

**Town of Mineral Springs
Mineral Springs Town Hall
3506 Potter Road S ~ Mineral Springs
Mineral Springs Town Council
Regular Meeting
March 13, 2025 ~ 7:30 P.M.
AGENDA**

1. Opening

The meeting will be called to order, an invocation will be delivered, and the Pledge of Allegiance will be recited.

2. Public Comments

The town council will hear comments from members of the public on any matters of interest to them during this ten-minute period.

3. Consent Agenda – Action Item

- A. Approval of the February 13, 2025 Regular Meeting Minutes
- B. Acceptance of the January 2025 Union County Tax Report
- C. Acceptance of the January 2025 Finance Report

4. Presentation of the Union County Property Reevaluation

Union County Deputy Tax Administrator Mr. Michael Thompson will make a presentation on the 2026 Union County Property Reevaluation.

5. Consideration of a Resolution Adopting the Cabarrus Stanly Union Regional Hazard Mitigation Plan - Action Item

The council will consider approving a resolution adopting the Cabarrus Stanly Union Regional Hazard Mitigation Plan.

6. Consideration of Reappointing a Planning Board Member - Action Item

The council will consider reappointing Michael Rutland to the planning board for another three-year term (April 2025 – April 2028).

7. Staff Reports

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

8. Other Business

9. Adjournment

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting
February 13, 2025 – 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, February 13, 2025.

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

Absent: Councilwoman Janet Critz and Attorney Bobby Griffin.

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

Visitors: Jeff Carroll, Cynthia Singleton, and Heather Wyss.

1. Opening

With a quorum present at 7:30 p.m. on February 13, 2025, Mayor Frederick Becker called the regular meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

2. Public Comments

Jeff Carroll – 3304 Collins Road.

3. Consent Agenda – Action Item

Councilman Countryman motioned to approve the consent agenda containing the January 9, 2025 Regular Meeting Minutes, the December 2024 Union County Tax Report, and the December 2024 Finance Report as presented, and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

4. Consideration of the 2026 Deer Urban Archery Season – Action Item

Councilman Countryman motioned to approve the Urban Archery Deer Season for 26 and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Councilman Countryman explained there were a lot of deer issues and harvesting beyond rifle season helps manage the population. The land can only support so many animals and there is a need to ensure that some of those animals are harvested, particularly does, because the doe to buck ratio in Union County is better than twenty to one. Other communities, where they manage deer herds try to get the ratio one to one. People don't realize what that does to the male deer, those deer run on instinct, and they will continue to breed the does as long as there is a doe that is breed-able; therefore, they will be breeding almost into March, when they should be done by the end of December. When that happens, it often takes their lives, because they run and run and don't eat; breeding is all they want to do. The Urban Archery Season helps to minimize that doe population and makes it better for the males of the herd.

5. Consideration of Accepting the 2023-2024 Audit Report – Action Item

Mayor Becker noted that Kendra Gangel (auditor) was not present this evening. The audit report was mailed to the council, which was in the exact same format as previous years. Mayor Becker believed the council understood how it was put together by this time. The important thing for Mayor Becker to inform the council of was that the assessment of the audit was a good audit, the Local Government Commission of the State Treasurer's Office approved the audit, which allowed the town to pay the auditor the final bill. All that the council needs to do now is to accept the audit report. It was not necessary for the auditor to come to present the report to the council, unless they wanted her to.

Councilwoman Coffey motioned to accept that report as it was presented and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker asked if the council had any suggestions for the future.

Councilwoman Coffey commented that she did not think the council need Ms. Gangel to come and explain the report to them; it is very detailed.

Mayor Becker responded the council could just direct him to tell her "We're fine." The council is happy with what is presented by the auditor, as long as the town passed. Municipalities are required annually to have an auditor that is certified for municipal audits who is approved by the State Treasurer's Office. It is a very regimented step, and it is an important part that the State Treasurer's Office is brought up-to-date and in agreement with the town auditor. Mayor Becker stated he would take it as a consensus and the council does not have to take a vote on it. Mayor Becker will let Ms. Gangel know the council is happy and does not need her to come this year.

6. Consideration of Reappointing a Planning Board Member and Appointing a New Member – Action Item

Councilman Countryman motioned to reappoint Bettylyn Krafft to the board and Councilwoman Coffey seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker presented Heather Wyss and Cynthia Singleton as the two good applicants for the planning board opening for council deliberation.

Councilwoman Coffey commented that she had read both applications and believed that Ms. Singleton met the criteria needed with a plethora of accomplishments and ability to assess/perform in the capacity on the planning board. Ms. Singleton is also currently a resident of Mineral Springs, and the other applicant was not.

Ms. Brooks clarified that Ms. Wyss was also a current resident of Mineral Springs, but when she first applied in 2020, she was not.

Councilwoman Krafft commented that they were both great candidates that have good attributes.

Ms. Wyss clarified that she moved into their house in October of 2024.

Councilman Countryman commented that Ms. Wyss stood out for him based on her first statement, "understanding the concept of Mineral Springs," and the fact that "we're a homegrown community, that we want to remain small." Councilman Countryman further commented that having lived here for almost 27 years, he appreciated the country and Mineral Springs because of the way the town has planned the future for the community to maintain it as a rural community, which is the reason most people want to live here. Ms. Singleton has excellent credentials, but the fact that Ms. Wyss has a country attribute and that she wanted Mineral Springs to remain small, swayed Councilman Countryman's view of her.

Councilwoman Krafft agreed that was important to her too.

Councilman Muller thanked both applicants for applying and explained he had come through the planning board and the board of adjustment before joining the council, he knew the town had struggled to fill the positions. Councilman Muller commented that he could not think of a time he had been associated with the town government that they had to choose between two people for one spot; this will be a tough decision. Councilman Muller noted that the town motto should be, "we're not Waxhaw", and then stated with a passion that he lives here, because we're not Waxhaw.

Heather Wyss commented, "I'm Heather Wyss. Nice to meet you all. My parents moved down here in 1992, moved to Valley Farm Road, and so I've been in this area a long time. I was 18 when we moved down. I went off to college, joined the Air Force, got out of the Air Force, went to vet school, came back here after I graduated vet school in 2006. Basically, because I was broke. I didn't have any money and had to move back in with my parents. So, I've been in this area a long time, and I absolutely hate what has happened with Waxhaw. And one of the things that I regret was not getting involved with Waxhaw earlier when I could have. Not that I could have made a difference, but I feel like I could have had a bigger voice at that time, had I, and again, not that one person, but I would have felt better about myself had at least been around to fight and put up an argument for some things that were going on. So, when my husband I decided that we were going to move to Mineral Springs, which was a really good... move for me, get out of Waxhaw, I decided I wanted to be a part of this community, because I wanted to make sure what happened in Waxhaw was never going to happen here, or at least try and prevent that from happening. I greatly value, like the privacy and the small town feel, and I hate high-density housing, and I don't want to see any of those things happen to this town. I realize that we have to have growth, but I think that we can do a lot better with growth than we have in Waxhaw... like they have done in Waxhaw. Like, I think there's just common sense rules that we can use and just apply to make sure that what happens there, or what happened there will not happen here. So, I guess what I can offer is that I will always do my best to try- and I don't even like the term smart growth, because I think it's overused, but just try and do what's best for this town, and stick to the values that we have with this town and the vision, and that you guys have carried on for this town. I'm very grateful that we have had you guys all these years had the sound judgment to keep in Mineral Springs where it needed to be. Do you have any questions?"

Cynthia Singleton commented, "I'm Cynthia Singleton, and I've been in Mineral Springs going on eight years now. I think I shared with a number of you a few months ago how much I enjoy living in Mineral Springs. I get to... I choose to go see what's going on in other town councils and counties and things of that nature. I shared with you guys that Mineral Springs is definitely someplace special. I too, like the fact that it's very rural. So, the choice that I made when I was shopping around for lots, it took me two years to happen upon Mineral Springs, and as soon as I saw it, you know, I bought the lot and then started to build. You know, one of the things that I think especially about Mineral Springs is just acquaintance of the city, the fact that you guys really are smart about the land usage. I love this leadership team, the way the team, the council pulls together and does what's right for the city. Again, things that I don't necessarily see in some of the other places. So, I appreciate now living in Mineral Springs. And I think I told somebody I would never do that. But that, to me, is really important, and it makes me want to be a part of it. I did have the opportunity to read through the rules of procedures for the planning board, as well as the comprehensive plan. I wanted to make sure that I understood what I would be getting into if selected. And for me, the Conservation by Design, the future vision is just, you know, something that energizes me. I think the four goals that you've set are really appropriate. One thing that I did not share in my bio is the work that I've done with my HOA in my community. So again, seven of the eight years I've been a part of the HOA, probably the most significant work I've done was serving in the role of president, trying to take the defunct board HOA and resuscitating it. So, I've done a lot of work in terms of operationalizing all of the work processes in the calendar and stuff for the HOA board, doing all of the filings with IRS and the North Carolina Secretary of State, commissioning the road study, hiring an attorney, and then having him review all of our documents so that we can ensure that we were in compliance with, not only the state, the county, the municipal as well as the bylaws and the in the CRCs. So, you know, all of that work I've got pretty good experience and proud to say that they're still using those work processes. The one that challenges us a bit is having people use our neighborly complaint process. Sometimes they want to come straight to the board and bypass

having a direct conversation with the neighbors. But I say all of that to say this, what we wanted to do in our community, our neighborhood, is to have a family atmosphere, to keep it small, keep it polite. You know, not have... even on our lots, stop having excessive things built, because we do value having just the rural feel, the country feel, versus trying to be a Waxhaw. I think I had done some follow up with Vicky. We had one neighbor who wanted to be, wanted to turn our subdivision into a gated community, and, you know, the rest of us were, like, we're not feeling that at all, but as the president, I had to take it forth and do the follow up. So, I had an opportunity to work with Vicky and this council to answer questions. So, again, that our part of Mineral Springs stays true to...vision that the total municipality has. So, I look forward to working with this group in any capacity, and I thank you for your time and your attention.

Councilwoman Coffey commented the council had the highest accolades for both candidates, who were equally qualified and suggested that the council just needed to be as simple as using the one that first legitimately applied for the position.

After further discussion, it was determined that Ms. Singleton was eligible in August of 2024, and Ms. Wyss was eligible in October of 2024.

Councilwoman Krafft asked Ms. Brooks if anyone else on the planning board was getting ready to roll off.

Ms. Brooks responded that Michael Rutland's term expired in April of 2025, and he had not yet agreed to seek reappointment.

After further discussion by the council, Ms. Wyss stated she would be happy to wait for the next vacancy, what was important to her was that there were good people on the planning board. Ms. Wyss further stated she did not want to put the council in a position to have to make the decision.

Councilman Countryman motioned to appoint Cynthia Singleton to the planning board and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker congratulated Ms. Singleton and thanked Ms. Wyss.

Councilwoman Krafft commented that the planning board was a good group that was laid back. The board goes through the motions and tries to get things taken care of that need to be taken care of. Councilwoman Krafft believed the planning board had secured the community the way the constituents had asked them to, and they would continue to fight it and keep it conservation as much as they could.

7. Consideration of a Resolution on the Waxhaw Parkway MTP Submission – Action Item

Mayor Becker mentioned the lengthy memo he provided the council and explained this (the Waxhaw Parkway) was "sort of like a bad penny" that keeps turning up. The resolution is self-explanatory, and Mayor Becker noted he provided the council with the explanation of what the Metropolitan Transportation Plan (MTP) was, what the application process was, and a copy of what Waxhaw was submitting in his memo. There are five different versions of the Waxhaw Parkway, three of them are in Waxhaw only, but two of them are the dreaded routes that go through Mr. Carroll's neighborhood. Mayor Becker explained he had some conversations with the Waxhaw Transportation Planner James Kelly, who has become a little more amenable to working with Mineral Springs, because Mayor Becker had really tried to make him understand what the town was trying to accomplish, and he told Mr. Kelly that the difference could be split and that he would recommend to the council not to fight Waxhaw on the pieces that were wholly within Waxhaw. Even the Waxhaw Meadows Plantation people that are most affected said, "hey if it stops at Waxhaw Indian Trail Road, that's just dispersing the traffic out, it's doing a good job." Mayor Becker noted that the MTP is not anything more than a 20-year window (as his memo stated). Mayor Becker recommended that the council support the three different versions that only go from Highway 16 to Waxhaw Indian Trail Road and oppose the two versions that in any way go through Mineral Springs. The Union County Board of Commissioners took a vote saying, "we oppose the Waxhaw Parkway

that goes through Mineral Springs,” making it clear verbally. The commissioners did not take a position on the piece that was just in Waxhaw, but they do not want the piece that goes south and impinges on the county. The resolution presented to the council was taken directly from Union County’s language (even though they did not do a resolution), but Mayor Becker added stuff specifically for Mineral Springs.

Councilman Muller asked Mayor Becker if Union County voted to oppose it in total since their meeting last year.

Mayor Becker responded that the application process ended tomorrow for the MTP that Mineral Springs applied for. A couple weeks ago, Union County looked at it and said, “we oppose the portion that Bjorn presented.” Bjorn Hansen is the Union County Transportation Planner. The commissioners opposed anything that went outside of Waxhaw or through Mineral Springs; this was directed toward the MTP. The county did not take a position on the ones within Waxhaw. Mayor Becker stated that he told Mr. Kelly because the affected neighborhood in Mineral Springs was happy with the idea of the parkway stopping at Waxhaw Indian Trail Road, that was a benefit and gave a route. The other way it was not going to happen for 20 years if it happens. The property that it is going through is mostly owned by two developers, so if they are developing, that road may get built well before NCDOT gets it mitts on it anyway. That leg of the road is a non-issue as long as it stops there and they don’t start condemning people’s property in Mineral Springs, “which isn’t going to happen.” The southern leg did not progress to the so-called STIP, nothing new went on the STIP, because there is no NCDOT money, so that was kicked down the road two more years. Mineral Springs will continue to work on trying to get it removed from the CTP.

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

The resolution is as follows:

TOWN OF MINERAL SPRINGS

RESOLUTION TO ESTABLISH THE POSITION OF MINERAL SPRINGS ON THE TOWN OF WAXHAW’S METROPOLITANTRANSPORTATION PLAN SUBMISSIONS INVOLVING THE WAXHAW PARKWAY

R-2025-01

WHEREAS, the Charlotte Regional Transportation Planning Organization (CRTPO) is in the process of developing the 2055 Metropolitan Transportation Plan (MTP) which defines the policies, programs, and projects to be implemented through year 2055 to reduce congestion, improve safety, support land-use plans, and provide mobility in the CRTPO planning area, subject to fiscal constraints; and

WHEREAS, jurisdictions in the CRTPO planning area are submitting projects for ranking and consideration for inclusion in the MTP; and

WHEREAS, the Town of Waxhaw is submitting multiple highway and intersection projects during the MTP project submission window from January 13, 2025 through February 14, 2025; and

WHEREAS, the Town of Waxhaw’s MTP submissions include five separate variations of the northeastern leg of the Waxhaw Parkway, including Variation A connecting NC Highway 16 to NC Highway 75 and Variation E connecting Waxhaw Indian Trail Road to NC Highway 75, both of which include a segment through the Waxhaw Meadows Plantation neighborhood within the Town of Mineral Springs; and

WHEREAS, The Town of Waxhaw’s submissions also include three separate variations: Variations B, C, and D, connecting NC Highway 16 to Waxhaw Indian Trail Road, all of which lie fully within the Town of Waxhaw and do not enter the Town of Mineral Springs; and

WHEREAS, the Town of Mineral Springs adopted Resolution R-2023-03 on September 14, 2023 and Resolution R-2024-01 on April 11, 2024 opposing any routes of the northeastern leg of the Waxhaw Parkway that enter the Town of Mineral Springs and potentially inflict irreversible damage on the Waxhaw Meadows Plantation neighborhood while facilitating unsustainable high-density development deep into the rural countryside south of NC Highway 75; and

WHEREAS, the Town of Mineral Springs as well as Union County remain opposed to any alignments of the Waxhaw Parkway that facilitate such unsustainable high-density development deep into the rural countryside south of NC Highway 75; and

WHEREAS, the estimated \$85.4 million cost of the entire leg of the Waxhaw Parkway from NC Highway 16 to NC Highway including the portion through Mineral Springs would almost certainly doom the project's inclusion in the MTP due to the fiscally-constrained requirement for successful MTP project submissions; and

WHEREAS, Waxhaw's "Variation B", "Variation C", and "Variation D" MTP project submissions lie totally within Waxhaw, traverse very few properties, do not involve taking and demolition of any houses or other improvements, already have over 60% of the required right-of-way acquired, create a regional transportation solution by providing travelers to the north and west along Waxhaw Indian Trail Road toward Mineral Springs, Wesley Chapel, Weddington, and Indian Trail a viable route through the most congested parts of Waxhaw without encouraging large amounts of new high-density development far from the developed portions of Waxhaw, and – most importantly – can be constructed at a fraction of the cost of the entire proposed northeastern leg, giving these submissions a much greater likelihood of meeting the fiscal constraint requirement for successful MTP project submissions.

NOW, THEREFORE BE IT RESOLVED that the Mineral Springs Town Council opposes inclusion of the Town of Waxhaw's Waxhaw Parkway Variation A and Variation E in the 2055 MTP and urges the CRTPO Project Team to reject these submissions; and

BE IT FURTHER RESOLVED that the Mineral Springs Town Council supports inclusion of any of the Town of Waxhaw's Waxhaw Parkway Variation B, Variation C, or Variation D extending only from NC Highway 16 to Waxhaw Indian Trail Road in the 2055 MTP and urges the CRTPO Project Team to include one or more of these submissions.

Adopted this 13th day of February, 2025.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

Mayor Becker mentioned that Mineral Springs applied to put the downtown intersection onto the MTP.

Councilman Countryman noted there was a left turn light at the intersection of Potter Road and Highway 75. It is an active arrow.

8. Consideration of a Resolution Requesting the Repeal of Session Law 2024-57 Part III Subpart 111K – Action Item

Mayor Becker explained that Ms. Brooks had done a presentation to the planning board on the State Law that was passed at the end of last session, and she had mentioned it to the council under staff reports last month. Mayor Becker noted this was the exact county resolution that the Board of Commissioners adopted a month ago, which is asking the legislative delegation to file a bill exempting Union County from it. There are other counties out there that have followed suit, but there is one bill out there that just seeks to repeal the bill entirely and a quarter of the house is co-sponsoring it. Mayor Becker believed "that they opened a can of worms – the ones who rammed this through", and he believed it was probably going to get repealed. The town wants to get this resolution out there one way or the other: supporting House Bill 24 to be totally repealed and supporting our delegation to exempt Union County if the Statewide Bill isn't obtained. This resolution will cover both bases and will be sent to Mark Brody, Dean Arp, David Willis, Todd Johnson, and one senator that has a tiny piece, plus all the other municipalities. Mayor Becker noted that several municipalities are adopting this resolution.

Councilman Muller motioned to adopt Resolution R-2025-02 and Councilwoman Krafft seconded. The motion passed unanimously: Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

The resolution is as follows:

**TOWN OF MINERAL SPRINGS
RESOLUTION IN SUPPORT OF LOCAL AND STATEWIDE LEGISLATION CONCERNING LOCAL GOVERNMENT ZONING
CONTROL AND SESSION LAW 2024-57 (S.B. 382)**

R-2025-02

WHEREAS, on December 11, 2024, S.L. 2024-57 (S.B. 382), a bill entitled “An Act to Make Modifications to and Provide Additional Appropriations for Disaster Recovery; to Make Technical, Clarifying, and Other Modifications to the Current Operations Appropriations Act of 2023; and to Make Various Changes to the Law,” became law (“the Act”); and

WHEREAS, the Act includes a Section 3K.1 within Subpart III-K entitled “No Local Government Initiated Down-Zoning without Consent of Affected Property Owner” (the “Zoning Amendment”); and

WHEREAS, the Zoning Amendment, among other revisions, amends N.C.G.S. § 160D-601 by removing a local government’s ability to initiate a “down-zoning amendment” to its own zoning regulations or zoning map without written consent of all property owners whose property is the subject of the down-zoning, functionally preventing or making substantially impossible the previously held local freedom to deal with certain zoning matters in all the ways that seem best to a local community; and

WHEREAS, the traditional zoning regulations of local governments are subject to amendment or repeal at the will of the local government which created them, with local residents able to petition their local leaders for a variety of actions and local elected leaders subject to the will of local voters; and

WHEREAS, the Zoning Amendment removes this traditional authority and ability of local governments in zoning regulation and, thereby, limits the authority of local voters to express their policy preferences by and through local elected officials; and

WHEREAS, the Zoning Amendment constrains local government control of zoning regulations, resulting in a more rigid regulatory framework that is the same throughout the State, regardless of how rural or urban those local areas may be, with more limited ability for a local government to meet the needs of its residents in a manner which promotes the health, safety, and welfare of local constituents; and

WHEREAS, Union County and its municipalities in particular need to be responsive in zoning matters in their jurisdiction, as Union County is one of the ten most populous counties in North Carolina, while also being one of the fastest growing counties in the State, which results in unique issues concerning population growth, density, and related pressures which necessitate the ability to respond to those issues through zoning regulations; and

WHEREAS, the Mineral Springs Town Council, composed of local government officials elected by the people of Mineral Springs in Union County, are those officials who are in the best position to consider and respond to the full range of highly localized concerns related to zoning maps and zoning regulations and their effect on their town’s jurisdiction, in particular due to Union County’s position as a higher-population, higher-growth county adjoining a highly urbanized area; and

WHEREAS, while Mineral Springs constituents have been deprived of some these regulatory powers and the ability to address unique concerns in favor of a one-size-fits-all approach imposed at the State level through the Zoning Amendment, local control may be restored through an exemption from the constraints of the Zoning Amendment through the a local bill applying to Union County and exempting Union County and its municipalities from the strictures of the State-imposed Zoning Amendment: and

WHEREAS, while Mineral Springs constituents have been deprived of some these regulatory powers and the ability to address unique concerns in favor of a one-size-fits all approach imposed at the State level through the Zoning Amendment, local control may be restored through an exemption from the constraints of the Zoning Amendment through a local bill applying to Union County and exempting Union County and its municipalities from the strictures of the State-imposed Zoning Amendment; and

WHEREAS, restoration of Mineral Springs’ ability to initiate “down- zoning” regulations itself would return control of zoning within the town’s jurisdiction to the town’s constituents through their elected representatives on the Town Council; and

WHEREAS, such local control would help to ensure that the Town Council is able to protect the health, safety, and welfare of the people of Mineral Springs through any necessary zoning regulations which are in the best interests of the people of Mineral Springs; and

WHEREAS, as of February 6, 2025, five separate Local Acts to effectively repeal Section 3K.1 of S.L. 2024-57 applying to various counties have been filed in the North Carolina General Assembly; and

WHEREAS, House Bill 24 entitled “Restore Down-Zoning Authority”, a Public Bill repealing Section 3K.1 of S.L. 2024-57, was filed on January 29, 2025 and referred to the Committee on Judiciary 3 on February 3, 2025, and as of February 6, 2025 has broad bipartisan support including the co-sponsorship of 16 Republican representatives and 13 Democratic representatives.

NOW, THEREFORE, BE IT RESOLVED that the Mineral Springs Town Council requests that the Union County Legislative Delegation sponsor a bill in the General Assembly, support such bill, and continuously advocate for the passage of such bill, which repeals the limitation on local government initiated down-zoning amendments set forth in Subpart III-K, Section 3K.1 of the Act as it particularly pertains to Union County; and

BE IT FURTHER RESOLVED that the Mineral Springs Town Council requests that the Union County Legislative Delegation support and continuously advocate for passage of House Bill 24; and

BE IT FURTHER RESOLVED that copies of this resolution be sent to the Union County Legislative Delegation to the North Carolina General Assembly and to all municipalities located in Union County.

Adopted this 13th day of February, 2025.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

9. Staff Reports

Zoning Administrator Vicky Brooks reported the [proposed] subdivision on Potter Road that had submitted a Sketch Plan withdrew, so the property is back up for sale. Ms. Brooks added that it was the best plan the town could have hoped for.

Mayor Becker noted that he was disappointed, because the proposed subdivision could have locked in something good, rather than having to worry about what could happen later.

10. Other Business

None.

11. Adjournment – Action Item

At 8:15 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, March 13, 2025 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker, Mayor

Town of Mineral Springs

FINANCE REPORT

January 2025

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

March 13, 2025

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Cash Flow Report FY2024 YTD

7/1/2024 through 1/31/2025

2/13/2025

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Category	7/1/2024- 1/31/2025
INCOME	
Interest Income	31,691.14
Other Inc	
Sales Tax Refunds	936.31
Zoning	5,742.50
TOTAL Other Inc	6,678.81
Prop Tax Prior Years	
Prop Tax 2019	
Receipts 2019	
Int	0.68
Tax	0.92
TOTAL Receipts 2019	1.60
TOTAL Prop Tax 2019	1.60
Prop Tax 2020	
Receipts	
Int	0.59
Tax	1.67
TOTAL Receipts	2.26
TOTAL Prop Tax 2020	2.26
Prop Tax 2021	
Receipts 2021	
Int	7.62
Tax	28.94
TOTAL Receipts 2021	36.56
TOTAL Prop Tax 2021	36.56
Prop Tax 2022	
Receipts 2022	
Int	5.45
Tax	34.74
TOTAL Receipts 2022	40.19
TOTAL Prop Tax 2022	40.19
Prop Tax 2023	
Receipts 2023	
Int	5.80
Tax	89.64
TOTAL Receipts 2023	95.44
TOTAL Prop Tax 2023	95.44
TOTAL Prop Tax Prior Years	176.05
Property Tax 2024	
Receipts 2024	
Tax	70,532.85
TOTAL Receipts 2024	70,532.85
TOTAL Property Tax 2024	70,532.85
Sales Tax	
Cable TV	4,181.50
Electricity	61,512.07
Natural Gas Excise	40.12
Sales & Use Dist	16,805.27
telecommunications	539.29
TOTAL Sales Tax	83,078.25

Cash Flow Report FY2024 YTD

7/1/2024 through 1/31/2025

2/13/2025

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Category	7/1/2024- 1/31/2025
Veh Tax	
Int 2024	59.31
Tax 2024	5,110.65
TOTAL Veh Tax	5,169.96
TOTAL INCOME	197,327.06
EXPENSES	
Ads	203.96
Attorney	2,447.70
Audit	5,230.00
Capital Outlay	
Beautification	1,942.85
TOTAL Capital Outlay	1,942.85
Community	
Communication	
Social Media	4,188.00
TOTAL Communication	4,188.00
Greenway	9,332.68
Maint	3,271.50
Parks & Rec	
Park	2,149.39
TOTAL Parks & Rec	2,149.39
Special Events	
Services	1,486.00
TOTAL Special Events	1,486.00
TOTAL Community	20,427.57
Emp	
Benefits	
Dental	608.00
Life	559.36
NCLGERS	12,236.10
Vision	112.00
TOTAL Benefits	13,515.46
Bond	550.00
FICA	
Med	1,346.87
Soc Sec	5,759.08
TOTAL FICA	7,105.95
Payroll	1,617.01
Unemp	45.90
Work Comp	2,076.04
TOTAL Emp	24,910.36
Office	
Clerk	27,753.06
Council	8,400.00
Deputy Clerk	7,661.21
Dues	6,625.84
Equip	1,818.13
Finance Officer	25,615.54
Ins	4,377.94
Maint	

Cash Flow Report FY2024 YTD

7/1/2024 through 1/31/2025

2/13/2025

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Category	7/1/2024- 1/31/2025
Materials	452.69
Service	10,504.04
TOTAL Maint	10,956.73
Mayor	3,500.00
Post	522.54
Records	5,956.19
Supplies	2,043.85
Tel	6,408.46
Util	2,092.59
TOTAL Office	113,732.08
Planning	
Administration	
Contract	3,940.64
Salaries	23,970.76
TOTAL Administration	27,911.40
Misc	1,102.60
TOTAL Planning	29,014.00
Street Lighting	859.24
Tax Coll	
Contract	974.30
TOTAL Tax Coll	974.30
Training	
Officials	225.00
TOTAL Training	225.00
Travel	1,890.32
TOTAL EXPENSES	201,857.38
TRANSFERS	
FROM Idle Funds First National	10,000.00
TO Check Min Spgs	-10,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-4,530.32

Account Balances History Report - As of 1/31/2025

(Includes unrealized gains)

Account	6/29/2024 Balance	6/30/2024 Balance	7/31/2024 Balance	8/31/2024 Balance	9/30/2024 Balance	10/31/2024 Balance
ASSETS						
Cash and Bank Accounts						
Check Min Spgs	60,209.07	60,209.07	15,568.07	8,709.82	53,240.54	34,274.93
Idle Funds First National	367,618.73	367,802.04	368,018.19	358,189.37	358,341.48	358,493.65
NCCMT_Cash	1,063,514.91	1,067,990.41	1,072,729.63	1,077,486.40	1,081,975.49	1,086,355.11
TOTAL Cash and Bank Accounts	1,491,342.71	1,496,001.52	1,456,315.89	1,444,385.59	1,493,557.51	1,479,123.69
Other Assets						
State Revenues Receivable	0.00	62,962.27	58,747.94	55,357.58	0.00	0.00
TOTAL Other Assets	0.00	62,962.27	58,747.94	55,357.58	0.00	0.00
TOTAL ASSETS	1,491,342.71	1,558,963.79	1,515,063.83	1,499,743.17	1,493,557.51	1,479,123.69
LIABILITIES						
Other Liabilities						
Accounts Payable	692.77	2,206.54	692.77	692.77	692.77	692.77
TOTAL Other Liabilities	692.77	2,206.54	692.77	692.77	692.77	692.77
TOTAL LIABILITIES	692.77	2,206.54	692.77	692.77	692.77	692.77
OVERALL TOTAL	1,490,649.94	1,556,757.25	1,514,371.06	1,499,050.40	1,492,864.74	1,478,430.92

Account Balances History Report - As of 1/31/2025

(Includes unrealized gains)

2/13/2025

Account	11/30/2024 Balance	12/31/2024 Balance	1/31/2025 Balance
ASSETS			
Cash and Bank Accounts			
Check Min Spgs	11,939.18	98,495.09	95,436.11
Idle Funds First National	358,636.07	358,780.51	358,902.40
NCCMT_Cash	1,090,453.60	1,094,591.52	1,098,581.19
TOTAL Cash and Bank Accounts	1,461,028.85	1,551,867.12	1,552,919.70
Other Assets			
State Revenues Receivable	0.00	0.00	0.00
TOTAL Other Assets	0.00	0.00	0.00
TOTAL ASSETS	1,461,028.85	1,551,867.12	1,552,919.70
LIABILITIES			
Other Liabilities			
Accounts Payable	692.77	692.77	692.77
TOTAL Other Liabilities	692.77	692.77	692.77
TOTAL LIABILITIES	692.77	692.77	692.77
OVERALL TOTAL	1,460,336.08	1,551,174.35	1,552,226.93

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Mineral Springs Monthly Revenue Summary 2024-25

TOWN OF MINERAL SPRINGS												
REVENUE SUMMARY 2024-25												
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November			
Property Tax - prior	\$ 400.00	\$ 223.95	\$ 176.05	44.0%	\$ -	\$ 48.97	\$ 16.57	\$ 19.63	\$ 13.69			
Property Tax - 2024	\$ 85,380.00	\$ 14,847.15	\$ 70,532.85	82.6%	\$ -	\$ 321.68	\$ 5,080.08	\$ 3,772.61	\$ 4,662.65			
Interest	\$ 47,195.00	\$ 15,503.86	\$ 31,691.14	67.1%	\$ 4,955.37	\$ 4,927.95	\$ 4,641.20	\$ 4,531.79	\$ 4,240.91			
Sales Tax - Electric	\$ 209,000.00	\$ 147,487.93	\$ 61,512.07	29.4%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Sales & Use	\$ 38,400.00	\$ 21,594.73	\$ 16,805.27	43.8%	\$ -	\$ -	\$ 3,472.10	\$ 3,333.75	\$ 3,379.04			
Sales Tax - Other Util.	\$ 19,950.00	\$ 15,189.09	\$ 4,760.91	23.9%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Alc. Bev.	\$ 13,500.00	\$ 13,500.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -			
Vehicle Taxes	\$ 8,650.00	\$ 3,480.04	\$ 5,169.96	59.8%	\$ -	\$ -	\$ -	\$ 1,833.23	\$ -			
Zoning Fees	\$ 5,500.00	\$ (242.50)	\$ 5,742.50	104.4%	\$ 2,285.00	\$ 470.00	\$ 130.00	\$ 545.00	\$ 350.00			
Other	\$ 1,000.00	\$ 63.69	\$ 936.31	93.6%	\$ -	\$ 936.31	\$ -	\$ -	\$ -			
Totals	\$ 428,975.00	\$ 231,647.94	\$ 197,327.06	46.0%	\$ 7,240.37	\$ 6,704.91	\$ 13,339.95	\$ 14,036.01	\$ 12,646.29			
GRAND TOTAL			\$ 197,327.06		\$ 7,240.37	\$ 6,704.91	\$ 13,339.95	\$ 14,036.01	\$ 12,646.29			
			February	March	April	May	June	June a/r				
Property Tax - prior	\$ 67.38	\$ 9.81										
Property Tax - 2024	\$ 40,209.95	\$ 16,485.88										
Interest	\$ 4,282.36	\$ 4,111.56										
Sales Tax - Electric	\$ 61,512.07	\$ -										
Sales Tax - Sales & Use	\$ 3,239.95	\$ 3,380.43										
Sales Tax - Other Util.	\$ 4,760.91	\$ -										
Sales Tax - Alc. Bev.	\$ -	\$ -										
Vehicle Taxes	\$ 1,800.05	\$ 1,536.68										
Zoning Fees	\$ 685.00	\$ 1,277.50										
Other	\$ -	\$ -										
Totals	\$ 116,557.67	\$ 26,801.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
GRAND TOTAL	\$ 116,557.67	\$ 26,801.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

Mineral Springs Budget Comparison 2024-25

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2024-25 (Incl. Amendment 2024-01)										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,200.00	\$ 996.04	\$ 203.96	17.0%	\$ -	\$ 94.52	\$ -	\$ -	\$ -	
Attorney	\$ 7,200.00	\$ 4,752.30	\$ 2,447.70	34.0%	\$ 300.00	\$ 647.70	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Audit	\$ 5,230.00	\$ -	\$ 5,230.00	100.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charities & Agencies	\$ 12,575.00	\$ 12,575.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 32,988.00	\$ 12,560.43	\$ 20,427.57	61.9%	\$ 5,394.71	\$ 326.16	\$ 299.13	\$ 2,027.90	\$ 9,870.51	
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Overhead	\$ 43,600.00	\$ 18,689.64	\$ 24,910.36	57.1%	\$ 6,219.82	\$ 3,397.51	\$ 1,430.26	\$ 5,462.97	\$ 3,388.10	
Elections	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office & Administrative	\$ 196,638.00	\$ 82,905.92	\$ 113,732.08	57.8%	\$ 31,868.21	\$ 11,839.49	\$ 13,690.21	\$ 13,780.91	\$ 13,496.05	
Planning & Zoning	\$ 54,178.00	\$ 25,164.00	\$ 29,014.00	53.6%	\$ 5,674.44	\$ 4,215.25	\$ 3,573.01	\$ 4,305.43	\$ 3,454.00	
Street Lighting	\$ 2,150.00	\$ 1,290.76	\$ 859.24	40.0%	\$ 169.38	\$ -	\$ 169.29	\$ 346.56	\$ 174.01	
Tax Collection	\$ 1,800.00	\$ 825.70	\$ 974.30	54.1%	\$ -	\$ 4.63	\$ 63.71	\$ 78.21	\$ 58.46	
Training	\$ 3,000.00	\$ 2,775.00	\$ 225.00	7.5%	\$ -	\$ -	\$ -	\$ 225.00	\$ -	
Travel	\$ 3,600.00	\$ 1,709.68	\$ 1,890.32	52.5%	\$ -	\$ 1,500.31	\$ -	\$ -	\$ -	
Capital Outlay	\$ 49,816.00	\$ 47,873.15	\$ 1,942.85	3.9%	\$ -	\$ -	\$ -	\$ 1,942.85	\$ -	
Totals	\$ 428,975.00	\$ 227,117.62	\$ 201,857.38	47.1%	\$ 49,626.56	\$ 22,025.57	\$ 19,525.61	\$ 28,469.83	\$ 30,741.13	
Off Budget:										
Interfund Transfers										
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Mineral Springs Budget Comparison 2024-25

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 109.44	\$ -						
Attorney	\$ 300.00	\$ 300.00						
Audit	\$ 3,138.00	\$ 2,092.00						
Charities & Agencies	\$ -	\$ -						
Community Projects	\$ 325.02	\$ 2,184.14						
Contingency	\$ -	\$ -						
Employee Overhead	\$ 3,408.24	\$ 1,603.46						
Elections	\$ -	\$ -						
Fire Protection	\$ -	\$ -						
Intergovernmental	\$ -	\$ -						
Office & Administrative	\$ 14,184.22	\$ 14,872.99						
Planning & Zoning	\$ 3,454.00	\$ 4,337.87						
Street Lighting	\$ -	\$ -						
Tax Collection	\$ 534.42	\$ 234.87						
Training	\$ -	\$ -						
Travel	\$ 266.06	\$ 123.95						
Capital Outlay	\$ -							
Totals	\$ 25,719.40	\$ 25,749.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:								
Interfund Transfers								
Total Off Budget:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

January Cash Flow Report - Jan 2025

1/1/2025 through 1/31/2025

2/13/2025

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Category	1/1/2025- 1/31/2025
INCOME	
Interest Income	4,111.56
Other Inc	
Zoning	1,277.50
TOTAL Other Inc	1,277.50
Prop Tax Prior Years	
Prop Tax 2021	
Receipts 2021	
Int	0.00
Tax	0.00
TOTAL Receipts 2021	0.00
TOTAL Prop Tax 2021	0.00
Prop Tax 2022	
Receipts 2022	
Int	0.05
Tax	0.26
TOTAL Receipts 2022	0.31
TOTAL Prop Tax 2022	0.31
Prop Tax 2023	
Receipts 2023	
Int	0.18
Tax	9.32
TOTAL Receipts 2023	9.50
TOTAL Prop Tax 2023	9.50
TOTAL Prop Tax Prior Years	9.81
Property Tax 2024	
Receipts 2024	
Tax	16,485.88
TOTAL Receipts 2024	16,485.88
TOTAL Property Tax 2024	16,485.88
Sales Tax	
Sales & Use Dist	3,380.43
TOTAL Sales Tax	3,380.43
Veh Tax	
Int 2024	11.61
Tax 2024	1,525.07
TOTAL Veh Tax	1,536.68
TOTAL INCOME	26,801.86
EXPENSES	
Attorney	300.00
Audit	2,092.00
Community	
Greenway	600.00
Maint	675.00
Parks & Rec	
Park	299.14
TOTAL Parks & Rec	299.14
Special Events	
Services	610.00

January Cash Flow Report - Jan 2025

1/1/2025 through 1/31/2025

2/13/2025

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Category	1/1/2025- 1/31/2025
TOTAL Special Events	610.00
TOTAL Community	2,184.14
Emp	
Benefits	
Dental	76.00
Life	67.20
Vision	14.00
TOTAL Benefits	157.20
FICA	
Med	188.77
Soc Sec	807.16
TOTAL FICA	995.93
Payroll	404.43
Unemp	45.90
TOTAL Emp	1,603.46
Office	
Clerk	3,759.06
Council	1,200.00
Deputy Clerk	843.38
Dues	280.00
Equip	260.44
Finance Officer	3,469.54
Maint	
Materials	202.52
Service	2,213.25
TOTAL Maint	2,415.77
Mayor	500.00
Post	23.51
Supplies	694.28
Tel	870.76
Util	556.25
TOTAL Office	14,872.99
Planning	
Administration	
Contract	761.25
Salaries	3,246.76
TOTAL Administration	4,008.01
Misc	329.86
TOTAL Planning	4,337.87
Tax Coll	
Contract	234.87
TOTAL Tax Coll	234.87
Travel	123.95
TOTAL EXPENSES	25,749.28
OVERALL TOTAL	1,052.58

Register Report - Jan 2025

1/1/2025 through 1/31/2025

2/13/2025

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Date	Num	Description	Memo	Category	Amount
1/2/2025	7045	Verizon Wireless	221474588-00001 (FY2024)	Office:Tel	-113.85
1/2/2025	EFT	Debit Card (USPS)	Postage - Agenda Packets (FY2024)	Office:Post	-23.51
1/2/2025	EFT	Point And Pay	06-054-100 (FY2024)	Other Inc:Zoning	25.00
1/6/2025	EFT ...	Union County {NCVTS}	November 2024 (FY2024)	Veh Tax:Tax 2024	751.19
			November 2024 (FY2024)	Veh Tax:Int 2024	8.09
			Refunds November (FY2024)	Veh Tax:Tax 2024	-7.01
			FY2024	Tax Coll:Contract	-13.96
1/7/2025	7046	Carolina Office Systems	I/N IN3144898 Copier Contract 01/25 ...	Office:Supplies	-74.49
1/7/2025	7047	SESAC	A/N 504209 Music Licensing 2025 (F...	Community:Special Events:Services	-610.00
1/7/2025	7048	Ken Newell	Welcome Signs 9/24 - 12/24 (FY2024)	Community:Maint	-675.00
1/7/2025	7049	Frederick Becker III	9/25 - 10/25 reimbursement: mileage ...	Travel	-123.95
1/7/2025	7050	Bucket, Mop, And Broo...	I/N OLMC-278 janitorial 01/2025 (FY2...	Office:Maint:Service	-188.00
1/7/2025	EFT	Debit Card (Office Depot)	Printer (Planning Dir.) (FY2024)	Office:Equip	-245.51
1/7/2025	DEP	Deposit	#24009 Zoning (FY2024)	Other Inc:Zoning	610.00
1/8/2025	EFT	Point And Pay	05-084-034 (FY2024)	Other Inc:Zoning	25.00
1/8/2025	EFT	Debit Card (Zoro Tools)	Paper Towels (FY2024)	Office:Supplies	-51.71
1/9/2025	EFT	Point And Pay	06-039-002 (FY2024)	Other Inc:Zoning	50.00
1/13/2025	EFT ...	Union County	12/2024 (FY2024)	Property Tax 2024:Receipts 2024:Tax	16,485.88
			12/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2023...	9.32
			12/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2023...	0.18
			12/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2022...	0.26
			12/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2022...	0.05
			12/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2021...	0.00
			12/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2021...	0.00
			FY2024	Tax Coll:Contract	-206.19
1/13/2025	EFT	Debit Card (NCAZO)	Dues (FY2024)	Office:Dues	-60.00
1/13/2025	EFT	Debit Card (Longleafser...	Board of Adjustment Books (FY2024)	Planning:Misc	-329.86
1/13/2025	EFT	Debit Card (AOL)	AOL Troubleshooting Svc 1/25 (FY20...	Office:Tel	-11.23
1/14/2025	EFT	Point And Pay	06-057-120 (FY2024)	Other Inc:Zoning	50.00
1/14/2025	EFT	NC Department of Reve...	Sales & Use Distribution 11/2024 (FY...	Sales Tax:Sales & Use Dist	3,380.43
1/15/2025	EFT	Debit Card (WalMart)	Toilet PAper, Trash BAgS (FY2024)	Office:Supplies	-41.05
1/16/2025	7051	Fire Control Systems	I/N D159858 Fire Alarm Inspection (F...	Office:Maint:Service	-625.25
1/16/2025	7052	Clark, Griffin & McCollum	I/N 8645 1/2025 (FY2024)	Attorney	-300.00
1/16/2025	7053	Rosenau Engineering	I/N 24341 Plan Reriew - "Shoppes", ...	Planning:Administration:Contract	-761.25
1/16/2025	7054	Windstream	061348611 12/2025 (FY2024)	Office:Tel	-430.45
1/16/2025	7055	Union County Water {Of...	A/N 84361*00 (FY2024)	Office:Util	-49.62
1/16/2025	7056	Union County Water {P...	A/N 91052*00 (FY2024)	Community:Parks & Rec:Park	-19.45
1/16/2025	7057	Quadient Finance USA,...	7900044034842470 Meter Ink (FY20...	Office:Supplies	-178.27
1/16/2025	7058...	Municipal Insurance Tru...	02/25 (FY2024)	Emp:Benefits:Life	-67.20
			02/25 (FY2024)	Emp:Benefits:Dental	-76.00
			02/24 (FY2024)	Emp:Benefits:Vision	-14.00
1/16/2025	7059	Kendra Gangal CPA, P...	I/N 3170 Audit Final Pmt (FY2024)	Audit	-2,092.00
1/18/2025	EFT	Debit Card (Go Daddy)	.com domain renewal - 9 years (FY20...	Office:Tel	-199.53
1/21/2025	EFT	Point And Pay	06-114-066 (FY2024)	Other Inc:Zoning	150.00
1/22/2025	EFT	Debit Card (Zoro Tools)	Emergency Light Batteries (FY2024)	Office:Maint:Materials	-202.52
1/23/2025	7060	Copper Run Homeowne...	I/N 1201 ROW mowing 2024 (FY2024)	Community:Greenway	-600.00
1/23/2025	7061	City Of Monroe	A/N 514654 Natural Gas 12/2024 (FY...	Office:Util	-301.80
1/23/2025	7062	Duke Power{Office}	9100 3284 4818 12/2024 (FY2024)	Office:Util	-169.24
1/23/2025	7063	Duke Power	9100 3284 5041 (Old School) 12/202...	Office:Util	-35.59
1/23/2025	7064	Blackmon's Landscapin...	I/N 12175 Service 1/2025 (FY2024)	Office:Maint:Service	-1,400.00
1/23/2025	DEP	Deposit	Deposit #24010 Zoning (FY2024)	Other Inc:Zoning	317.50
1/27/2025	EFT	Point And Pay	06-057-197 (FY2024)	Other Inc:Zoning	50.00
1/27/2025	7065	Forms & Supply, Inc.	I/N 1518645-0, -1, -2 Folders, Ink (FY...	Office:Supplies	-274.27
1/27/2025	7066	Toi Toi USA LLC	I/N INV273375 Portable units 02/202...	Community:Parks & Rec:Park	-279.69
1/27/2025	7067	International Inst Of Mu...	ID# 16102 2025 Membership (FY2024)	Office:Dues	-220.00
1/27/2025	7068	Verizon Wireless	221474588-00001 (FY2024)	Office:Tel	-115.70
1/27/2025	7069	Carolina Office Systems	I/N IN3195680 Copier Contract 02/25 ...	Office:Supplies	-74.49
1/27/2025	EFT	NC Division Of Employ...	A/N 02-19-627 (FY2024)	Emp:Unemp	-45.90

Register Report - Jan 2025

1/1/2025 through 1/31/2025

2/13/2025

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Date	Num	Description	Memo	Category	Amount
1/27/2025	EFT ...	Union County {NCVTS}	December 2024 (FY2024)	Veh Tax:Tax 2024	782.79
			December 2024 (FY2024)	Veh Tax:Int 2024	3.52
			Refunds December (FY2024)	Veh Tax:Tax 2024	-1.90
			FY2024	Tax Coll:Contract	-14.72
1/28/2025	EFT	Debit Card (Amazon)	Clock Mechanism Repl. (FY2024)	Office:Equip	-14.93
1/30/2025	EFT ...	Paychex	Salary 01/25 (FY2024)	Office:Clerk	-3,759.06
			01/25 (FY2024)	Office:Deputy Clerk	-843.38
			Salary 01/25 (FY2024)	Office:Finance Officer	-3,469.54
			Salary 01/25 (FY2024)	Office:Mayor	-500.00
			Salary 01/25 (FY2024)	Office:Council	-1,200.00
			Salary 01/25 (FY2024)	Planning:Administration:Salaries	-3,246.76
			FY2024	Emp:FICA:Soc Sec	-807.16
			FY2024	Emp:FICA:Med	-188.77
1/31/2025	EFT	Paychex Fees	Fees 01/25 (FY2024)	Emp:Payroll	-404.43
1/1/2025 - 1/31/2025					-3,058.98

TOTAL INFLOWS 22,699.21

TOTAL OUTFLOWS -25,758.19

NET TOTAL -3,058.98

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January 2025

Revenue Details

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NC Sales & Use Doistribution

November 2024 Collections Summary

MUNICIPALITY	ARTICLE 39	ARTICLE 40	ARTICLE 42	ARTICLE 43	ARTICLE 44	ART 44 *524	ARTICLE 45	ARTICLE 46	CITY HH	TOTAL
UNION	3,031,444.53	1,934,644.85	1,610,568.55	-	8.64	449,291.96	-	-	(511,228.39)	6,514,730.14
(AD VALOREM)	1,678.74	1,071.35	891.89	-	-	248.81	-	-	1,072.22	4,963.01
FAIRVIEW	-	-	-	-	-	-	-	-	-	-
HEMBy BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	143,248.21	91,419.92	76,105.98	-	0.41	21,230.89	-	-	91,493.58	423,498.99
LAKE PARK	9,875.08	6,302.20	5,246.51	-	0.03	1,463.59	-	-	6,307.28	29,194.69
MARSHVILLE	16,288.84	10,395.41	8,654.06	-	0.05	2,414.18	-	-	10,403.79	48,156.33
MARVIN	12,599.91	8,041.17	6,694.17	-	0.04	1,867.44	-	-	8,047.65	37,250.38
MINERAL SPRINGS	1,143.43	729.73	607.49	-	-	169.47	-	-	730.31	3,380.43
MINT HILL *	46.37	29.59	24.63	-	-	6.87	-	-	29.62	137.08
MONROE	357,317.56	228,037.35	189,838.35	-	1.02	52,958.22	-	-	228,221.07	1,056,373.57
STALLINGS *	63,495.40	40,522.28	33,734.31	-	0.18	9,410.69	-	-	40,554.92	187,717.78
UNIONVILLE	2,304.48	1,470.70	1,224.34	-	0.01	341.55	-	-	1,471.89	6,812.97
WAXHAW	162,091.36	103,445.48	86,117.11	-	0.46	24,023.65	-	-	103,528.81	479,206.87
WEDDINGTON *	19,623.70	12,523.70	10,425.83	-	0.06	2,908.44	-	-	12,533.79	58,015.52
WESLEY CHAPEL	2,640.53	1,685.17	1,402.88	-	0.01	391.35	-	-	1,686.52	7,806.46
WINGATE	8,058.39	5,142.81	4,281.32	-	0.02	1,194.34	-	-	5,146.94	23,823.82
TOTAL	3,831,856.53	2,445,461.71	2,035,817.42	-	10.93	567,921.45	-	-	-	8,881,068.04

Jurisdiction Collection by Year
 Union County
 Date Distributed: 12/1/2024 to 12/31/2024

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2022	0.26	0.00	0.05	0.31	0.00	0.31
2023	9.32	0.00	0.18	9.50	0.12	9.38
2024	16,481.06	4.82	0.00	16,485.88	206.07	16,279.81
Total:	16,490.64	4.82	0.23	16,495.69	206.19	16,289.50
Grand Total:	16,490.64	4.82	0.23	16,495.69	206.19	16,289.50

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	90097	01/13/2025	\$16,289.50

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
01/06/2025	2506 TAXES	TAX/FEE/INT-DECEMBER 2024	\$16,289.50



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

Vendor Number	EFT Number	EFT Date
10870	90097	01/13/2025

*** Sixteen Thousand Two Hundred Eighty-Nine Dollars And Fifty Cents ***

\$16,289.50

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

**EFT COPY
 NON-NEGOTIABLE**

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	89973	01/06/2025	\$738.31

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
12/01/2024	VTFNAP2505-1	CASH RECEIVED NOV 2025 & REFUNDS	\$738.31



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

Vendor Number	EFT Number	EFT Date
10870	89973	01/06/2025

*** Seven Hundred Thirty-Eight Dollars And Thirty-One Cents ***

\$738.31

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

**EFT COPY
 NON-NEGOTIABLE**

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	90314	01/27/2025	\$769.69

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
01/01/2025	VTFNAP2506-1	CASH RECEIVED DEC 2025 & REFUNDS	\$769.69



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

Vendor Number	EFT Number	EFT Date
10870	90314	01/27/2025

*** Seven Hundred Sixty-Nine Dollars And Sixty-Nine Cents ***

\$769.69

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

**EFT COPY
 NON-NEGOTIABLE**

To: Town of Mineral Springs
Rick Becker

From: Vann Harrell 
Tax Administrator

Date: February 11, 2025

Re: Departmental Monthly Report

The Tax Collector's monthly/year to date collections report for the month ending January 31, 2025 is attached for your information and review.

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

Attachment

VH/JM

JANUARY 2024
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

JANUARY 31, 2024 REGULAR TAX	2025	2024	2023	2022	2021
BEGINNING CHARGE		85,724.52	82,405.80	80,802.40	80,155.13
TAX CHARGE					
PUBLIC UTILITIES CHARGES					
DISCOVERIES	62.67				
NON-DISCOVERIES					
RELEASES					
TOTAL CHARGE	62.67	85,724.52	82,405.80	80,802.40	80,155.13
BEGINNING COLLECTIONS		70,539.06	82,350.95	80,784.34	80,089.11
COLLECTIONS - TAX		11,456.21		0.82	53.99
COLLECTIONS - INTEREST		38.83		0.16	15.63
TOTAL COLLECTIONS	-	81,995.27	82,350.95	80,785.16	80,143.10
BALANCE OUTSTANDING	62.67	3,729.25	54.85	17.24	12.03
PERCENTAGE OF REGULAR	0.00%	95.65%	99.93%	99.98%	99.98%
COLLECTION FEE 1.25 %	-	143.69	-	0.01	0.87

JANUARY 2024
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

2020	2019	2018	2017	2016	2015
69,817.57	67,992.78	67,409.94	65,441.40	61,553.74	62,157.91
69,817.57	67,992.78	67,409.94	65,441.40	61,553.74	62,157.91
69,698.98	67,927.72	67,403.17	65,437.75	61,550.09	62,151.90
54.20					
4.06					
69,753.18	67,927.72	67,403.17	65,437.75	61,550.09	62,151.90
64.39	65.06	6.77	3.65	3.65	6.01
99.91%	99.90%	99.99%	99.99%	99.99%	99.99%
0.73	-	-	-	-	-

TOWN OF MINERAL SPRINGS

Agenda Item
#5
March 13, 2025

**RESOLUTION TO
ADOPT THE CABARRUS STANLY UNION
REGIONAL HAZARD MITIGATION PLAN**

R-2025-03

WHEREAS, the citizens and property within Town of Mineral Springs are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Mineral Springs desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town of Mineral Springs has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Town Council of Town of Mineral Springs to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mineral Springs hereby:

1. Adopts the Cabarrus Stanly Union Regional Hazard Mitigation Plan.
2. Vests Union County Emergency Management with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Union County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Union County Board of Commissioners for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

ADOPTED this the 13th day of March, 2025.

Frederick Becker III, Mayor
Town of Mineral Springs

Attest:

Vicky Brooks, Town Clerk
Town of Mineral Springs