Coffey commented that as Mayor Becker goes forward she was confident that he would come back with an estimate under \$30,000 and asked if we wouldn't need to have a special meeting to expedite this. Attorney Griffin responded that Mayor Becker would have the authority to do that (bring it back for council approval). Mayor Becker commented that they thought the February meeting was soon enough and Mr. Blackman felt confident enough and Ms. Brooks.... Ms. Brooks responded that she wanted it done yesterday, so February was not soon enough for her. Mayor Becker responded that "we all want it done yesterday", if Mr. Rummage says tomorrow "I'll do it for \$20,000", we can call a special meeting for Tuesday. Mayor Becker stated that the council will either meet at the regular meeting or if we can get meaningful progress made and save a couple of weeks we will do that. Councilwoman Coffey stated that she thought that will be prudent on our part. Mayor Becker responded the sooner the better. Mayor Becker explained that there is the issue and he has talked to some Troop #18 people about this with the changing of the platform there, which is a project from their troop. Mayor Becker would like to find out from Mr. Blackman if that could be a contract "by others", so that we could work with the troop to disassemble the existing platform carefully and save those materials, so that they could be relocated with a permit after all the dust is settled. *The aforementioned motion by Councilwoman Neill that was seconded by Councilwoman Krafft was passed unanimously as follows:*

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill

Nays: None

6. Consideration of Planning Board Training by N•Focus Planning

- Mayor Becker noted that the town has money in the training budget if the council wants to do it. Ms. Brooks explained that Nadine Bennett is no longer with

Centralina Council of Governments, but she has moved over to N•Focus. Councilman Countryman asked what N•Focus was. Ms. Brooks responded that it is a planning group. Bill Duston also works for them. Attorney Griffin commented that he thought they were over in Kannapolis and they do a lot of work with towns, contracts with them to provide the same thing that Centralina Council does. Councilwoman Coffey commented that the last time that Mr. Duston came before the council he was with N•Focus. Ms. Brooks commented that they are a planning group, like Attorney Griffin said, they help towns with planning. For example, Ms. Bennett is now working in Marvin as the planner while their planner is out on maternity leave and Mr. Duston is in Wesley Chapel as the planner over there, which is all contracted out through N•Focus. Ms. Brooks explained that she had spoken with Ms. Bennett about planning board training, because Councilwoman Critz had said that we need to get on that quick. Ms. Brooks noted that the council had a suggestion before them for N•Focus to do planning board training for our planning board. Ms. Brooks reminded the council that we have two new members, so it would be very helpful.

- **Councilwoman Coffey** made a **motion** that the council contract N•Focus using Nadine Bennett as a facilitator to get our planning board as acclimated to the duties and responsibilities for the Town of Mineral Springs and **Councilwoman Critz** seconded. Councilwoman Critz asked Ms. Brooks if Ms. Bennett had given her any dates. Ms. Brooks responded that Ms. Bennett said that she could do it on the 25th of this month. Mayor Becker noted as long as we can get an authorization from the council then the date doesn't matter. Councilwoman Critz asked if it would be here at town hall. Ms. Brooks responded yes. Councilwoman Critz encouraged any veteran ones to come and open it up to any council members that would like to. Ms. Brooks responded that the planning board members will be there, because it is a planning board meeting night. It was noted that council members, as well as members of the public can sit in on the meeting; it is an open meeting. *The aforementioned motion by Councilwoman Coffey and seconded by Councilwoman Critz passed unanimously as follows:*

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill
Nays: None

7. Consideration of Researching Implementation of a Garbage Nuisance Ordinance

- Ms. Brooks explained that she had recently received some zoning complaints about some properties on Shannon Road and when she went to look at these properties she happened by a place that had many garbage bags in their front and side yard and it kind of touched her that there was nothing at all that could be done. The county does not have a solid waste ordinance any longer (Ms. Brooks guessed it was because it cost too much to enforce) and Ms. Brooks was told that the Health Department won't do anything about things like that unless you see varmints. Ms. Brooks further explained that we have a home in Mineral Springs where there is garbage stockpiled on the back porch and there is nothing she can do about that. It's really hard to tell people who call you up and say "what can be done" and you just have to say "nothing can be done". Many years ago the town went through a procedure to possibly put a nuisance [ordinance] in place, which Ms. Brooks believed was more far reaching than what she was suggesting,

because she wasn't asking to tell people they have to mow their yard or things like that. In Ms. Brooks' opinion, garbage piled up on people's property like that is a health hazard, but that does not fall under the zoning ordinance; it's not a zoning issue, so it really is a nuisance ordinance that the town would have to come up with. Ms. Brooks explained that she did not know the details, how they work or how to enforce them, but she was asking if the council would like for a little research to be done to see if we can do anything and what it will take to do that.

- Councilwoman Critz commented that we talked about this previously when she was either on the planning board or just coming off the planning board and we asked someone and spoke with Attorney Griffin and the big issue was enforcement. Mayor Becker explained that he thought the town had actually gone specifically to towing junk cars, which everyone recommended against without a police department to back you up. Ms. Brooks explained that she had touched base a little bit with Ms. Bennett on whether they could help us put together something. Ms. Brooks knows there will be a fee, but she didn't know what it would be, because she didn't know how extensively she would need them to work. Mayor Becker stated that the one thing that always comes to his mind when they think about these kinds of ordinances has come from the Attorney in the form of points when you are adopting a nuisance ordinance: how do you define the nuisance, who enforces it, what are the penalties and how do you enforce the penalties. Mayor Becker thought those were questions that needed to be answered in the ordinance. Attorney Griffin added "appeal rights and all that". Mayor Becker commented that Ms. Brooks needed some expert advice, because we can't just throw it out there. Ms. Brooks concurred. Mayor Becker asked if we even have the staff. Ms. Brooks responded "no we do not". Mayor Becker continued if one person could handle this or if we have to outsource each complaint; are there options with neighboring towns to use their code enforcement departments on a contract basis or N•Focus on a contract basis. Councilwoman Coffey asked if it would be possible for Ms. Brooks to contact other towns about our size and see if they have something in place and what they are doing and what their success is with it before we think about N•Focus. Attorney Griffin commented that if the council was really serious, Ms. Brooks should talk with N•Focus, because they represent a multitude of little towns and bigger towns; they have access to that data very quickly. Ms. Brooks could spend two days trying to get in touch with other clerks to send their ordinance and one opinion might be not to have it and another one is to have it. Attorney Griffin also suggested finding out if it might be cheaper to contract with an adjoining town that already has all this mechanism in place to enforce it if the council adopts an ordinance. Councilwoman Coffey commented that was the biggest issue [enforcement]. Mayor Becker stated that Waxhaw immediately comes to mind, because they have a full code enforcement staff at this point who are knowledgeable in what their ordinances say and if we were paying them on a contract or a per violation basis they would be happy (probably) to enforce our code in our town. Attorney Griffin responded that N•Focus might do it too. Mayor Becker added that they themselves may do it, so there are plenty of people, but there are so many "up in the airs" that Ms. Brooks just needs guidance should she go forward. Councilwoman Coffey replied "start with them, N•Focus".

- Councilman Countryman noted that he would play the “devil’s advocate” and explained that we all understand how disgusting that is, but his question is if the county doesn’t address it and the health department doesn’t address it, why do we think that we can address it. We can do the research, but like Councilwoman Critz, Councilman Countryman remembers back when the council went through this process before, although it was of a somewhat larger scope, but the end result that the council came to at that point in time is that it’s really tough to do stuff on private property especially when you don’t have an ordinance in place and you don’t have somebody to enforce that ordinance. Like Ms. Brooks, Councilman Countryman would like to see something done, he would love for those people whoever they may be to do it themselves, because it’s disgusting, but at the same time, being realistic, how does the town think we can do something better or more efficient than the county government or the county health department. Councilman Countryman explained that he has a problem with government as it is anyway, because none of it is very efficient, but the reality of life is “we are just a little bitty chink in the big puzzle”, how do we think we can do something that they don’t seem to want to do or can’t do. Councilwoman Neill commented that she thought it was a perception, people pay taxes to the Town of Mineral Springs and they don’t really want to see garbage piled up next door, they want their taxes to go for something. We know their taxes go for something, but that’s just a perception from the person who is having the problem with the bad neighbor. Councilwoman Coffey stated that she did not think our tax base was large enough to handle that particular situation. Councilwoman Neill responded that she was not suggesting that, she was just saying that is a perception that people have. Councilman Countryman commented that perceptions do exist, but sadly the people that have those perceptions kind of have to just get over it, because the reality is if the county is not going to do anything and the public health system isn’t going to do anything, it makes it a little difficult for a community like Mineral Springs to be able to have that force of will, as much as he would like to see it happen, he didn’t think it was realistic. Councilwoman Critz offered her opinion having served on this board for going on 15 years, the one thing the town has always strived to do is truly be a representative board to represent the community and the issues that they bring before the council. “We can’t do everything that works for everyone, it simply isn’t possible, so we look to do what is the better good and take the moral ethical high ground has always been our mantra”. Councilwoman Critz continued that in addition to the fact that this is a health nuisance and a visual nuisance, the council should seriously consider the health issues: what is going into the ground, what is going into the water table through this trash that is affecting people much farther down than just the person next door and how is it affecting property values around it. “All of us sitting here know that the reality is it does make a difference and you know I don’t know that the health department and the county stopped doing some of these things, because they don’t work. I think sometimes they just stop doing them, because they are a pain and I am not saying that is going to give us any, that we are going to be any better at it, but I think we should find a way”, Councilwoman Critz said. At least search out a way that we might possibly have some kind of ordinance with enough teeth in it to motivate an individual. Ms. Brooks responded that sometimes that’s what it is, it’s being able to say this is what our ordinance says, this is what you need to do and a lot of people want to comply with the ordinance. Some people are not going to want to, but sometimes it’s just having

something to say “okay you are not allowed to do that” and they take care of it (most of the time). Councilwoman Critz shared that it’s often contagious, her oldest son is a residential contractor, his former boss, now he owns that company, bought land in a very run down section of town in High Point, put in a 3,000 square foot cabinetry business and re-did up a couple of the little mill houses that were around it and rented them to people that he checked out and the next thing you know the person two doors down starts cleaning up their yard and painting their house; it is unbelievable what has happened in a two block area. It can be contagious; sometimes doing right is a motivation, so Councilwoman Critz is all for giving this a try. Councilwoman Cureton mentioned that people have been talking to her about the house next door to her and she talked to the man that owns it and his suggestion was that “if you don’t like it, clean it up”. People are throwing their garbage there and it looks really bad. Councilwoman Critz responded “let’s see what we can do, if we don’t try then we are guilty of not trying”. Councilwoman Critz stated that she would like to be able to tell constituents, if nothing else, “we tried and it didn’t work or we tried and it did work”.

- Ms. Brooks noted that she understood Councilman Countryman’s point, because even if we have the ordinance we may still be fighting a losing battle. Councilman Countryman replied like any other, it’s like a majority of all the laws on the books that are out there today, 95% of the people comply with them, because they want to, because they appreciate our community. Councilman Countryman explained that his concern is not trying, his concern is being effective and getting is done. Councilman Countryman does not have any objections to exploring the possibility, that is not his concern, his concern is once we explore that possibility and head in that ordinance direction then we need to be prepared and have the ability to deal with it once an ordinance is initiated; from experience we have found that’s a little difficult to pursue, but he is all about having Ms. Brooks look into and finding out the possibilities of how we can get these people to comply, because we all want that for our community. Councilman Countryman explained that saying the “devil’s advocate” just brings up the other side; it doesn’t necessarily mean that he is opposed to those ideas, but you have to look at the other side. Ms. Brooks responded that she got his point. It will cost the town, because Ms. Brooks can’t put another hat on, so if the council adopts such an ordinance they are going to have to consider how they are going to enforce it, whether it is Waxhaw or another part-time employee; that is part of it as well. Mayor Becker noted the final thing, which goes from what Councilman Countryman had said, more philosophically to our vision as a town of small government is the balancing act – that’s a really important thing, because it is health, but not to suffer from the “HOA disease” where suddenly we want to enforce everything, it’s garbage bags of disgusting trash this week, but next week it’s just going to be.....we are going to get demands until you get the HOA [effect]. Mayor Becker explained that the town has to be very careful to always retain that balancing act as a small town, because we are not Charlotte, Monroe, or Waxhaw, so we have to be careful. Mayor Becker doesn’t like to use the “slippery slope argument” against doing the right thing, because you can always stop at the right thing, just because you have done one thing doesn’t mean you have to go any deeper. “We just always need to stay mindful of what our founding principles were”, Mayor Becker said.

- **Councilman Countryman** made a **motion** that the council allows the town clerk to explore the possibility of an ordinance development with N•Focus to eliminate or to develop a nuisance ordinance to deal with those things that are specific. Ms. Brooks asked if they had a funding amount that they wanted to use. Mayor Becker responded that was up to the council; the money is in the planning budget. Councilman Countryman responded that he thought they need to find out what they think they would charge us. Councilwoman Critz asked if Ms. Brooks was talking about her time or for the possible contracts. Councilwoman Coffey responded no, researching the implementation of the ordinance. Ms. Brooks responded if she was on the phone with Ms. Bennett or emailing back and forth saying “can you do this or can you do that”. Mayor Becker noted that Ms. Bennett will be charging for that research. Councilwoman Coffey asked what Ms. Bennett was now an hour; she used to be \$75 and Mr. Duston was \$125. Ms. Brooks responded that she thought that was when he was at COG. Councilwoman Critz commented that she didn’t think that it was going to cost enough that it’s going to matter right now, but if Ms. Brooks sees that it is going to then the council will need to get it on the next month’s agenda if they need to put it in the budget, but if it’s under the level that she can comfortably work in without any budget amendments then she should do it. Mayor Becker commented that there will be no budget amendment required; we do have ordinance development funding as a line item in the budget. Mayor Becker reminded the council that there was a motion on the floor (for Ms. Brooks to take these first steps and come back to this board with some more concrete ideas of feasibility) for at least this exploratory funding within that line item that is in the planning budget and asked if there was a second to Councilman Countryman’s motion. **Councilwoman Critz** seconded the aforementioned motion by Councilman Countryman. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill
Nays: None

8. **Consideration of Authorizing the Town Clerk to Attend the International Institute of Municipal Clerks Conference**

- Ms. Brooks explained that the International Institute of Municipal Clerks [conference] is completely different than the training [Annual County and City Clerks Conference] that she can’t get a hotel [room] for. Mayor Becker and Ms. Brooks have joked for probably 15 years now, because IIMC is worldwide and she is IIMC certified, but they have their conference once a year and normally it is in states far away. It was in Hawaii one year and Ms. Brooks said to Mayor Becker “hey, do you think the council would let me go to Hawaii”. Mayor Becker stated that he had responded “we are very strict about and conservative about our travel”. Ms. Brooks explained that they [IIMC] will be having their conference this year at Carolina Beach, which is the closest they have ever been. Councilman Countryman asked how much it cost. Councilwoman Critz stated that this is a no-brainer, Ms. Brooks needs to go, but when she comes back she wants to know what “Motivation by Chocolate” means. Mayor Becker asked about the registration and how many days it was. At least it is in February, so Carolina Beach is not at the peak of its tourist season. Ms. Brooks commented that the registration is \$275.

- **Councilwoman Critz** made a **motion** that the Town Clerk is authorized to attend the International Institute of Municipal Clerks and **Councilman Countryman** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill

Nays: None

9. Staff Reports

- Ms. Janet Ridings announced that the town had sold all 120 bricks as of this afternoon at 3:00 p.m. The first 50 bricks have been proofed by three people and sent back. We will get the number one brick next week just to say “okay” this is the font and this is what it is going to look like and then they will proceed with the other 49. The second 51 through 100 have been proofed by three people and sent back to them [brick company] today. The 20 that are left will be done by next Thursday. The exterior bricks that go around the outer rim were ordered from Carolina Brick in Monroe today; just to order a strap from them (99 bricks) was a whole lot cheaper than getting them out of Miami. “We are making real progress; we are just about finished”.
- Mayor Becker explained that we were waiting for Mr. Blackman, because as the council remembers, our playground is above the \$30,000 bid threshold, but it’s a very specific vendor and product, so it may only have a single respondent; however, Mr. Blackman doesn’t have that respondent yet and while it hasn’t delayed Mr. Rummage yet, it may. Certain things have to be done by the playground vendor/installer before Mr. Rummage can finish. There is a possibility that we might need a special meeting, because that is really an ongoing project that we may need to approve a playground contract even though we know what the amount is supposed to be and Mr. Blackman keeps assuring Mayor Becker that if that vendor does it, it’s etched in stone for the playground, installation and the mulch. Councilwoman Critz asked when Mr. Blackman thinks he will hear. Mayor Becker responded that we do not know, his only comment when Ms. Brooks and he had their conference call to update themselves on the park progress was and the playground was “oh, I dropped the ball on that one”. Councilwoman Coffey asked if the company can deliver. Mayor Becker responded that we believe they can, it’s a very large playground equipment manufacturer/installer. Mayor Becker explained that he had done some research on that particular vendor and the type of warranty they have on the product and they are on the up and up, it’s just a question of Mr. Blackman getting the bid information in. Mayor Becker hopes that is what it is; it is sort of out of our hands right now, but if it looks like we are going to have to approve that playground contract (which is not part of the H.C. Rummage Construction contract), we might need to do a special meeting, so that we are not holding up Mr. Rummage on his portion.

10. Other Business

- There was no other business.

11. Adjournment

- **Councilwoman Critz** made a motion to adjourn the meeting and **Councilwoman Cureton** seconded. The motion passed unanimously as follows:

Ayes: Coffey, Countryman, Critz, Cureton, Krafft and Neill
Nays: None

- The meeting was adjourned at 8:25 p.m.
- The next regular meeting will be on Thursday, February 11, 2016 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

DRAFT

DECEMBER 2015
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

DECEMBER 31, 2015 REGULAR TAX	2015	2014	2013	2012
BEGINNING CHARGE	62152.88	64,370.38	64,928.80	66,120.92
TAX CHARGE				
PUBLIC UTILITIES				
DISCOVERIES				
NON-DISCOVERIES				
ABATEMENTS				
TOTAL CHARGE	62,152.88	64,370.38	64,928.80	66,120.92
BEGINNING COLLECTIONS	34192.05	63,655.79	64,484.35	65,876.49
COLLECTIONS - TAX	17827.66	68.46	5.45	4.79
COLLECTIONS - INTEREST	0	1.11	-	2.46
TOTAL COLLECTIONS	52,019.71	63,724.25	64,489.80	65,881.28
BALANCE OUTSTANDING	10,133.17	646.13	439.00	239.64
PERCENTAGE OF REGULAR	83.70%	99.00%	99.32%	99.64%
COLLECTION FEE 1.5 %	267.41	1.04	0.08	0.11

Mineral Springs Prior Years Property Tax Report
December 2015

December 31, 2015	2011	2010	2009	2008	2007	2006	2005		
BEGINNING CHARGE	\$64,878.42	\$64,737.60	\$63,911.13	\$65,443.06	\$52,276.82	\$51,397.02	\$49,217.72		
PUBLIC UTILITIES	\$1,319.20	\$1,251.60	\$1,218.28	\$1,112.42	\$1,056.90	\$779.12	\$624.69		
MINIMAL RELEASES	(\$145.21)	(\$152.88)	(\$157.18)	(\$158.76)	(\$150.55)	(\$50.50)	(\$47.49)		
DISCOVERIES	\$61.82	\$321.61	\$46.46	\$46.72	\$117.44	\$417.27	\$199.93		
ABATEMENTS (RELEASES)	(\$298.84)	(\$473.88)	(\$124.72)	(\$1,319.01)	(\$52.30)	(\$19.42)	(\$9.14)		
TOTAL CHARGE	\$65,815.39	\$65,684.05	\$64,893.97	\$65,124.43	\$53,248.31	\$52,523.49	\$49,985.71		
PREVIOUS COLLECTIONS	\$65,610.95	\$65,454.90	\$64,629.73	\$64,942.61	\$53,119.46	\$52,385.10	\$49,899.13		
PREVIOUS BALANCE DUE	\$204.44	\$229.15	\$264.24	\$181.82	\$128.85	\$138.39	\$86.58		\$1,233.47
COLLECTIONS - TAX				\$3.83	\$27.66				\$31.49
COLLECTIONS - INTEREST/FEES			\$6.65	\$19.30	\$0.21				\$26.16
GROSS MONTHLY COLLECTIONS			\$6.65	\$23.13	\$27.87				\$57.65
MISC. ADJUSTMENTS									
TOTAL TAX COLLECTED TO DATE	\$65,610.95	\$65,454.90	\$64,629.73	\$64,946.44	\$53,147.12	\$52,385.10	\$49,899.13		
BALANCE OUTSTANDING	\$204.44	\$229.15	\$264.24	\$177.99	\$101.19	\$138.39	\$86.58		\$1,201.98
PERCENTAGE COLLECTED	99.69%	99.65%	99.59%	99.73%	99.81%	99.74%	99.83%		

Mineral Springs Unpaid Property Taxes - Real and Personal as of December 31, 2015

Name	Tax Map Number	2011	2010	2009	2008	2007	2006	2005
BOND, CELESTE B	06054063			\$27.92				
BRIDGES JAMES CORBETT	50084062						\$1.84	\$1.91
BROOKS, STEPHEN R	50089854							\$1.13
CAROLINA STREET SUPPLY	50103059		\$6.88					
CAROLINA STREET SUPPLY, SHEPPARD JONATHAN	848391	\$6.88						
CMH CONTRACTING INC	50092570						\$14.85	
COOMBER CUSTOM MASONRY LLC	1812652	\$10.44						
CURVES OF MINERAL SPRINGS	50092178						\$8.54	
CUSTOM DESIGN CONCRETE	50092179			\$12.02	\$10.46	\$9.82	\$8.54	
D'AMICO, JAMES L	06054024	\$27.68	\$27.68	\$27.68				
DUNCAN, ROBERT W	50100863			\$2.63				
ELLIOTT, JAMES EDWARD & MARIO JAMES ELLIOTT	06060006E	\$24.00	\$24.00	\$24.00	\$24.00	\$10.37	\$10.37	\$10.37
EPIC REALTY GROUP INC	50094704			\$10.46	\$9.10	\$8.54	\$7.43	
FATHER & SON PAINTERS	50093623		\$2.41	\$2.09			\$1.53	
FATHER & SON PAINTERS	264482	\$2.41						
FUNDERBURK, MARGARET B & FUNDERBURK, LERO	06039007D	\$8.21	\$8.21			\$5.66	\$1.50	\$1.50
GRADY, DEITRICH	06018045D	\$8.73	\$8.73	\$8.73	\$8.73	\$7.08		\$7.08
GRIFFIN, FAIRLEY J	05033026	\$6.20	\$6.20	\$6.20	\$6.20	\$3.78	\$3.78	\$3.78
HERRON ENTERPRISES INC	50071162				\$8.78			
HOWARD, ULYSESS	05033036	\$9.43	\$9.43	\$9.43	\$9.35	\$7.90	\$7.90	\$7.90
JUS 4 U II	50090771							\$8.54
MATHENY, VERNA	455325	\$2.22						
MCDOUGALL, SHERRY CARTER	06084001L	\$6.86	\$6.86	\$6.86	\$6.86			
METHENY, VERNA	50094323		\$2.22	\$2.44			\$2.38	
MEXICAN PAINTERS (THE)	50092685							\$7.43

Name	Tax Map Number	2011	2010	2009	2008	2007	2006	2005
R & D MASONRY INC	50092552						\$8.54	
REALTY INVESTORS INC	50082898						\$1.02	
ROBERTO BONILLA CUSTOM FRAMING	50104497		\$2.75					
SMITH, MARVIN D & SMITH, DORIS B	06054094	\$31.44	\$31.44	\$31.44	\$31.44			
SNYDER, DOROTHY L	06114092	\$20.37	\$20.37	\$20.37	\$20.37	\$20.69	\$20.69	
STRAING, GRACIE M	05033080	\$20.46	\$20.46	\$20.46	\$16.71			
WAXHAW ALL TILE	50099231				\$6.88			
WENDY GREENE AND ASSOCIATES	50093112						\$12.13	\$9.59
WENTZ-BROWN, AMANDA E	06039011A		\$32.40	\$32.40				
WILLIAMS, RUTH & HUSBAND J C WILLIAMS	05033179	\$19.11	\$19.11	\$19.11	\$19.11	\$27.35	\$27.35	\$27.35
Total		\$204.44	\$229.15	\$264.24	\$177.99	\$101.19	\$138.39	\$86.58

Town of Mineral Springs

FINANCE REPORT DECEMBER 2015

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

February 11, 2016

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Cash Flow Report FY2015 YTD

7/1/2015 Through 12/31/2015

1/19/2016

Page 1

Category Description	7/1/2015- 12/31/2015
INCOME	
Dup Prop Tax	
Receipts	124.82
Refunds	-124.82
TOTAL Dup Prop Tax	0.00
Gross Receipts Tax	562.12
Interest Income	853.01
Other Inc	
Copy Charges	1.00
Festival 2015	1,222.50
Gross Receipts	177.09
Memorials	
Bricks	2,825.00
TOTAL Memorials	2,825.00
Zoning	4,385.00
TOTAL Other Inc	8,610.59
Prop Tax 2015	
Receipts 2015	
Tax	34,181.29
TOTAL Receipts 2015	34,181.29
TOTAL Prop Tax 2015	34,181.29
Prop Tax Prior Years	
Prop Tax 2004	
Receipts 2004	
Int	19.85
Tax	13.58
TOTAL Receipts 2004	33.43
TOTAL Prop Tax 2004	33.43
Prop Tax 2005	
Receipts 2005	
Int	53.44
Tax	35.54
TOTAL Receipts 2005	88.98
TOTAL Prop Tax 2005	88.98
Prop Tax 2006	
Receipts 2006	
Int	66.82
Tax	55.97
TOTAL Receipts 2006	122.79
TOTAL Prop Tax 2006	122.79
Prop Tax 2007	
Receipts 2007	
Int	78.33
Tax	66.12
TOTAL Receipts 2007	144.45
TOTAL Prop Tax 2007	144.45
Prop Tax 2008	
Receipts 2008	
Int	97.85

Cash Flow Report FY2015 YTD

7/1/2015 Through 12/31/2015

1/19/2016

Page 2

Category Description	7/1/2015- 12/31/2015
Tax	64.20
TOTAL Receipts 2008	162.05
TOTAL Prop Tax 2008	162.05
Prop Tax 2009	
Receipts 2009	
Int	85.78
Tax	42.79
TOTAL Receipts 2009	128.57
TOTAL Prop Tax 2009	128.57
Prop Tax 2010	
Receipts 2010	
Int	48.39
Tax	48.14
TOTAL Receipts 2010	96.53
TOTAL Prop Tax 2010	96.53
Prop Tax 2011	
Receipts 2011	
Int	41.26
Tax	44.49
TOTAL Receipts 2011	85.75
TOTAL Prop Tax 2011	85.75
Prop Tax 2012	
Receipts 2012	
Int	30.64
Tax	166.41
TOTAL Receipts 2012	197.05
TOTAL Prop Tax 2012	197.05
Prop Tax 2013	
Receipts 2013	
Int	34.26
Tax	171.14
TOTAL Receipts 2013	205.40
TOTAL Prop Tax 2013	205.40
Prop Tax 2014	
Receipts 2014	
Int	26.39
Tax	416.71
TOTAL Receipts 2014	443.10
TOTAL Prop Tax 2014	443.10
TOTAL Prop Tax Prior Years	1,708.10
Sales Tax	
Cable TV	5,213.90
Electricity	61,231.84
Natural Gas Excise	903.00
Sales & Use Dist	6,301.34
telecommunications	1,259.25
TOTAL Sales Tax	74,909.33
Veh Tax	
Coll	-0.37
2008	-0.04

Cash Flow Report FY2015 YTD

7/1/2015 Through 12/31/2015

1/19/2016

Page 3

Category Description	7/1/2015- 12/31/2015
TOTAL Coll	-0.41
Int 2006	1.34
Int 2007	0.21
Int 2008	1.37
Int 2009	1.98
Int 2011	0.54
Int 2012	2.00
Int 2013	0.21
Int 2015	20.20
Tax 2006	0.63
Tax 2007	0.29
Tax 2008	3.43
Tax 2009	3.54
Tax 2011	1.61
Tax 2012	9.31
Tax 2013	1.13
Tax 2015	2,587.40
TOTAL Veh Tax	2,634.78
TOTAL INCOME	123,459.22
EXPENSES	
Uncategorized	0.00
Ads	99.50
Attorney	2,434.74
Audit	5,000.00
Capital Outlay	
Greenway	4,465.00
TOTAL Capital Outlay	4,465.00
Community	
Donation	2,300.00
Greenway	58.38
Maint	1,532.17
Special Events	28.65
Festival	3,257.57
TOTAL Special Events	3,286.22
TOTAL Community	7,176.77
Dues	5,107.00
Emp	
Benefits	
Dental	444.00
Life	304.08
NCLGERS	4,386.00
Vision	84.00
TOTAL Benefits	5,218.08
Bond	550.00
FICA	
Med	795.97
Soc Sec	3,403.34
TOTAL FICA	4,199.31
Payroll	701.00

Cash Flow Report FY2015 YTD

7/1/2015 Through 12/31/2015

1/19/2016

Page 4

Category Description	7/1/2015- 12/31/2015
Work Comp	2,070.88
TOTAL Emp	12,739.27
Ins	3,542.25
Newsletter	
Post	624.00
Printing	1,512.10
TOTAL Newsletter	2,136.10
Office	
Bank	0.00
Clerk	16,435.98
Council	3,400.00
Deputy Clerk	4,679.94
Equip	507.17
Finance Officer	
Park Maint	1,520.64
Regular	13,662.00
TOTAL Finance Officer	15,182.64
Maint	
Materials	288.39
Service	3,307.00
TOTAL Maint	3,595.39
Mayor	2,400.00
Misc	140.43
Post	232.72
Supplies	1,082.62
Tel	4,186.52
Util	1,170.40
TOTAL Office	53,013.81
Planning	
Administration	
Contract	1,072.60
Salaries	14,208.48
TOTAL Administration	15,281.08
Misc	427.00
TOTAL Planning	15,708.08
Street Lighting	714.80
Tax Coll	
Contract	593.45
Sal	900.00
TOTAL Tax Coll	1,493.45
Training	
Staff	15.00
TOTAL Training	15.00
Travel	467.56
TOTAL EXPENSES	114,113.33
TRANSFERS	
FROM MM Sav Min Spgs	10,586.05
FROM MM Sav ParkSterling	10,000.00
TO Check Min Spgs	-20,586.05

Cash Flow Report FY2015 YTD

7/1/2015 Through 12/31/2015

1/19/2016

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Category Description	7/1/2015- 12/31/2015
TO Downtown Park Capital Project Fund	-18,000.44
TOTAL TRANSFERS	-18,000.44
OVERALL TOTAL	-8,654.55

Account Balances History Report

(Includes unrealized gains)

As of 12/31/2015

1/19/2016

Page 1

Account	6/29/2015 Balance	6/30/2015 Balance	7/31/2015 Balance	8/31/2015 Balance	9/30/2015 Balance
ASSETS					
Cash and Bank Accounts					
Check Min Spgs	31,588.10	33,309.65	13,783.91	1,232.38	44,667.57
Copper Run Escrow	66,841.58	66,847.08	66,852.76	66,858.43	66,863.93
MM Sav Min Spgs	10,581.12	10,581.99	10,582.89	10,583.79	10,584.66
MM Sav ParkSterling	653,901.13	654,035.51	644,174.26	644,311.05	644,443.45
NCCMT_Cash	2,237.06	2,237.14	2,237.25	2,237.39	2,237.51
TOTAL Cash and Bank Accounts	765,148.99	767,011.37	737,631.07	725,223.04	768,797.12
Other Assets					
State Revenues Receivable	0.00	63,920.51	61,303.45	59,725.90	0.00
TOTAL Other Assets	0.00	63,920.51	61,303.45	59,725.90	0.00
TOTAL ASSETS	765,148.99	830,931.88	798,934.52	784,948.94	768,797.12
LIABILITIES					
Other Liabilities					
Accounts Payable	692.76	1,688.77	692.76	692.76	692.76
Escrows	66,662.00	66,662.00	66,662.00	66,662.00	66,662.00
TOTAL Other Liabilities	67,354.76	68,350.77	67,354.76	67,354.76	67,354.76
TOTAL LIABILITIES	67,354.76	68,350.77	67,354.76	67,354.76	67,354.76
OVERALL TOTAL	697,794.23	762,581.11	731,579.76	717,594.18	701,442.36

Account Balances History Report

(Includes unrealized gains)

As of 12/31/2015

1/19/2016

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10/31/2015 Balance	11/30/2015 Balance	12/31/2015 Balance
30,352.88	36,548.80	107,312.64
66,869.61	66,875.11	66,880.79
10,580.06	0.00	0.00
644,580.30	644,712.76	644,849.67
2,237.67	2,237.86	2,238.22
754,620.52	750,374.53	821,281.32
0.00	0.00	0.00
0.00	0.00	0.00
754,620.52	750,374.53	821,281.32
692.76	692.76	692.76
66,662.00	66,662.00	66,662.00
67,354.76	67,354.76	67,354.76
67,354.76	67,354.76	67,354.76
687,265.76	683,019.77	753,926.56

Mineral Springs Budget Comparison 2015-2016

TOWN OF MINERAL SPRINGS									
BUDGET COMPARISON 2015-2016									
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November
Advertising	\$ 1,800.00	\$ 1,700.50	\$ 99.50	5.5%	\$ -	\$ -	\$ 99.50	\$ -	\$ -
Attorney	\$ 9,600.00	\$ 7,165.26	\$ 2,434.74	25.4%	\$ 300.00	\$ 300.00	\$ 300.00	\$ 934.74	\$ 300.00
Audit	\$ 5,100.00	\$ 100.00	\$ 5,000.00	98.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 28,100.00	\$ 20,923.23	\$ 7,176.77	25.5%	\$ 47.58	\$ 39.45	\$ 5,792.26	\$ 65.31	\$ 862.50
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Dues	\$ 6,600.00	\$ 1,493.00	\$ 5,107.00	77.4%	\$ 4,719.00	\$ 67.00	\$ -	\$ -	\$ -
Elections	\$ 2,525.00	\$ 2,525.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 26,500.00	\$ 13,760.73	\$ 12,739.27	48.1%	\$ 3,968.92	\$ 1,979.44	\$ 1,849.83	\$ 1,820.29	\$ 1,825.68
Fire Department	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 4,500.00	\$ 957.75	\$ 3,542.25	78.7%	\$ 3,542.25	\$ -	\$ -	\$ -	\$ -
Newsletter	\$ 3,000.00	\$ 863.90	\$ 2,136.10	71.2%	\$ 507.63	\$ -	\$ 991.66	\$ 636.81	\$ -
Office	\$ 118,976.00	\$ 65,962.19	\$ 53,013.81	44.6%	\$ 10,257.52	\$ 8,988.27	\$ 9,175.79	\$ 8,285.03	\$ 8,113.82
Planning & Zoning	\$ 43,704.00	\$ 27,995.92	\$ 15,708.08	35.9%	\$ 3,891.60	\$ 2,392.00	\$ 2,392.00	\$ 2,392.00	\$ 2,392.00
Street Lighting	\$ 2,000.00	\$ 1,285.20	\$ 714.80	35.7%	\$ -	\$ 142.48	\$ 142.48	\$ 142.52	\$ 143.66
Tax Collection	\$ 3,250.00	\$ 1,756.55	\$ 1,493.45	46.0%	\$ 150.00	\$ 169.69	\$ 201.07	\$ 201.76	\$ 287.74
Training	\$ 3,000.00	\$ 2,985.00	\$ 15.00	0.5%	\$ -	\$ -	\$ -	\$ 15.00	\$ -
Travel	\$ 3,600.00	\$ 3,132.44	\$ 467.56	13.0%	\$ -	\$ -	\$ 103.17	\$ -	\$ 210.25
Capital Outlay	\$ 43,695.00	\$ 39,230.00	\$ 4,465.00	10.2%	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
Totals	\$ 320,950.00	\$ 206,836.67	\$ 114,113.33	35.6%	\$ 27,384.50	\$ 14,078.33	\$ 21,047.76	\$ 15,493.46	\$ 15,135.65
Off Budget:									
Tax Refunds			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers			\$ 18,000.44		\$ 5,000.00	\$ 3,315.80	\$ 2,991.34	\$ 4,493.30	\$ 1,500.00
Total Off Budget:			\$ 18,000.44		\$ 5,000.00	\$ 3,315.80	\$ 2,991.34	\$ 4,493.30	\$ 1,500.00

Mineral Springs Budget Comparison 2015-2016

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ -							
Attorney	\$ 300.00							
Audit	\$ 5,000.00							
Community Projects	\$ 369.67							
Contingency	\$ -							
Dues	\$ 321.00							
Elections	\$ -							
Employee Overhead	\$ 1,295.11							
Fire Department	\$ -							
Insurance	\$ -							
Newsletter	\$ -							
Office	\$ 8,193.38							
Planning & Zoning	\$ 2,248.48							
Street Lighting	\$ 143.66							
Tax Collection	\$ 483.19							
Training	\$ -							
Travel	\$ 154.14							
Capital Outlay	\$ 2,465.00							
	\$ 20,973.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:								
Tax Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Transfers	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Monthly Revenue Summary 2015-2016

TOWN OF MINERAL SPRINGS									
REVENUE SUMMARY 2015-2016									
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November
Property Tax - prior	\$ 2,400.00	\$ 691.90	\$ 1,708.10	71.2%	\$ 336.71	\$ 322.95	\$ 317.40	\$ 133.39	\$ 373.47
Property Tax - 2015	\$ 59,120.00	\$ 24,938.71	\$ 34,181.29	57.8%	\$ -	\$ 32.98	\$ 2,259.20	\$ 2,501.16	\$ 8,464.50
Dupl. Property Tax	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Approp.	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Gross Receipts Tax	\$ 720.00	\$ (19.21)	\$ 739.21		\$ -	\$ 164.71	\$ 177.09	\$ 195.94	\$ 87.84
Interest	\$ 1,200.00	\$ 346.99	\$ 853.01	71.1%	\$ 145.44	\$ 143.50	\$ 138.89	\$ 143.59	\$ 138.64
Sales Tax - Electric	\$ 200,000.00	\$ 138,768.16	\$ 61,231.84	30.6%	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax - Sales & Use	\$ 20,560.00	\$ 14,258.66	\$ 6,301.34	30.6%	\$ -	\$ -	\$ 1,649.94	\$ 1,551.96	\$ 1,519.97
Sales Tax - Other Util.	\$ 27,300.00	\$ 19,923.85	\$ 7,376.15	27.0%	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Taxes	\$ 4,850.00	\$ 2,215.22	\$ 2,634.78	54.3%	\$ -	\$ 574.41	\$ 557.26	\$ 509.12	\$ 555.24
Zoning Fees	\$ 4,000.00	\$ (385.00)	\$ 4,385.00	109.6%	\$ 525.00	\$ 735.00	\$ 825.00	\$ 625.00	\$ 1,200.00
Other	\$ 800.00	\$ (3,248.50)	\$ 4,048.50	506.1%	\$ 376.00	\$ 1,435.00	\$ 1,962.50	\$ 150.00	\$ 50.00
Totals	\$ 320,950.00	\$ 197,490.78	\$ 123,459.22	38.5%	\$ 1,383.15	\$ 3,408.55	\$ 7,887.28	\$ 5,810.16	\$ 12,389.66
	December	January	February	March	April	May	June	June a/r	
Property Tax - prior	\$ 224.18								
Property Tax - 2015	\$ 20,923.45								
Dupl. Property Tax	\$ -								
Fund Balance Approp.	\$ -								
Gross Receipts Tax	\$ 113.63								
Interest	\$ 142.95								
Sales Tax - Electric	\$ 61,231.84								
Sales Tax - Sales & Use	\$ 1,579.47								
Sales Tax - Other Util.	\$ 7,376.15								
Vehicle Taxes	\$ 438.75								
Zoning Fees	\$ 475.00								
Other	\$ 75.00								
Totals	\$ 92,580.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

December Cash Flow
12/1/2015 Through 12/31/2015

1/19/2016

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Category Description	12/1/2015- 12/31/2015
INCOME	
Gross Receipts Tax	113.63
Interest Income	142.95
Other Inc	
Memorials	
Bricks	75.00
TOTAL Memorials	75.00
Zoning	475.00
TOTAL Other Inc	550.00
Prop Tax 2015	
Receipts 2015	
Tax	20,923.45
TOTAL Receipts 2015	20,923.45
TOTAL Prop Tax 2015	20,923.45
Prop Tax Prior Years	
Prop Tax 2007	
Receipts 2007	
Int	0.21
Tax	27.66
TOTAL Receipts 2007	27.87
TOTAL Prop Tax 2007	27.87
Prop Tax 2008	
Receipts 2008	
Int	19.30
Tax	3.83
TOTAL Receipts 2008	23.13
TOTAL Prop Tax 2008	23.13
Prop Tax 2009	
Receipts 2009	
Int	6.65
Tax	0.00
TOTAL Receipts 2009	6.65
TOTAL Prop Tax 2009	6.65
Prop Tax 2012	
Receipts 2012	
Int	7.07
Tax	26.35
TOTAL Receipts 2012	33.42
TOTAL Prop Tax 2012	33.42
Prop Tax 2013	
Receipts 2013	
Int	6.46
Tax	8.96
TOTAL Receipts 2013	15.42
TOTAL Prop Tax 2013	15.42
Prop Tax 2014	
Receipts 2014	
Int	5.82
Tax	111.87

December Cash Flow
12/1/2015 Through 12/31/2015

1/19/2016

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Category Description	12/1/2015- 12/31/2015
TOTAL Receipts 2014	117.69
TOTAL Prop Tax 2014	117.69
TOTAL Prop Tax Prior Years	224.18
Sales Tax	
Cable TV	5,213.90
Electricity	61,231.84
Natural Gas Excise	903.00
Sales & Use Dist	1,579.47
telecommunications	1,259.25
TOTAL Sales Tax	70,187.46
Veh Tax	
Coll	-0.07
Int 2008	0.61
Int 2011	0.07
Int 2012	0.60
Int 2015	5.86
Tax 2008	0.96
Tax 2011	0.18
Tax 2012	2.48
Tax 2015	428.06
TOTAL Veh Tax	438.75
TOTAL INCOME	92,580.42
EXPENSES	
Attorney	300.00
Audit	5,000.00
Capital Outlay	
Greenway	2,465.00
TOTAL Capital Outlay	2,465.00
Community	
Maint	369.67
TOTAL Community	369.67
Dues	321.00
Emp	
Benefits	
Dental	74.00
Life	50.68
Vision	14.00
TOTAL Benefits	138.68
FICA	
Med	131.00
Soc Sec	560.11
TOTAL FICA	691.11
Payroll	115.55
Work Comp	349.77
TOTAL Emp	1,295.11
Office	
Clerk	2,600.98
Council	600.00
Deputy Clerk	631.98

December Cash Flow
12/1/2015 Through 12/31/2015

1/19/2016

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Category Description	12/1/2015- 12/31/2015
Finance Officer	
Park Maint	240.64
Regular	2,162.00
TOTAL Finance Officer	2,402.64
Maint	
Service	542.00
TOTAL Maint	542.00
Mayor	400.00
Supplies	185.79
Tel	447.48
Util	382.51
TOTAL Office	8,193.38
Planning	
Administration	
Salaries	2,248.48
TOTAL Administration	2,248.48
TOTAL Planning	2,248.48
Street Lighting	143.66
Tax Coll	
Contract	333.19
Sal	150.00
TOTAL Tax Coll	483.19
Travel	154.14
TOTAL EXPENSES	20,973.63
TRANSFERS	
TO Downtown Park Capital Project Fund	-700.00
TOTAL TRANSFERS	-700.00
OVERALL TOTAL	70,906.79

Register Report

12/1/2015 Through 12/31/2015

1/19/2016

Page 1

Date	Num	Description	Memo	Category	Amount
12/1/2015	4653	Verizon Wireless	221474588-00001 (F...	Office:Tel	-86.51
12/1/2015	4654	Stewart Incorporated	I/N 50117 10/31/15 G...	Capital Outlay:Greenway	-1,200.00
12/8/2015	4655	Williams Electric Com...	I/N 64848 move & rec...	Community:Maint	-369.67
12/8/2015	4656	Frederick Becker III	9/15 - 10/15 reimburs...	Travel	-154.14
12/8/2015	4657	Clark, Griffin & McCol...	I/N 5193 12/15 (FY20...	Attorney	-300.00
12/8/2015	4658	Taylor & Sons Mowin...	I/N 1842 12/15 (FY20...	Office:Maint:Service	-347.00
12/8/2015	DEP	Deposit	#513b (FY2015)	Other Inc:Zoning	225.00
12/9/2015	EFT	Debit Card (OfficeMax)	Paper (FY2015)	Office:Supplies	-57.62
12/11/20...	EFT	Debit Card (AOL)	AOL Troubleshooting...	Office:Tel	-4.99
12/14/20...	465...	Municipal Insurance ...		Emp:Benefits:Life	-50.68
				Emp:Benefits:Dental	-74.00
				Emp:Benefits:Vision	-14.00
12/14/20...	4660	Xerox Corporation	I/N 082279712 (FY20...	Office:Supplies	-55.31
12/14/20...	4661	Neopost Inc	I/N 53474367 Meter ...	Office:Supplies	-72.86
12/14/20...	4662	Duke Power	1819573779 (Old Sc...	Office:Util	-24.55
12/14/20...	4663	Duke Power	1803784140 (FY2015)	Office:Util	-118.94
12/14/20...	4664	Duke Power	2035221941 (FY2015)	Street Lighting	-143.66
12/14/20...	4665	Stewart Incorporated	I/N 50406 11/30/15 G...	Capital Outlay:Greenway	-1,265.00
12/14/20...	4666	Stewart Incorporated	I/N 50401 11/30/15 D...	[Downtown Park Capital Project Fund]	-700.00
12/14/20...	4667	Heritage Propane	513970 statement 12/...	Office:Util	-217.89
12/14/20...	4668	Jan-Pro Cleaning Sys...	I/N 37405 Janitorial (...)	Office:Maint:Service	-195.00
12/14/20...	4669	Union County Public ...	84361*00 (FY2015)	Office:Util	-21.13
12/14/20...	4670	Robert M Burns, Certi...	Audit FY 2014-2015 (...)	Audit	-5,000.00
12/14/20...	4671	NC Interlocal Risk Ma...	Cust #587 Inv #I0026...	Emp:Work Comp	-349.77
12/14/20...	4672	Union County Chamb...	Membership dues I/N...	Dues	-321.00
12/14/20...	EFT	Union County	11/15 (FY2015)	Gross Receipts Tax	113.63
12/14/20...	EFT...	Union County	11/15	Prop Tax 2015:Receipts 2015:Tax	20,923.45
			11/15	Prop Tax Prior Years:Prop Tax 2014:Recei...	5.82
			11/15	Prop Tax Prior Years:Prop Tax 2014:Recei...	111.87
			11/15	Prop Tax Prior Years:Prop Tax 2013:Recei...	6.46
			11/15	Prop Tax Prior Years:Prop Tax 2013:Recei...	8.96
			11/15	Prop Tax Prior Years:Prop Tax 2012:Recei...	7.07
			11/15	Prop Tax Prior Years:Prop Tax 2012:Recei...	26.35
			11/15	Veh Tax:Tax 2012	2.48
			11/15	Veh Tax:Int 2012	0.60
			11/15	Veh Tax:Tax 2011	0.18
			11/15	Veh Tax:Int 2011	0.07
			11/15	Veh Tax:Tax 2008	0.96
			11/15	Veh Tax:Int 2008	0.61
			11/15	Veh Tax:Coll	-0.07
			11/15	Tax Coll:Contract	-316.35
12/15/20...	EFT...	NC Department of Re...	9/30/15	Sales Tax:Electricity	61,231.84
			9/30/15	Sales Tax:Cable TV	5,213.90
			9/30/15	Sales Tax:telecommunications	1,259.25
			9/30/15	Sales Tax:Natural Gas Excise	903.00
12/15/20...	EFT	NC Department of Re...	10/15 (FY2015)	Sales Tax:Sales & Use Dist	1,579.47
12/15/20...	4673	Windstream	061348611 (FY2015)	Office:Tel	-289.26
12/15/20...	4674	Windstream	061345970 (FY2015)	Office:Tel	-66.72
12/21/20...	EFT...	Union County {NCVTS}	NCVTS 1511	Veh Tax:Tax 2015	428.06
			NCVTS 1511	Veh Tax:Int 2015	5.86

Register Report

12/1/2015 Through 12/31/2015

1/19/2016

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Date	Num	Description	Memo	Category	Amount
			NCVTS 1511	Tax Coll:Contract	-16.84
12/30/20...	DE...	Deposit	#514	Prop Tax Prior Years:Prop Tax 2009:Recei...	6.65
			#514	Prop Tax Prior Years:Prop Tax 2009:Recei...	0.00
			#514	Prop Tax Prior Years:Prop Tax 2008:Recei...	19.30
			#514	Prop Tax Prior Years:Prop Tax 2008:Recei...	3.83
			#514	Prop Tax Prior Years:Prop Tax 2007:Recei...	0.21
			#514	Prop Tax Prior Years:Prop Tax 2007:Recei...	27.66
12/30/20...	DE...	Deposit		Other Inc:Memorials:Bricks	75.00
				Other Inc:Zoning	250.00
12/30/20...	EFT...	Paychex	Salary 12/15	Office:Clerk	-2,600.98
			Supplement 12/15	Office:Clerk	0.00
			Hours 12/15	Office:Deputy Clerk	-631.98
			Salary 12/15	Office:Finance Officer:Regular	-2,162.00
			Salary 12/15	Office:Finance Officer:Park Maint	-240.64
			Salary 12/15	Office:Mayor	-400.00
			Salary 12/15	Office:Council	-507.65
			Salary 12/15	Planning:Administration:Salaries	-2,248.48
			Salary 12/15	Tax Coll:Sal	-150.00
				Emp:FICA:Soc Sec	-560.11
				Emp:FICA:Med	-131.00
12/31/20...	EFT	Paychex Fees	12/15 (FY2015)	Emp:Payroll	-115.55
12/31/20...	3307	Bettylyn Krafft	12/15 Salary (FY2015)	Office:Council	-92.35
TOTAL 12/1/2015 - 12/31/2015					70,763.84

TOTAL INFLOWS	92,437.54
TOTAL OUTFLOWS	-21,673.70
NET TOTAL	70,763.84

Downtown Park Capital Project Fund

4/1/2015 Through 12/31/2015

2/1/2016

Page 1

Category Description	4/1/2015- 12/31/2015
EXPENSES	
Professional Services	
Design & Supervision	23,715.47
TOTAL Professional Services	23,715.47
TOTAL EXPENSES	23,715.47
TRANSFERS	
FROM Check Min Spgs	23,715.47
TOTAL TRANSFERS	23,715.47
OVERALL TOTAL	0.00

Downtown Park Capital Project Fund

4/1/2015 Through 12/30/2015

2/1/2016

Page 1

Date	Description	Memo	Category	Amount
BALANCE 3/31/2015				0.00
6/1/2015	Opening Balance		[Downtown Park Capital Project ...	0.00
6/18/2015	Stewart Incorpor... I/N 46948 4/30/15 (FY...		Professional Services:Design & ...	-1,350.00
6/18/2015	Stewart Incorpor... I/N 46948 4/30/15 (FY...		[Check Min Spgs]	1,350.00
6/25/2015	Stewart Incorpor... I/N 47501 5/31/15 (FY...		Professional Services:Design & ...	-4,365.03
6/25/2015	Stewart Incorpor... I/N 47501 5/31/15 (FY...		[Check Min Spgs]	4,365.03
7/28/2015	Stewart Incorpor... I/N 47999 6/30/15 (FY...		Professional Services:Design & ...	-5,000.00
7/28/2015	Stewart Incorpor... I/N 47999 6/30/15 (FY...		[Check Min Spgs]	5,000.00
8/31/2015	Stewart Incorpor... I/N 48490 7/31/15 (FY...		Professional Services:Design & ...	-3,315.80
8/31/2015	Stewart Incorpor... I/N 48490 7/31/15 (FY...		[Check Min Spgs]	3,315.80
9/29/2015	Stewart Incorpor... I/N 49107 8/31/15 (FY...		Professional Services:Design & ...	-2,991.34
9/29/2015	Stewart Incorpor... I/N 49107 8/31/15 (FY...		[Check Min Spgs]	2,991.34
10/20/20...	Stewart Incorpor... I/N 49468 9/30/15 (FY...		Professional Services:Design & ...	-4,493.30
10/20/20...	Stewart Incorpor... I/N 49468 9/30/15 (FY...		[Check Min Spgs]	4,493.30
11/24/20...	Stewart Incorpor... I/N 50114 10/31/15 (F...		Professional Services:Design & ...	-1,500.00
11/24/20...	Stewart Incorpor... I/N 50114 10/31/15 (F...		[Check Min Spgs]	1,500.00
12/14/20...	Stewart Incorpor... I/N 50401 11/30/15 Do...		[Check Min Spgs]	700.00
12/14/20...	Stewart Incorpor... I/N 50401 11/30/15 Do...		Professional Services:Design & ...	-700.00
TOTAL 4/1/2015 - 12/30/2015				0.00
BALANCE 12/30/2015				0.00
TOTAL INFLOWS				23,715.47
TOTAL OUTFLOWS				-23,715.47
NET TOTAL				0.00

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December 2015

Revenue Details

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NC Sales & Use Distribution

Oct 2015 Collections

Summary

Dec 10, 2015

		ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION	(Ad Valorem)	\$ 1,529,638.74	\$ 1,000,189.10	\$ 807,940.64	\$ -	\$ 158.29	\$ -	\$ -	\$ (201,934.37)	\$ 3,135,992.40
	FAIRVIEW	\$ 688.14	\$ 449.95	\$ 363.47	\$ -	\$ 0.07	\$ -	\$ -	\$ 440.81	\$ 1,942.44
	HEMBY BRIDGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	INDIAN TRAIL	\$ 54,698.85	\$ 35,766.09	\$ 28,891.42	\$ -	\$ 5.66	\$ -	\$ -	\$ 35,039.16	\$ 154,401.18
	LAKE PARK	\$ 4,930.24	\$ 3,223.75	\$ 2,604.11	\$ -	\$ 0.51	\$ -	\$ -	\$ 3,158.23	\$ 13,916.84
	MARSHVILLE	\$ 6,932.67	\$ 4,533.08	\$ 3,661.77	\$ -	\$ 0.72	\$ -	\$ -	\$ 4,440.95	\$ 19,569.19
	MARVIN	\$ 4,405.74	\$ 2,880.80	\$ 2,327.07	\$ -	\$ 0.46	\$ -	\$ -	\$ 2,822.26	\$ 12,436.33
	MINERAL SPRINGS	\$ 559.55	\$ 365.87	\$ 295.55	\$ -	\$ 0.06	\$ -	\$ -	\$ 358.44	\$ 1,579.47
	MINT HILL *	\$ 44.28	\$ 28.95	\$ 23.39	\$ -	\$ -	\$ -	\$ -	\$ 28.38	\$ 125.00
	MONROE	\$ 154,813.71	\$ 101,228.47	\$ 81,771.13	\$ -	\$ 16.02	\$ -	\$ -	\$ 99,171.00	\$ 437,000.33
	STALLINGS *	\$ 28,836.86	\$ 18,855.64	\$ 15,231.35	\$ -	\$ 2.98	\$ -	\$ -	\$ 18,472.40	\$ 81,399.23
	UNIONVILLE	\$ 840.71	\$ 549.72	\$ 444.05	\$ -	\$ 0.09	\$ -	\$ -	\$ 538.55	\$ 2,373.12
	WAXHAW	\$ 44,277.90	\$ 28,952.11	\$ 23,387.17	\$ -	\$ 4.58	\$ -	\$ -	\$ 28,363.65	\$ 124,985.41
	WEDDINGTON *	\$ 8,884.73	\$ 5,809.48	\$ 4,692.83	\$ -	\$ 0.92	\$ -	\$ -	\$ 5,691.40	\$ 25,079.36
	WESLEY CHAPEL	\$ 1,208.95	\$ 790.50	\$ 638.55	\$ -	\$ 0.13	\$ -	\$ -	\$ 774.44	\$ 3,412.57
	WINGATE	\$ 4,112.96	\$ 2,689.35	\$ 2,172.43	\$ -	\$ 0.43	\$ -	\$ -	\$ 2,634.70	\$ 11,609.87

Invoice Date	Invoice Number	Description	Invoice Amount
11/30/2015	200.1-15/11	Tax/Fee/Int - NOV15	\$4.83
11/30/2015	100.1-15/11	Tax/Fee/Int - NOV15	\$20,773.63

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00043291	12/14/2015	20,778.46



County of Union

500 North Main Street
 Monroe, North Carolina 28112

Vendor Number Check Date Check Number
 10870 12/14/2015 00043291

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

\$20,778.46

Pay Twenty Thousand Seven Hundred Seventy Eight Dollars and 46 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
 00043291

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

DATE 11/30/15
 TIME 13:49:18
 USER PHH

PAGE 28
 PROG# CL2138

UNION COUNTY
 COLLECTIONS BY RGCD/REV UNIT/YR-DATE RANGE
 DEPOSIT DATE RANGE: 11/01/2015 THRU 11/30/2015
 REPORT GROUP: 100 REAL AND PERSONAL
 REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2012	26.35		7.07	33.42	.50	32.92
2013	8.96		6.46	15.42	.23	15.19
2014	111.87		5.82	117.69	1.77	115.92
2015	20,923.19	.26		20,923.45	313.85	20,609.60
TOTAL	21,070.37	.26	19.35	21,089.98	316.35	20,773.63

DISC

12-7-15

DATE 11/30/15
 TIME 13:49:18
 USER PHH

PAGE 56
 PROG# CL2138

UNION COUNTY
 COLLECTIONS BY RGCD/REV UNIT/YR-DATE RANGE
 DEPOSIT DATE RANGE: 11/01/2015 THRU 11/30/2015
 REPORT GROUP: 200 REGISTERED VEHICLE
 REVENUE UNIT: 990 TOWN OF MINERAL SPRINGS

YEAR	TAXES, ASSESSMENTS & MISC. CHARGES	LATE LIST	INTEREST	TOTAL COLLECTED	COMMISSION	NET OF COMMISSION
2008	.96		.61	1.57	.02	1.55
2011	.18		.07	.25		.23
2012	2.48		.60	3.08	.05	3.03
TOTAL	3.62		1.28	4.90	.07	4.83

(DIX)

12-7-15

Invoice Date	Invoice Number	Description	Invoice Amount
11/30/2015	1605VEHGR	GROSS VEH RENTAL RECEIPTS - NO	\$113.63

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00043250	12/14/2015	113.63



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

Vendor Number Check Date Check Number
 10870 12/14/2015 00043250

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

\$113.63

Pay **One Hundred Thirteen Dollars and 63 cents *******

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

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

10870
 00043250

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

R/G M/I	Entity	VndNo-R	Inv No	Tax&Fee Amt	IntOnly Amt	Cmn Cst	Net Amt	Sts
400 001	Union County	0-0		474,112.45	4,867.38	18,847.60	460,132.23	No Chk
400 011	Countywide Fire Tax	0-0		38,807.29	1,199.57	1,538.56	37,468.30	No Chk
400 012	Countywide EMS Tax	0-0		7,080.48	36.42	280.92	6,835.98	No Chk
400 015	Springs Fire Tax	638-	VTFN1511-1	4,001.91	49.79	159.46	3,892.24	No Chk
400 020	Stallings Fire Tax	440-	VTFN1511-1	7,125.06	72.20	285.65	6,911.64	No Chk
400 023	Hemby Bridge Fire Tax	310-	VTFN1511-1	10,902.19	119.80	437.65	10,584.34	No Chk
400 026	Wesley Chapel Fire Tax	636-	VTFN1511-1	8,652.07	87.55	351.22	8,388.40	No Chk
400 028	Waxhaw Fire Tax	634-	VTFN1511-1	5,401.33	46.21	219.75	5,227.79	No Chk
400 100	Schools	0-0		506.26	34.55	19.32	521.49	No Chk
400 101	Village of Marvin	1832-	VTFN1511-1	3,392.61	33.17	139.02	3,286.76	No Chk
400 200	City of Monroe	103-7	VTFN1511-1	117,775.27	1,358.43	4,228.62	114,905.08	No Chk
400 222	Monroe Dntwn Service District	103-7	VTFN1511-2	187.94	.08	6.57	181.45	No Chk
400 300	Town of Wingate	4064-	VTFN1511-1	3,928.27	47.38	154.51	3,821.14	No Chk
400 400	Town of Marshville	5861-	VTFN1511-1	6,601.09	84.34	239.39	6,446.04	No Chk
400 500	Town of Waxhaw	8268-	VTFN1511-1	41,047.35	348.42	1,676.70	39,719.07	No Chk
400 600	Town of Indian Trail	2924-	VTFN1511-1	50,141.88	527.75	1,993.53	48,676.10	No Chk
400 700	Town of Stallings	4860-2	VTFN1511-1	26,047.10	255.84	1,057.87	25,294.24	No Chk
400 800	Town of Weddington	7518-	VTFN1511-1	6,499.75	62.50	268.01	6,294.24	No Chk
400 900	Village of Lake Park	1833-	VTFN1511-1	5,244.99	76.73	215.03	5,106.69	No Chk
400 930	Town of Fairview	19458-	VTFN1511-1	562.44	2.69	21.91	543.22	No Chk
400 970	Village of Wesley Chapel	9262-	VTFN1511-1	838.14	7.18	33.80	811.52	No Chk
400 980	Town of Unionville	11530-	VTFN1511-1	832.66	9.81	32.81	809.66	No Chk
400 990	Town of Mineral Springs	10870-	VTFN1511-1	428.06	5.86	16.84	417.08	No Chk
400 999	Schools	0-0		746,607.62	7,417.34	29,678.75	724,346.21	No Chk

-----User Keyed Amounts----- 669.88 ✓
Interest Amount...: 669.88 ✓

-----Costs-----
Billing Cost...: 49,560.98 ✓
Credit Card Cost...: 12,342.48 ✓
Debit Card Cost...: .00

A/P Totals.....: 299,610.11
No A/P Totals.....: 1,267,114.10
Refund Totals.....: .00

Total Costs.....: 61,903.46

Grand Totals.....: 1,566,724.21

Invoice Date	Invoice Number	Description	Invoice Amount
12/15/2015	VTFN1511-1	Cash Recvd NCVTS NOV/15	\$417.08

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
10870	TOWN OF MINERAL SPRINGS	00043458	12/21/2015	417.08



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

Vendor Number Check Date Check Number
 10870 12/21/2015 00043458

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

\$417.08

Pay Four Hundred Seventeen Dollars and 08 cents *****

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

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

10870
 00043458

ADDRESS SERVICE REQUESTED

TOWN OF MINERAL SPRINGS
 PO BOX 600
 MINERAL SPRINGS NC 28108

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

**Distribution Report for
Qtr 7/1/2015 - 9/30/2015**

**Distribution Date
December 15, 2015**

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	\$ -	\$ -	\$ -	\$ 127,028.16	\$ 127,028.16
Town of	Fairview	\$ 568.64	\$ 29,645.04	\$ 8,755.39	\$ 2,050.52	\$ 41,019.59
Town of	Hemby Bridge	\$ 1,124.90	\$ 11,098.44	\$ 3,812.39	\$ 3,747.70	\$ 19,783.43
Town of	Indian Trail	\$ (85,021.40)	\$ 372,393.88	\$ 17,899.47	\$ 76,085.59	\$ 381,357.54
Town of	Lake Park	\$ 6,132.02	\$ 30,770.45	\$ 515.81	\$ 5,153.05	\$ 42,571.33
Town of	Marshville	\$ (11.22)	\$ 48,848.40	\$ 7,667.99	\$ 3,077.56	\$ 59,582.73
Town of	Marvin	\$ 20,358.72	\$ 54,243.45	\$ 15,514.29	\$ 16,681.41	\$ 106,797.87
Town of	Mineral Springs	\$ 903.00	\$ 61,231.84	\$ 1,259.25	\$ 5,213.90	\$ 68,607.99
City of	Monroe	\$ 35,795.72	\$ 820,460.57	\$ 97,855.12	\$ 55,561.44	\$ 1,009,672.85
Town of	Stallings	\$ 26,851.92	\$ 188,763.74	\$ 2,257.12	\$ 43,422.47	\$ 261,295.25
Town of	Unionville	\$ 526.56	\$ 46,583.77	\$ 15,645.41	\$ 6,891.51	\$ 69,647.25
Town of	Waxhaw	\$ 12,620.02	\$ 173,171.05	\$ 16,098.45	\$ 44,682.09	\$ 246,571.61
Town of	Weddington	\$ 18,831.08	\$ 103,430.52	\$ 1,716.21	\$ 23,919.59	\$ 147,897.40
Village of	Wesley Chapel	\$ 10,197.58	\$ 61,756.35	\$ 2,423.29	\$ 23,883.51	\$ 98,260.73
Town of	Wingate	\$ -	\$ 30,834.06	\$ 6,472.79	\$ 5,154.98	\$ 42,461.83