

**Town of Mineral Springs
Mineral Springs Town Hall
3506 Potter Road S ~ Mineral Springs
Mineral Springs Town Council
Legislative Public Hearing / Regular Meeting
November 14, 2024 ~ 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. Legislative Public Hearing – TA2024-02 Proposed Text Amendments**
- 3. 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.
- 4. Consent Agenda – Action Item**
 - A. Approval of the October 10, 2024 Regular Meeting Minutes
 - B. Acceptance of the September 2024 Union County Tax Report
 - C. Acceptance of the September 2024 Finance Report
- 5. Consideration of the Proposed Text Amendments (TA-2024-02) and Adopting Ordinance-2024-02 – Action Item**
The council will consider approving the proposed text amendments and adopting O-2024-02.
- 6. Consideration of a Resolution in Support of a Grant Application by the Town of Waxhaw – Action Item**
The council will consider approving Resolution-2024-02 in support of a discretionary grant application submitted by the Town of Waxhaw to the Charlotte Regional Transportation Planning Organization (CRTPO) for a road project to connect the existing western leg of the Waxhaw Parkway to NCDOT's Helms Road Grade Separation project at NC Highway 75.
- 7. Consideration of the 2025 Town Council Meeting Schedule – Action Item**
The council will consider adopting the 2025 Mineral Springs Town Council Meeting Schedule.
- 8. Consideration of Approving the 2025 Holiday Schedule – Action Item**
The council will consider approving the 2025 Holiday Schedule.
- 9. Staff Reports**
The staff will update the council on any developments that may affect the town.
- 10. Other Business**
- 11. Adjournment**

**Draft Minutes of the
Mineral Springs Town Council
Regular Meeting
October 10, 2024 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, October 10, 2024.

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 Administrative Assistant/Deputy Town Clerk Sharelle Quick.

Staff Present: Town Clerk/Zoning Administrator Vicky Brooks and Attorney Bobby Griffin.

Visitors: Cynthia Singleton.

1. Opening

With a quorum present at 7:30 p.m. on October 10, 2024, Mayor Becker called the regular meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

2. Public Comments

Cynthia Singleton - 2902 Harrington Place.

3. Consent Agenda – Action Item

Councilwoman Coffey motioned to approve the consent agenda containing the September 12, 2024 Regular Meeting Minutes, the August 2024 Union County Tax Report, and the August 2024 Finance Report as presented, and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

4. Consideration of the Sidewalk Grant Application

Mayor Becker commented this was a big potential project and could be very good news if the town was fortunate enough to receive the discretionary grant. The town is asking for \$804,439 with the town matching 35% of the total, which will be \$433,159 for the downtown sidewalks, crosswalks, pedestrian signals (not everywhere downtown). The sidewalk will be from where the sidewalk ends at town hall up to the corner, from the corner out to the three little shops, and then on the other side from the corner at Dusty's Barber Shop out to the fire department, so everything will join up where it is already going down to Gordon's. The crosswalks and curb cuts will be at the crossing of Potter Road on the north side, crossing Highway 75 on the west side with pedestrian signals. This is a long-term project that will potentially take up to five years even if the town gets the grant. NCDOT will be contracting the project, and it is very good to have NCDOT managing it, because the town cannot manage a major construction project, especially not with federal funds. The hope is to get notified of the grant in March or April, and then move quickly into engineering for the whole project in 2025, there will be two years of right-of-way acquisition, utility relocation where necessary, and then two years after that would be construction. The town will be paying out its match as those phases are completed. This is a reimbursable project, so there is a potential that the town will have to lay out some of the actual expenditures and then get some back, but because it is done in phases,

the town would never be out more than \$500,000 or something (probably not that much). The town is fairly well protected on how much they would have to lay out.

Mayor Becker continued, looking at the history of town funding, even though the town got the federal ARPA money, it was a small amount in the scheme of things (\$270,000) and the town was able to use the process of supplanting, where the town was able to declare that amount under the standard allowance as “revenue replacement” and then took that money and paid itself back for previously-spent money. This was what the Treasury Department allowed small towns to do with the money up to \$10,000,000, so that money was no longer constrained with federal requirements and is now in the town’s general fund and will be used for this project. Mayor Becker felt that was kind of in the spirit of what some of the ARPA money was for, improving downtown, helping downtown businesses, and for citizens to have a more accessible town. Mayor Becker reminded the council that approximately \$30,000 of the \$270,000 was spent on the after-school program, so the town has \$240,000 of that funding, which will go toward this project, plus another \$200,000 out of pocket. “Probably a good bang for the buck, I think, if we can get the grant and I hope we can,” Mayor Becker stated.

Councilwoman Coffey commented, “We’re looking forward to it. You’ve worked very hard and diligently, and I believe it’s going to come through for us.”

Mayor Becker explained that the people at CRTPO have been helpful (with the town being small and inexperienced) and they seem optimistic. It is all scored and done based on cut-and-dried criteria and Mayor Becker thought the town’s criteria looked good, but it depended on what the other stats were, which is why Mineral Springs decided to go for a 35% [match] instead of 30%, that can make all the difference in the world, because it used to be a 20% minimum and people would get the grants, but now that they have become so popular and the amount of money coming in is not that much greater, it is said that if you put up 20% you haven’t got a chance. CRTPO Grants Coordinator Jennifer Stafford told Mayor Becker that in the last cycle the average match was 31% and the average point score on the bike/ped projects was 171. Mayor Becker believed the town was around 175 on an estimated point score, which is above the average and CRTPO felt comfortable about that, especially on a small size project.

Mayor Becker explained that the council did not have to do an ordinance, they just needed to make a commitment, which he will put in writing to CRTPO that the town is committed to coming through with the match and seeing the project through, if the town gets the grant. The council will also have to authorize Mayor Becker to sign the application on behalf of the town.

Councilwoman Coffey motioned to give Mayor Becker the authority to sign the application for the discretionary funding through the CRTPO and that the town will be committing the grant money and Councilwoman Cureton seconded.

Councilwoman Krafft commented that Mayor Becker had done a lot of work, and it looked informative and thorough.

The motion by Councilwoman Coffey and seconded by Councilwoman Cureton was voted on and passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker stated he would get the application in by October 31st; he still had a few odds and ends to do (additional input about public demand, documentation from one of the surveys, maps, and other supplementary information).

5. Consideration of the Greenway Parking Lot Maintenance – Action Item

Mayor Becker commented that Mr. McCollum’s price looked pretty good for 60 tons of base (four loads) and 45 tons (three loads) of new topping, plus a lot of re-grading. Mr. McCollum recommended using the rounded stone, because it was better for everybody (horses’ and dogs’ feet and all). Mayor Becker suggested that the board should look at getting it professionally re-scraped every year or two.

Councilman Countryman motioned to approve the \$8,500 with the McCollum Trucking and Grading to redo the parking lot and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

6. Consideration of the Motion Lights for Town Hall and Future Community Center – Action Item

Mayor Becker explained that Ms. Brooks spoke to Robbie [Belk] about this [motion lights for town hall and future community center].

Ms. Brooks noted that Mr. Belk would put two lights at town hall and one behind the community center.

Mayor Becker added that addition of the light in front of town hall will be a good thing when the yard lights were turned off, the motion light will help people walk out in the dark parking lot.

Councilman Countryman asked if the lights were basically for security purposes.

Mayor Becker responded they were basically for security, but they would also serve that purpose for people leaving the building in the dark.

Councilwoman Coffey motioned to approve the contract with Robbie Belk, electrician for \$1,560 for the lights and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

7. Staff Reports

Ms. Brooks informed the council that the development that was going to happen over by the fire department / barbershop pulled their permit. It had to do with stormwater and the language in the development ordinance being stricter than the state when it came to development on less than an acre. Ms. Brooks stated the town would either have to do some text amendments or accept that.

Councilwoman Coffey responded that she looked forward to hearing back from Ms. Brooks on that.

Ms. Brooks also mentioned that the developer had another project on less than an acre and he would run into the same problem.

Mayor Becker commented that hopefully the planning board would address some of the conflicts in the ordinance, so the projects could restart.

Councilman Countryman informed Ms. Brooks that he was not able to hear her and asked that she repeat it.

Ms. Brooks repeated what she had said and added that she had talked to the town engineer, and they were trying to work through the [text amendment] process, which would ultimately be up to the town council.

8. Other Business

Councilwoman Coffey asked Ms. Brooks if the replacement town signs [banners] had been ordered.

Ms. Brooks responded that they had been put up last week.

Councilman Countryman mentioned that the crepe myrtles at the town signs on Highway 75 were “going to the clouds” and it was his understanding that for them to be attractive they needed to be pruned or chopped down, because they were getting tall.

Mayor Becker responded that he would speak with Ken Newell’s wife and/or son to ask them about the crepe myrtles getting pruned down a bit lower. Mayor Becker mentioned there were crepe myrtles at the town hall site that were trimmed back heavily by the new landscaper.

Ms. Brooks added that the crepe myrtles were trimmed, but not topped.

9. Adjournment – Action Item

At 7:55 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, November 14, 2024 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

Vicky A. Brooks, CMC, NCCMC, Town Clerk

Frederick Becker, Mayor

DRAFT

To: Town of Mineral Springs
Rick Becker

From: Vann Harrell 
Tax Administrator

Date: October 8, 2024

Re: Departmental Monthly Report

The Tax Collector's monthly/year to date collections report for the month ending September 30, 2024 is attached for your information and review.

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

Attachment

VH/JM

SEPTEMBER 2024
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

SEPTEMBER 30, 2024 REGULAR TAX	2024	2023	2022	2021	2020	2019
BEGINNING CHARGE	83,876.81	82,405.80	80,802.40	80,155.13	69,817.57	67,992.78
TAX CHARGE						
PUBLIC UTILITIES CHARGES	1,856.82					
DISCOVERIES						
NON-DISCOVERIES						
RELEASES						
TOTAL CHARGE	85,733.63	82,405.80	80,802.40	80,155.13	69,817.57	67,992.78
BEGINNING COLLECTIONS	5,407.97	82,292.78	80,765.62	80,071.09	69,697.31	67,926.80
COLLECTIONS - TAX	3,772.61	14.42	3.05			
COLLECTIONS - INTEREST		2.07	0.09			
TOTAL COLLECTIONS	9,180.58	82,307.20	80,768.67	80,071.09	69,697.31	67,926.80
BALANCE OUTSTANDING	76,553.05	98.60	33.73	84.04	120.26	65.98
PERCENTAGE OF REGULAR	10.71%	99.88%	99.96%	99.90%	99.83%	99.90%
COLLECTION FEE 1.25 %	47.16	0.21	0.04	-	-	-

SEPTEMBER 2024
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

2018	2017	2016	2015
67,409.94	65,441.40	61,553.74	62,157.91
67,409.94	65,441.40	61,553.74	62,157.91
67,403.17	65,437.75	61,550.09	62,151.90
67,403.17	65,437.75	61,550.09	62,151.90
6.77	3.65	3.65	6.01
99.99%	99.99%	99.99%	99.99%
-	-	-	-

Town of Mineral Springs

FINANCE REPORT

September 2024

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

November 14, 2024

This page has been intentionally left blank.

Cash Flow Report FY2024 YTD - Q3 2024

7/1/2024 through 9/30/2024

11/2/2024

Page 1

Category	7/1/2024- 9/30/2024
INCOME	
Interest Income	14,524.52
Other Inc	
Sales Tax Refunds	936.31
Zoning	2,885.00
TOTAL Other Inc	3,821.31
Prop Tax Prior Years	
Prop Tax 2019	
Receipts 2019	
Int	0.27
TOTAL Receipts 2019	0.27
TOTAL Prop Tax 2019	0.27
Prop Tax 2021	
Receipts 2021	
Int	2.68
Tax	10.92
TOTAL Receipts 2021	13.60
TOTAL Prop Tax 2021	13.60
Prop Tax 2022	
Receipts 2022	
Int	2.50
Tax	16.02
TOTAL Receipts 2022	18.52
TOTAL Prop Tax 2022	18.52
Prop Tax 2023	
Receipts 2023	
Int	1.68
Tax	31.47
TOTAL Receipts 2023	33.15
TOTAL Prop Tax 2023	33.15
TOTAL Prop Tax Prior Years	65.54
Property Tax 2024	
Receipts 2024	
Tax	5,401.76
TOTAL Receipts 2024	5,401.76
TOTAL Property Tax 2024	5,401.76
Sales Tax	
Sales & Use Dist	3,472.10
TOTAL Sales Tax	3,472.10
TOTAL INCOME	27,285.23
EXPENSES	
Ads	94.52
Attorney	1,247.70
Community	
Communication	
Social Media	4,188.00
TOTAL Communication	4,188.00
Greenway	51.03
Parks & Rec	

Cash Flow Report FY2024 YTD - Q3 2024

7/1/2024 through 9/30/2024

11/2/2024

Page 2

Category	7/1/2024- 9/30/2024
Park	904.97
TOTAL Parks & Rec	904.97
Special Events	
Services	876.00
TOTAL Special Events	876.00
TOTAL Community	6,020.00
Emp	
Benefits	
Dental	304.00
Life	290.56
NCLGERS	4,078.70
Vision	56.00
TOTAL Benefits	4,729.26
Bond	550.00
FICA	
Med	578.29
Soc Sec	2,472.71
TOTAL FICA	3,051.00
Payroll	641.29
Work Comp	2,076.04
TOTAL Emp	11,047.59
Office	
Clerk	11,757.06
Council	3,600.00
Deputy Clerk	3,356.57
Dues	5,964.84
Equip	1,241.81
Finance Officer	10,851.54
Ins	4,377.94
Maint	
Materials	39.41
Service	3,324.00
TOTAL Maint	3,363.41
Mayor	1,500.00
Records	5,956.19
Supplies	782.71
Tel	3,987.09
Util	658.75
TOTAL Office	57,397.91
Planning	
Administration	
Contract	2,816.89
Salaries	10,154.76
TOTAL Administration	12,971.65
Misc	491.05
TOTAL Planning	13,462.70
Street Lighting	338.67
Tax Coll	
Contract	68.34
TOTAL Tax Coll	68.34
Travel	1,500.31

Cash Flow Report FY2024 YTD - Q3 2024

7/1/2024 through 9/30/2024

11/2/2024

Page 3

Category	7/1/2024- 9/30/2024
TOTAL EXPENSES	91,177.74
TRANSFERS	
FROM Idle Funds First National	10,000.00
TO Check Min Spgs	-10,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-63,892.51

Account Balances History Report - As of 9/30/2024

(Includes unrealized gains)

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

Mineral Springs Budget Comparison 2024-25

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2024-25										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,200.00	\$ 1,105.48	\$ 94.52	7.9%	\$ -	\$ 94.52	\$ -			
Attorney	\$ 7,200.00	\$ 5,952.30	\$ 1,247.70	17.3%	\$ 300.00	\$ 647.70	\$ 300.00			
Audit	\$ 5,230.00	\$ 5,230.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Charities & Agencies	\$ 12,575.00	\$ 12,575.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Community Projects	\$ 24,488.00	\$ 18,468.00	\$ 6,020.00	24.6%	\$ 5,394.71	\$ 326.16	\$ 299.13			
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Employee Overhead	\$ 43,600.00	\$ 32,552.41	\$ 11,047.59	25.3%	\$ 6,219.82	\$ 3,397.51	\$ 1,430.26			
Elections	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -			
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Intergovernmental	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -			
Office & Administrative	\$ 196,638.00	\$ 139,240.09	\$ 57,397.91	29.2%	\$ 31,868.21	\$ 11,839.49	\$ 13,690.21			
Planning & Zoning	\$ 50,448.00	\$ 36,985.30	\$ 13,462.70	26.7%	\$ 5,674.44	\$ 4,215.25	\$ 3,573.01			
Street Lighting	\$ 1,900.00	\$ 1,561.33	\$ 338.67	17.8%	\$ 169.38	\$ -	\$ 169.29			
Tax Collection	\$ 1,800.00	\$ 1,731.66	\$ 68.34	3.8%	\$ -	\$ 4.63	\$ 63.71			
Training	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Travel	\$ 3,600.00	\$ 2,099.69	\$ 1,500.31	41.7%	\$ -	\$ 1,500.31	\$ -			
Capital Outlay	\$ 62,296.00	\$ 62,296.00	\$ -	0.0%	\$ -	\$ -	\$ -			
Totals	\$ 428,975.00	\$ 337,797.26	\$ 91,177.74	21.3%	\$ 49,626.56	\$ 22,025.57	\$ 19,525.61	\$ -	\$ -	\$ -
Off Budget:										
Interfund Transfers										
Total Off Budget:			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

This page has been intentionally left blank.

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	\$ 334.46	\$ 65.54	16.4%	\$ -	\$ 48.97	\$ 16.57				
Property Tax - 2024	\$ 85,380.00	\$ 79,978.24	\$ 5,401.76	6.3%	\$ -	\$ 321.68	\$ 5,080.08				
Interest	\$ 47,195.00	\$ 32,670.48	\$ 14,524.52	30.8%	\$ 4,955.37	\$ 4,927.95	\$ 4,641.20				
Sales Tax - Electric	\$ 209,000.00	\$ 209,000.00	\$ -	0.0%	\$ -	\$ -	\$ -				
Sales Tax - Sales & Use	\$ 38,400.00	\$ 34,927.90	\$ 3,472.10	9.0%	\$ -	\$ -	\$ 3,472.10				
Sales Tax - Other Util.	\$ 19,950.00	\$ 19,950.00	\$ -	0.0%	\$ -	\$ -	\$ -				
Sales Tax - Alc. Bev.	\$ 13,500.00	\$ 13,500.00	\$ -	0.0%	\$ -	\$ -	\$ -				
Vehicle Taxes	\$ 8,650.00	\$ 8,650.00	\$ -	0.0%	\$ -	\$ -	\$ -				
Zoning Fees	\$ 5,500.00	\$ 2,615.00	\$ 2,885.00	52.5%	\$ 2,285.00	\$ 470.00	\$ 130.00				
Other	\$ 1,000.00	\$ 63.69	\$ 936.31	93.6%	\$ -	\$ 936.31	\$ -				
Totals	\$ 428,975.00	\$ 401,689.77	\$ 27,285.23	6.4%	\$ 7,240.37	\$ 6,704.91	\$ 13,339.95	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL			\$ 27,285.23		\$ 7,240.37	\$ 6,704.91	\$ 13,339.95	\$ -	\$ -	\$ -	\$ -
Property Tax - prior											
Property Tax - 2024											
Interest											
Sales Tax - Electric											
Sales Tax - Sales & Use											
Sales Tax - Other Util.											
Sales Tax - Alc. Bev.											
Vehicle Taxes											
Zoning Fees											
Other											
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

September 2024 Cash Flow Report FY2024 - Sep 2024

9/1/2024 through 9/30/2024

11/2/2024

Page 1

Category	9/1/2024- 9/30/2024
INCOME	
Interest Income	4,641.20
Other Inc	
Zoning	130.00
TOTAL Other Inc	130.00
Prop Tax Prior Years	
Prop Tax 2022	
Receipts 2022	
Int	0.40
Tax	2.49
TOTAL Receipts 2022	2.89
TOTAL Prop Tax 2022	2.89
Prop Tax 2023	
Receipts 2023	
Int	0.63
Tax	13.05
TOTAL Receipts 2023	13.68
TOTAL Prop Tax 2023	13.68
TOTAL Prop Tax Prior Years	16.57
Property Tax 2024	
Receipts 2024	
Tax	5,080.08
TOTAL Receipts 2024	5,080.08
TOTAL Property Tax 2024	5,080.08
Sales Tax	
Sales & Use Dist	3,472.10
TOTAL Sales Tax	3,472.10
TOTAL INCOME	13,339.95
EXPENSES	
Attorney	300.00
Community	
Parks & Rec	
Park	299.13
TOTAL Parks & Rec	299.13
TOTAL Community	299.13
Emp	
Benefits	
Dental	76.00
Life	73.12
Vision	14.00
TOTAL Benefits	163.12
FICA	
Med	191.95
Soc Sec	820.76
TOTAL FICA	1,012.71
Payroll	254.43
TOTAL Emp	1,430.26
Office	
Clerk	3,759.06

September 2024 Cash Flow Report FY2024 - Sep 2024

9/1/2024 through 9/30/2024

11/2/2024

Page 2

Category	9/1/2024- 9/30/2024
Council	1,200.00
Deputy Clerk	1,062.75
Dues	90.00
Equip	86.39
Finance Officer	3,469.54
Maint	
Materials	21.33
Service	2,008.00
TOTAL Maint	2,029.33
Mayor	500.00
Supplies	533.08
Tel	661.72
Util	298.34
TOTAL Office	13,690.21
Planning	
Administration	
Contract	326.25
Salaries	3,246.76
TOTAL Administration	3,573.01
TOTAL Planning	3,573.01
Street Lighting	169.29
Tax Coll	
Contract	63.71
TOTAL Tax Coll	63.71
TOTAL EXPENSES	19,525.61
TRANSFERS	
FROM State Revenues Receivable	55,357.58
TOTAL TRANSFERS	55,357.58
OVERALL TOTAL	49,171.92

Register Report - Sep 2024

9/1/2024 through 9/30/2024

11/2/2024

Page 1

Date	Num	Description	Memo	Category	Amount
9/1/2024	EFT	Debit Card (Lowe's)	Trash Bags (FY2024)	Office:Maint:Materials	-21.33
9/3/2024	6966	Verizon Wireless	221474588-00001 (FY2024)	Office:Tel	-113.79
9/3/2024	6967	Carolina Office Syste...	I/N IN2931340 Copier Contract 08...	Office:Supplies	-83.82
9/5/2024	EFT	Debit Card (Harland ...	Order #o328881713 Check Forms...	Office:Supplies	-211.31
9/9/2024	6968	NC Association Of M...	I/N I00012024 Dues Vicky Brooks ...	Office:Dues	-90.00
9/9/2024	6969	Rosenau Engineering	I/N 24259 Plan Rerview - "Shopee...	Planning:Administration:Contract	-326.25
9/9/2024	6970	Duke Power	9100 3284 5207 (FY2024)	Street Lighting	-169.29
9/9/2024	6971	Bucket, Mop, And Bro...	I/N OLMC-258 janitorial 9/2024 (F...	Office:Maint:Service	-188.00
9/9/2024	6972	Toi Toi USA LLC	I/N INV226115 Portable units 09/2...	Community:Parks & Rec:Park	-279.68
9/9/2024	6973	Clark, Griffin & McCol...	I/N 8562 9/2024 (FY2024)	Attorney	-300.00
9/9/2024	6974	Taylor & Sons Mowin...	I/N 0021 09/2024 (FY2024)	Office:Maint:Service	-420.00
9/11/2024	EFT	Debit Card (WalMart)	Dividers, Post-Its, Brachs (FY2024)	Office:Supplies	-20.69
9/11/2024	EFT	Debit Card (AOL)	AOL Troubleshooting Svc 09/24 (...	Office:Tel	-11.23
9/12/2024	6975	Fluid Performance	Refund - overpayment of permit fe...	Other Inc:Zoning	-40.00
9/15/2024	EFT	NC Department of Re...	Utility Distributions 06/2024 (FY20...	[State Revenues Receivable]	55,357.58
9/15/2024	EFT	NC Department of Re...	Sales & Use Distribution 07/2024 (...	Sales Tax:Sales & Use Dist	3,472.10
9/16/2024	EFT...	Union County	08/2024 (FY2024)	Property Tax 2024:Receipts 202...	5,080.08
			08/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2...	13.05
			08/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2...	0.63
			08/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2...	2.49
			08/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 2...	0.40
			08/2024 (FY2024)	Tax Coll:Contract	-63.71
9/16/2024	6976	Union County Water {...	A/N 84361*00 (FY2024)	Office:Util	-49.62
9/16/2024	6977	Union County Water {...	A/N 91052*00 (FY2024)	Community:Parks & Rec:Park	-19.45
9/16/2024	6978	Quadient Finance US...	7900 0440 3484 2470 Meter Rent...	Office:Equip	-86.39
9/16/2024	6979	City Of Monroe	A/N 514654 Natural Gas 8/2024 (...	Office:Util	-23.54
9/16/2024	698...	Municipal Insurance ...	10/24 (FY2024)	Emp:Benefits:Life	-73.12
			10/24 (FY2024)	Emp:Benefits:Dental	-76.00
			10/24 (FY2024)	Emp:Benefits:Vision	-14.00
9/16/2024	EFT	Point And Pay	06-084-086 (FY2024)	Other Inc:Zoning	35.00
9/17/2024	6981	Windstream	061348611 (FY2024)	Office:Tel	-428.16
9/24/2024	6982	Blackmon's Landscap...	I/N 11818 Service 9/2024 (FY2024)	Office:Maint:Service	-1,400.00
9/24/2024	6983	Carolina Office Syste...	I/N IN2984472 Copier Contract 09...	Office:Supplies	-64.76
9/24/2024	6984	Duke Power{Office}	9100 3284 4818 (FY2024)	Office:Util	-195.38
9/24/2024	6985	Duke Power	9100 3284 5041 (Old School) (FY...	Office:Util	-29.80
9/24/2024	6986	Verizon Wireless	221474588-00001 (FY2024)	Office:Tel	-108.54
9/25/2024	EFT	Debit Card (WalMart)	Dividers, tissues (FY2024)	Office:Supplies	-10.64
9/30/2024	EFT	Point And Pay	06-084-086 (FY2024)	Other Inc:Zoning	25.00
9/30/2024	DEP	Deposit	#24004 Zoning (FY2024)	Other Inc:Zoning	110.00
9/30/2024	EFT	Debit Card (Office Max)	Binders, dividers, folders for Audit ...	Office:Supplies	-141.86
9/30/2024	EFT...	Paychex	Salary 09/24 (FY2024)	Office:Clerk	-3,759.06
			09/24 (FY2024)	Office:Deputy Clerk	-1,062.75
			Salary 09/24 (FY2024)	Office:Finance Officer	-3,469.54
			Salary 09/24 (FY2024)	Office:Mayor	-500.00
			Salary 09/24 (FY2024)	Office:Council	-1,200.00
			Salary 09/24 (FY2024)	Planning:Administration:Salaries	-3,246.76
			FY2024	Emp:FICA:Soc Sec	-820.76
			FY2024	Emp:FICA:Med	-191.95
9/30/2024	EFT	Paychex Fees	Fees 09/24 (FY2024)	Emp:Payroll	-254.43
9/1/2024 - 9/30/2024					44,530.72

Register Report - Sep 2024

9/1/2024 through 9/30/2024

11/2/2024

Page 2

Date	Num	Description	Memo	Category	Amount
				TOTAL INFLOWS	64,096.33
				TOTAL OUTFLOWS	-19,565.61
				NET TOTAL	44,530.72

Accounts Rcvbl Activity July-Sept 2024

6/29/2024 through 9/30/2024

11/2/2024

Page 1

Date	Description	Memo	Category	Amount
6/30/2024	NC Department of Reve...	Sales & Use Distribution 06/24 EST (...	Sales Tax:Sales & Use Dist	3,230.00
6/30/2024	NC Department of Reve...	Sales & Use Distribution 05/24 (FY20...	Sales Tax:Sales & Use Dist	3,126.39
6/30/2024	Union County	06/2024 (FY2023)	Prop Tax 2023:Receipts 2023:Tax	108.33
		06/2024 (FY2023)	Prop Tax 2023:Receipts 2023:Int	5.49
		06/2024 (FY2023)	Prop Tax Prior Years:Prop Tax 20...	39.10
		06/2024 (FY2023)	Prop Tax Prior Years:Prop Tax 20...	5.74
		06/2024 (FY2023)	Prop Tax Prior Years:Prop Tax 20...	0.74
		06/2024 (FY2023)	Prop Tax Prior Years:Prop Tax 20...	0.17
		05/2024 (FY2023)	Prop Tax Prior Years:Prop Tax 20...	0.00
		05/2024 (FY2023)	Prop Tax Prior Years:Prop Tax 20...	0.00
6/30/2024	Union County {NCVTS}	June 2024 (FY2023)	Veh Tax:Tax 2023	917.66
		June 2024 (FY2023)	Veh Tax:Int 2023	9.47
		June 2024 Refunds (FY2023)	Veh Tax:Tax 2023	1.24
6/30/2024	NC Department of Reve...	Electricity 6/30/2024 EST (FY2023)	Sales Tax:Electricity	50,600.00
6/30/2024	NC Department of Reve...	Cable TV 6/30/2024 EST (FY2023)	Sales Tax:Cable TV	3,900.00
6/30/2024	NC Department of Reve...	Telecommunications 6/30/2024 EST (...	Sales Tax:telecommunications	580.00
6/30/2024	NC Department of Reve...	Natural Gas 6/30/2024 EST (FY2023)	Sales Tax:Natural Gas Excise	240.00
6/30/2024	NC Department of Reve...	06/2024 Correction (FY2023)	Sales Tax:Sales & Use Dist	160.36
6/30/2024	NC Department of Reve...	Electricity 6/30/2024 CORRECTION (...	Sales Tax:Electricity	185.36
6/30/2024	NC Department of Reve...	Cable TV 6/30/2024 CORRECTION (...	Sales Tax:Cable TV	-170.37
6/30/2024	NC Department of Reve...	Natural Gas 6/30/2024 CORRECTIO...	Sales Tax:Natural Gas Excise	26.13
6/30/2024	NC Department of Reve...	Telecommunications 6/30/2024 COR...	Sales Tax:telecommunications	-3.54
7/15/2024	NC Department of Reve...	Sales & Use Distribution 05/24 (FY20...	[Check Min Spgs]	-3,126.39
7/22/2024	Union County {Property ...	FY2023	[Check Min Spgs]	-159.57
7/29/2024	Union County {NCVTS}	June 2024 (FY2023)	[Check Min Spgs]	-928.37
8/15/2024	NC Department of Reve...	06/2024 Sales & Use (FY2023)	[Check Min Spgs]	-3,390.36
9/15/2024	NC Department of Reve...	Utility Distributions 06/2024 (FY2023)	[Check Min Spgs]	-55,357.58
6/29/2024 - 9/30/2024				0.00

TOTAL INFLOWS **63,136.18**

TOTAL OUTFLOWS **-63,136.18**

NET TOTAL **0.00**

Accounts Payable Activity July-September 2024

6/30/2024 through 9/30/2024

11/2/2024

Page 1

Date	Description	Memo	Category	Clr Amount
6/30/2024	Duke Power	9100 3284 4610 (Christmas Lights) (FY20...	Community:Maint	-255.23
6/30/2024	Frederick Becker III	5/24 - 6/24 reimbursement: mileage (FY2...	Travel	-148.69
6/30/2024	Lancaster News, Pageland...	A/N 000132909 Budget Ad (FY2023)	Ads	-44.77
6/30/2024	Ken Newell	Welcome Signs 4/24 - 6/24 (FY2023)	Community:Maint	-675.00
6/30/2024	Union County Water {Office}	A/N 84361*00 (FY2023)	Office:Util	-49.28
6/30/2024	Union County Water {Park}	A/N 91052*00 (FY2023)	Community:Parks ...	-23.57
6/30/2024	City Of Monroe	A/N 514654 Natural Gas 6/2024 (FY2023)	Office:Util	-23.54
6/30/2024	Union County {Property Tax}	6/24 Regular Taxes Commission (FY2023)	Tax Coll:Contract	-1.99
6/30/2024	Duke Power{Office}	9100 3284 4818 (FY2023)	Office:Util	-234.20
6/30/2024	Duke Power	9100 3284 5041 (Old School) (FY2023)	Office:Util	-28.61
6/30/2024	Union County {NCVTS}	6/24 NCVTS Commission (FY2023)	Tax Coll:Contract	-28.89
7/8/2024	Duke Power	9100 3284 4610 (Christmas Lights) (FY20...	[Check Min Spgs]	255.23
7/8/2024	Frederick Becker III	5/24 - 6/24 reimbursement: mileage (FY2...	[Check Min Spgs]	148.69
7/8/2024	Lancaster News, Pageland...	A/N 000132909 Budget Ad (FY2023)	[Check Min Spgs]	44.77
7/8/2024	Ken Newell	Welcome Signs 4/24 - 6/24 (FY2023)	[Check Min Spgs]	675.00
7/15/2024	Union County Water {Office}	A/N 84361*00 (FY2023)	[Check Min Spgs]	49.28
7/15/2024	Union County Water {Park}	A/N 91052*00 (FY2023)	[Check Min Spgs]	23.57
7/18/2024	City Of Monroe	A/N 514654 Natural Gas 6/2024 (FY2023)	[Check Min Spgs]	23.54
7/22/2024	Union County {Property Tax}	06/24 FY2023	[Check Min Spgs]	1.99
7/22/2024	Duke Power{Office}	9100 3284 4818 (FY2023)	[Check Min Spgs]	234.20
7/22/2024	Duke Power	9100 3284 5041 (Old School) (FY2023)	[Check Min Spgs]	28.61
7/29/2024	Union County {NCVTS}	Commission June 2024 (FY2023)	[Check Min Spgs]	28.89
6/30/2024 - 9/30/2024				0.00
TOTAL INFLOWS				1,513.77
TOTAL OUTFLOWS				-1,513.77
NET TOTAL				0.00

This page has been intentionally left blank.

September 2024

Revenue Details

This page has been intentionally left blank.

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

Distribution Report for
 Qtr 4/1/2024 - 6/30/2024

Distribution Date
 September 16, 2024

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	\$ -	\$ -	\$ -	\$ 90,468.50	\$ 90,468.50
Town of	Fairview	\$ 34.74	\$ 24,765.41	\$ 3,283.24	\$ 1,287.13	\$ 29,370.52
Town of	Hemby Bridge	\$ 336.00	\$ 9,084.72	\$ 1,557.32	\$ 2,562.55	\$ 13,540.59
Town of	Indian Trail	\$ 30,908.66	\$ 316,288.69	\$ 10,182.92	\$ 55,009.56	\$ 412,389.83
Town of	Lake Park	\$ 2,444.20	\$ 21,964.90	\$ 197.39	\$ 3,059.50	\$ 27,665.99
Town of	Marshville	\$ -	\$ 44,003.75	\$ 2,564.65	\$ 1,981.44	\$ 48,549.84
Town of	Marvin	\$ 5,909.43	\$ 42,593.81	\$ 6,107.91	\$ 10,993.14	\$ 65,604.29
Town of	Mineral Springs	\$ 266.13	\$ 50,785.36	\$ 576.46	\$ 3,729.63	\$ 55,357.58
City of	Monroe	\$ 66,099.64	\$ 758,193.90	\$ 38,088.82	\$ 36,732.52	\$ 899,114.88
Town of	Stallings	\$ 14,392.65	\$ 153,032.42	\$ 968.69	\$ 30,719.05	\$ 199,112.81
Town of	Unionville	\$ 16.13	\$ 38,002.84	\$ 6,265.40	\$ 4,619.61	\$ 48,903.98
Town of	Waxhaw	\$ 12,379.48	\$ 203,673.96	\$ 7,398.95	\$ 52,231.38	\$ 275,683.77
Town of	Weddington	\$ 7,558.83	\$ 80,472.87	\$ 804.19	\$ 20,658.03	\$ 109,493.92
Village of	Wesley Chapel	\$ 5,001.68	\$ 44,673.96	\$ 992.45	\$ 16,582.85	\$ 67,250.94
Town of	Wingate	\$ -	\$ 26,893.86	\$ 2,009.39	\$ 4,035.89	\$ 32,939.14

Accrued to FY2023-24

Jurisdiction Collection by Year
 Union County
 Date Distributed: 8/1/2024 to 8/30/2024

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2022	2.46	0.03	0.40	2.89	0.04	2.85
2023	12.81	0.24	0.63	13.68	0.17	13.51
2024	5,076.50	3.58	0.00	5,080.08	63.50	5,016.58
Total:	5,091.77	3.85	1.03	5,096.65	63.71	5,032.94
Grand Total:	5,091.77	3.85	1.03	5,096.65	63.71	5,032.94

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	88170	09/16/2024	\$5,032.94

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
09/09/2024	2502 TAXES	TAX/FEE/INT-AUGUST 2024	\$5,032.94



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

Vendor Number	EFT Number	EFT Date
10870	88170	09/16/2024

*** Five Thousand Thirty-Two Dollars And Ninety-Four Cents ***

\$5,032.94

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

**EFT COPY
 NON-NEGOTIABLE**

July 2024 Collections

Summary

UNION	(AD VALOREM)	2,862,896.31	2,119,733.29	1,535,087.54	-	7.37	449,291.97	-	(590,965.73)	6,376,050.75
	FAIRVIEW	1,585.40	1,173.85	850.09	-	-	248.81	-	1,239.46	5,097.61
	HEMBY BRIDGE	-	-	-	-	-	-	-	-	-
	INDIAN TRAIL	135,283.61	100,166.11	72,539.19	-	0.35	21,230.89	-	105,764.01	434,984.16
	LAKE PARK	9,326.02	6,905.13	5,000.62	-	0.02	1,463.59	-	7,291.03	29,986.41
	MARSHVILLE	15,383.18	11,389.95	8,248.47	-	0.04	2,414.18	-	12,026.49	49,462.31
	MARVIN	11,899.36	8,810.47	6,380.45	-	0.03	1,867.44	-	9,302.86	38,260.61
	MINERAL SPRINGS	1,079.85	799.54	579.02	-	-	169.47	-	844.22	3,472.10
	MINT HILL *	43.79	32.42	23.48	-	-	6.87	-	34.23	140.79
	MONROE	337,450.71	249,853.79	180,941.37	-	0.87	52,958.22	-	263,817.17	1,085,022.13
	STALLINGS *	59,965.05	44,399.06	32,153.31	-	0.15	9,410.69	-	46,880.36	192,808.62
	UNIONVILLE	2,176.35	1,611.40	1,166.96	-	0.01	341.55	-	1,701.46	6,997.73
	WAXHAW	153,079.09	113,342.15	82,081.14	-	0.39	24,023.65	-	119,676.43	492,202.85
	WEDDINGTON *	18,532.63	13,721.85	9,937.21	-	0.05	2,908.44	-	14,488.71	59,588.89
	WESLEY CHAPEL	2,493.72	1,846.39	1,337.13	-	0.01	391.35	-	1,949.57	8,018.17
	WINGATE	7,610.35	5,634.82	4,080.68	-	0.02	1,194.34	-	5,949.73	24,469.94
	TOTAL	3,618,805.42	2,679,420.22	1,940,406.66	-	9.31	567,921.46	-	-	8,806,563.07

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

MEMO

To: Town Council
From: Vicky Brooks
Date: November 4, 2024
Re: Agenda Item 5 Consideration of the Proposed Text Amendments TA-2024-02 and Adopting Ordinance-2024-02

On October 22, 2024, the Mineral Springs Planning Board reviewed and recommended town council approval of the following proposed text amendments suggested by staff:

PROPOSED TEXT AMENDMENTS – 10/22/24 **TA-2024-02**

Amendments shown in Bold & Underline

ARTICLE 4 – PERMITTED USES TABLE

Caretaker’s residence

Remove the **“S”** from NB, GB, and LI

NOTE: The “use” of “residential” is not allowed in any of these zoning districts. It appears to be an error that the “S” was included in the Permitted Uses Table under the category of “Caretaker’s residence.”

5.6.7 STORMWATER MANAGEMENT STANDARDS

5.6.7.1 STORMWATER SYSTEM REQUIREMENTS

A. It shall be the responsibility of the developer to provide a drainage system, which is designed to meet the following objectives:

1. No surface water shall be channeled or directed into a sanitary sewer;
2. Connect onto an existing storm drainage system, where feasible;
3. Where an existing storm drainage system cannot feasibly be extended to the development, a drainage system shall be designed to protect the proposed development and adjacent properties from water damage;
4. Provide for adequate drainage from all roads, parking lots and other developed areas;

5. Provide a suitable building area on each lot intended for building development, which is safe from inundation, erosion, or subsidence;
6. Prevent both the unnecessary impoundment of natural drainage ways and the creation of areas of standing water;
7. Ensure the existing drainage ways serving adjacent properties are maintained;
8. Ensure that natural runoff levels are not substantially increased in order to prevent harmful flooding downstream and to maintain desirable groundwater levels; and
9. Protect all roads, driveways, utilities and other types of development from major damages caused by improper drainage control.

B. Stormwater design shall follow the most recent editions of NCDOT's *Guidelines for Drainage Studies and Hydraulic Design* and NCDEQ's *Division of Water Quality Stormwater Best Management Practices*. Additionally, the Town of Mineral Springs hereby adopts and incorporates herein the provisions contained in the *Charlotte-Mecklenburg Stormwater Manual*, as amended (hereinafter referenced as the "Stormwater Manual"), with the following exceptions:

1. Necessary deviations from the Stormwater Manual as may be necessary to accommodate soil types found in Union County, and Town of Mineral Springs Development Ordinance. When discrepancies are found between the Stormwater Manual and the Town of Mineral Springs Zoning Ordinance or Subdivision Ordinance, the stricter regulation shall apply.
2. In order to prevent flooding and damage to properties, all developments shall provide stormwater detention to control the peak runoff from the 2-, 10-, 25-, 50- and 100-year, 24-hour storm events to pre-development levels. **Developments disturbing less than one acre and not part of a common plan of development are exempted from this stormwater detention regulation.**

3. Minor residential subdivisions are exempt from the requirements of this section.

- ~~3~~4. A design professional shall certify documents demonstrating that construction of the project or subdivision will not increase the rate of runoff from the site nor cause any adverse impacts on downstream facilities or property, **unless otherwise exempted from this section.**
- ~~4~~5. Where ponds are proposed to be constructed, the owners, heirs, assigns or successors of the land shall agree to perpetual maintenance of the pond and shall release and hold harmless the Town of Mineral Springs from any liability, claims, demands, attorney's fees, and costs or judgments arising from said pond. At a minimum, ponds shall be inspected on a yearly basis.

~~56~~. No Certificate of Compliance or release of performance bond funds shall be issued for any development until a registered land surveyor has surveyed the as-built detention facilities and the revised calculations have been submitted and approved by the Town. The revised calculations must be sealed by a design professional. In addition, the Town shall not grant final plat approval unless the Town has approved the as-built detention plans and/or a performance bond has been secured.

~~67~~. When a detention facility serves more than one property, a “permanent detention easement” which encompasses the detention facility shall be shown on a recorded plat. This easement shall be described by metes and bounds description.

~~78~~. There shall be a note placed on the recorded plat that clearly describes who is responsible for maintenance of the detention facilities, pipes and/or channels located within the permanent detention facility.

~~89~~. The Town Engineer, on a case-by-case basis, may approve other deviations from the Stormwater Manual.

- C. Stormwater systems for developments with more than one (1) acre of disturbed area and more than 24% of proposed impervious area shall also be reviewed by NCDEQ for compliance with post-construction stormwater requirements. Documentation of satisfactory review of the stormwater system shall be provided prior to the approval of Construction Drawings or Zoning Permit.
- D. As a stormwater design option, Low Impact Design may be utilized in accordance with NCDEQ requirements and the *Low Impact Development Guidebook for North Carolina*.
- E. Any dam constructed within a development which is greater than 15 feet in height (measured from the lowest point on downstream top of the dam to the highest point on the fill) and is also greater than 10 acre-feet in area (measured from the top of the dam) shall comply with the North Carolina Dam Safety Law of 1967 and the North Carolina Administrative Code Title 15, Subchapter 2K.

NOTE: As mentioned under “Staff Reports” at the October town council meeting, the amended language shown in bold and underline will clarify that properties disturbing less than an acre will not have to adhere to the strict stormwater regulations in this section for all development in the town. The North Carolina Department of Environmental Quality only requires property owners to obtain a permit from them if one or more acres will be disturbed during construction, etc.

Development is defined in the ordinance as: The carrying out of any building activity, the making of any material change in the use or appearance on any structure or land, or the subdividing of land into two (2) or more parcels. For the purposes of these regulations, the following activities or uses shall be considered “development”:

- The reconstruction, alteration of the size, or material change in the external appearance of a structure on land or water;
- A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;

- Alteration of the shore or bank of a pond, lake, river, or other waterway;
- Commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land;
- Grading or land disturbing activity; or
- Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The definition continues to discuss some things that shall not be considered “development.”

ARTICLE 9 – SECTION 9.4 – DEFINITIONS

Add:

Common Plan. A contiguous area where separate and distinct construction activities may be taking place at different times on different schedules.

NOTE: The addition of this definition clarifies what is meant by “Common Plan” as described in the added language of 5.6.7.1 (B) (2).

In addition to the memo, this agenda item includes:

- The Statement of Consistency from the Mineral Springs Planning Board;
- A recommended Statement of Consistency for the Mineral Springs Town Council to adopt; and
- An Ordinance (O-2024-02) for the council to consider adopting, which specifies the proposed text amendments.

If the council considers the proposed text amendments to be necessary – a suggested motion could be:

I make a motion to adopt the Statement of Consistency dated November 14, 2024 in reference to the text amendments in Articles 4, 5, & 9 of the Mineral Springs Development Ordinance and to adopt Ordinance-2024-02.

TOWN OF MINERAL SPRINGS PLANNING BOARD

STATEMENT OF CONSISTENCY

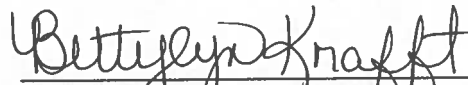
Mineral Springs Development Ordinance Articles 4, 5, & 9

In reference to the proposed text amendments to Articles 4, 5, & 9 of the Mineral Springs Development Ordinance, as described in TA-2024-02.

The Mineral Springs Planning Board hereby declares that the proposed text amendments are "**consistent**" with the Mineral Springs Comprehensive Plan adopted May 15, 2022 based on:

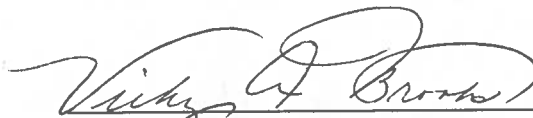
1. The amendments to Article 4 – Table of Uses, Article 5 – Stormwater Management Standards, and Article 9 – Definitions, identifies with the "Implementation" of the Mineral Springs Comprehensive Plan to have ongoing updates to the town's development regulations.

RECOMMENDED to the Mineral Springs Town Council by the Mineral Springs Planning Board on this the 22nd day of October, 2024.


Bettylyn Kraft, Chairwoman



Attest:


Vicky A. Brooks, CMC, NCCMC, CZO

TOWN OF MINERAL SPRINGS TOWN COUNCIL

STATEMENT OF CONSISTENCY

Mineral Springs Development Ordinance Articles 4, 5, & 9

In reference to the proposed text amendments to Articles 4, 5, & 9 of the Mineral Springs Development Ordinance, as described in TA-2024-02.

The Mineral Springs Town Council hereby declares that the proposed text amendments are “**consistent**” with the Mineral Springs Comprehensive Plan adopted May 15, 2022 based on:

1. The amendments to Article 4 – Table of Uses, Article 5 – Stormwater Management Standards, and Article 9 – Definitions, identifies with the “Implementation” of the Mineral Springs Comprehensive Plan to have ongoing updates to the town’s development regulations.

RECOMMENDED to the Mineral Springs Town Council by the Mineral Springs Planning Board on this the 14th day of November, 2024.

Valerie Coffey, Mayor Pro Tem

Attest:

Vicky A. Brooks, CMC, NCCMC, CZO

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE TEXT OF ARTICLE 4 OF THE
MINERAL SPRINGS DEVELOPMENT ORDINANCE
O-2024-02**

WHEREAS, the Town of Mineral Springs maintains an ordinance concerning numerous development regulations; and

WHEREAS, pursuant to NC General Statutes 160D-601; 160D-604, and Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Mineral Springs Town Council may amend its development regulations after holding a public hearing and after the Mineral Springs Planning Board has had the opportunity to review, comment, and make a recommendation to the Town Council regarding the amendment as well as whether the same is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable; and

WHEREAS, the Mineral Springs Planning Board reviewed the proposed amendments at a regular meeting on October 22, 2024, held in accordance with law; and

WHEREAS, the Mineral Springs Planning Board recommended in a vote of 6 to 0 on October 22, 2024, that the Mineral Springs Town Council adopt the proposed amendments based on implementation of ongoing updates to the town's development regulations and enhancing the quality of life in the Mineral Springs Comprehensive Plan; and

WHEREAS, in accordance with NC General Statute 160D-601 and the provisions set forth in Article 3, Section 3.10.1 of the Mineral Springs Development Ordinance, the Town Council duly advertised and held a public hearing to consider the proposed amendments; and

WHEREAS, after reviewing the written recommendation of the Mineral Springs Planning Board, the proposed amendments, conducting a legislative public hearing on November 14, 2024, and careful review, the Town Council determines that:

1. The amendments to Article 4 – Table of Uses, Article 5 – Stormwater Management Standard, and Article 9 – Definitions, identifies with the “Implementation” of the Mineral Springs Comprehensive Plan to have ongoing updates to the town's development regulations; and

NOW THEREFORE, BE IT ORDAINED BY THE MINERAL SPRINGS, NORTH CAROLINA THAT:

Section 1. The Mineral Springs Town Council does hereby adopt the proposed amendments as outlined in TA-2024-02 attached hereto.

Section 2. If any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining

portions of this Ordinance; and

Section 3. All ordinances and clauses of ordinance in conflict herewith be and are hereby repealed to the extent of such conflict.

Section 4. This ordinance is effective upon adoption.

ADOPTED this 14th day of November, 2024.

Valerie Coffey, Mayor Pro Tem

ATTEST:

Vicky Brooks, CMC, NCCMC, CZO

**TEXT AMENDMENTS TO THE MINERAL SPRINGS DEVELOPMENT ORDINANCE
TA-2024-02**

Article	Section #	Subsection #	Current Language	Amendment
4	Permitted Uses	Caretaker's residence	S	Remove the "S" from NB, GB, and LI
5	Stormwater Management Standards	5.6.7.1 (B) 2	In order to prevent flooding and damage to properties, all developments shall provide stormwater detention to control the peak runoff from the 2-, 10-, 25-, 50-, and 100-year, 24-hour storm events to pre-development levels.	Add to paragraph: <u>Developments disturbing less than one (1) acre and not part of a common plan of development are exempted from this stormwater detention regulation.</u>
5	Stormwater Management Standards	5.6.7.1 (B) 3	A design professional shall certify documents demonstrating that construction of the project or subdivision will not increase the rate of runoff from the site nor cause any adverse impacts on downstream facilities or property.	Replace with: <u>Minor residential subdivisions are exempt from the requirements of this section.</u> Note: The current 5.6.7.1 (B) 3 becomes 5.6.7.1 (B) 4, 4 becomes 5, 5 becomes 6, 6 becomes 7, 7 becomes 8, 8 becomes 9.
5	Stormwater Management Standards	5.6.7.1 (B) 4	A design professional shall certify documents demonstrating that construction of the project or subdivision will not increase the rate of runoff from the site nor cause any adverse impacts on downstream facilities or property.	Add to paragraph: <u>, unless otherwise exempted in Section 5.6.7.1 (B) 3 or 5.6.7.1 (B) 4.</u>
9	Definitions			Add: <u>Common Plan. A contiguous area where separate and distinct construction activities may be taking place at different times on different schedules.</u>

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: November 4, 2024
Subject: Resolution of Support: Waxhaw CRTPO Discretionary Grant Application – Helms Road Connector

As you may recall from our ongoing discussions about the Northeast Leg of the Waxhaw Parkway which is proposed to cut through the Waxhaw Meadows Plantation neighborhood in Mineral Springs and which the Town of Mineral Springs does *not* support, there is also a Northwest Leg of the Waxhaw Parkway on the Comprehensive Transportation Plan (CTP). This segment begins at the Waxhaw Post Office and is partially constructed past the Dollar General and the Waxhaw Volunteer Fire Department into the Harrison Park subdivision, where it dead-ends. The CTP route continues southwest past the dead end, crossing Waxhaw Marvin Road, paralleling Helms road, crossing the CSX tracks and NC Highway 75 with a new grade separation (overpass) near the existing Helms Road intersection, and looping around south to connect to NC-75. The overpass and loop will be similar to those where Martin Luther King Boulevard connects to NC-75 near Monroe.

Currently, NCDOT Rail Project P-5748B is programmed, funded and actually in the right-of-way acquisition phase with estimated completion in 2029 or 2030. This project consists of everything including the loop connector, the grade separation, and the Helms Road extension terminating in a roundabout at Waxhaw Marvin Road. Attached is a color NCDOT map showing this project. The pink diagonal line is the railroad; the yellow lines on the green background are the new Helms Road alignment.

Only an approximately 1,600-foot section remains to be approved to connect these two pieces and create a full Waxhaw Parkway West to carry Providence Road traffic around downtown Waxhaw from the Post Office to NC-75 approximately 1.4 miles west of the Broome Street intersection. Attached is a black-and-white map with this 1,600-foot section shown in red. Notice the locations of the Waxhaw Post Office and the Waxhaw Volunteer Fire Department shown by red dots.

The Town of Waxhaw has just applied for a CRTPO discretionary grant (part of the same program that includes our sidewalk grant) of \$4,923,274 to complete that 1,600-foot connector. If the grant is approved, construction of that connector would be completed at roughly the same time as the grade separation and the Helms Road realignment, completing the Waxhaw Parkway West. When complete – hopefully by 2029 or 2030, decades sooner than the proposed Parkway East through Mineral Springs is contemplated – the Parkway West would address all the safety concerns expressed by Waxhaw transportation staff, including tractor-trailers getting stuck on the tracks at the Broome Street grade crossing, tractor-trailers attempting to turn onto NC-75 at the very tight intersection, and enhanced access south of the railroad and NC-75 for emergency vehicles including those from the Waxhaw Volunteer Fire Department. Parkway West would also reduce normal congestion at the Broome Street intersection.

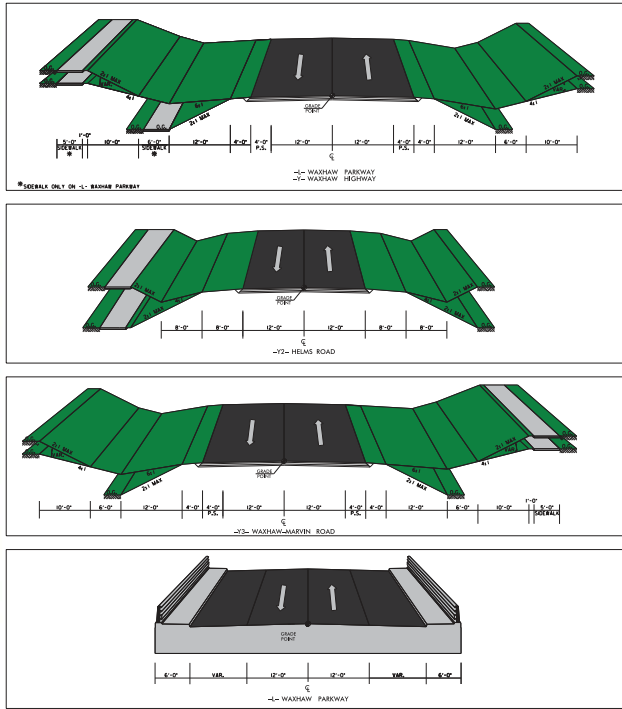
Attached after the maps is a portion of the TIP (Transportation Improvement Program) as amended by CRTPO in September 2024 showing the Helms Road P-5748B project schedule highlighted in yellow, a summary of Waxhaw's CRTPO discretionary grant application, and a resolution adopted by the Union County Board of County Commissioners on October 21, 2024 supporting Waxhaw's grant application. Finally, you will see our own Resolution #R-2024-02 for Council to consider and possibly adopt.

I believe that Waxhaw's grant, if approved, would facilitate construction of the final essential piece to get a new road that improves mobility for all travelers in the region while eliminating potential dangers presented by current conditions on Broome Street in downtown Waxhaw. I also believe that completing the Waxhaw Parkway West may reduce or even eliminate the desire in some quarters for a Parkway East. That northeastern leg promises to encourage massive new high-density development south of NC-75 while also doing irreparable harm to the unique and irreplaceable Waxhaw Meadows Plantation in Mineral Springs. The current cost estimate for the 1.7-mile segment is currently estimated to be \$85,400,000, a number that will certainly continue to increase. And unlike the Parkway West, the northeast segment through Mineral Springs isn't even programmed in the TIP and probably would not be for several decades, while the most expensive portion of Parkway West – the grade separation and Helms Road extension – isn't just "shovel ready", it's actually underway and programmed for completion within five or six years.

I recommend adopting R-2024-02 encouraging CRTPO to approve Waxhaw's discretionary grant for the Helms Road Connector.

PUBLIC MEETING MAP
PROJECT P-5748
WBS #: 48336.1J
UNION COUNTY
HELMS ROAD GRADE SEPARATION AND
SIDING EXTENSION
ALTERNATIVE 1A
 MARCH 2021

DESIGN DATA
 FUNCTIONAL CLASSIFICATION - COLLECTOR
 DESIGN SPEED - 35 MPH
 MAX. SUPERELEVATION - 4%
 NO. OF TRANSPORTATION LANECHANGES - 200

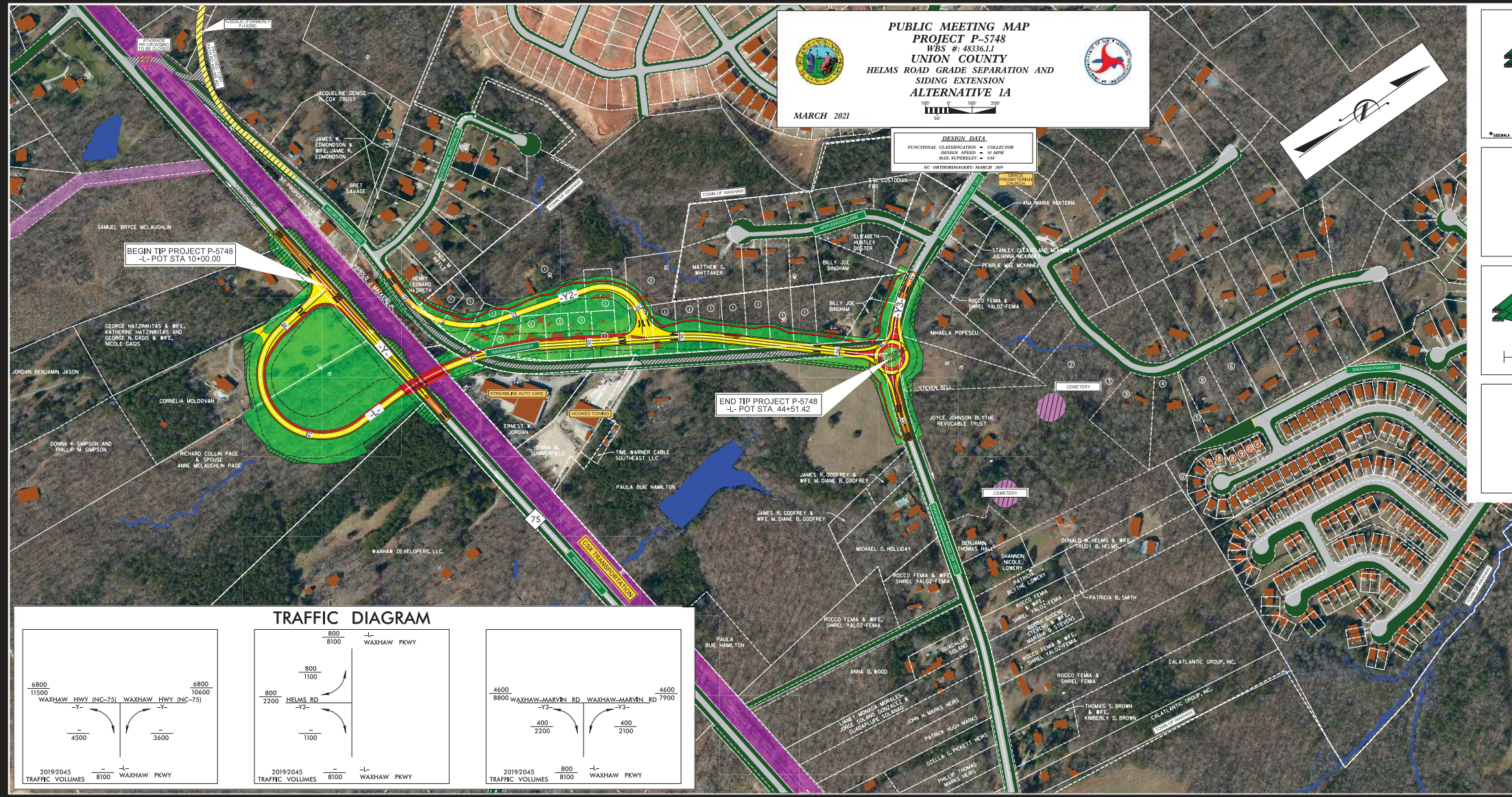


DRIVEWAY NOTE:
 DRIVEWAYS ARE NOT SHOWN AS THEY ARE BASED ON INFORMATION FROM PREVIOUS SETS OF LOTS AND DRIVEWAY INFORMATION.

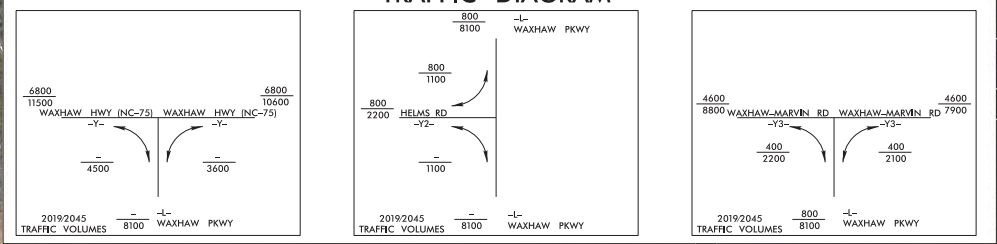
UTILITY INFORMATION:
 To provide greater visual clarity, existing and proposed utilities are not shown on these maps. Utilities shown on these maps are limited to location of poles, existing and proposed utility easements. Utility easements, not shown on these maps, including utility easements, are preliminary and are subject to change.

LEGEND	
[Orange Box]	BUILDINGS
[Green Box]	EXISTING RIGHT OF WAY
[Light Green Box]	PROPOSED RIGHT OF WAY
[Dark Green Box]	PROPOSED EASEMENTS (DRAINAGE, CONSTRUCTION, AND UTILITY)
[Grey Box]	EXISTING ROADWAY
[White Box]	EXISTING ROADWAY TO BE REMOVED
[Yellow Box]	PROPOSED ROADWAY
[Light Blue Box]	FUTURE ROADWAY
[Red Box]	EXISTING ROADWAY TO BE RESURFACED
[Dark Red Box]	PROPOSED STRUCTURES, ISLAND, SIDEWALK, CURB AND GUTTER
[Blue Box]	LAKES, RIVER, STREAMS AND PONDS
[Purple Box]	RAILROAD RIGHT OF WAY
[Pink Box]	EXISTING UTILITY EASEMENT
[Dotted Box]	CEMETERIES
[Dashed Box]	PRESENT ADT
[Solid Box]	CITY LIMITS
[Thin Line]	PROPERTY LINES
[Blue Line]	WETLAND LIMITS BOUNDARY

INCOMPLETE PLANS
 DO NOT USE FOR E.P.W. ACQUISITION
PRELIMINARY PLANS
 SUBJECT TO CHANGE WITHOUT NOTICE



TRAFFIC DIAGRAM




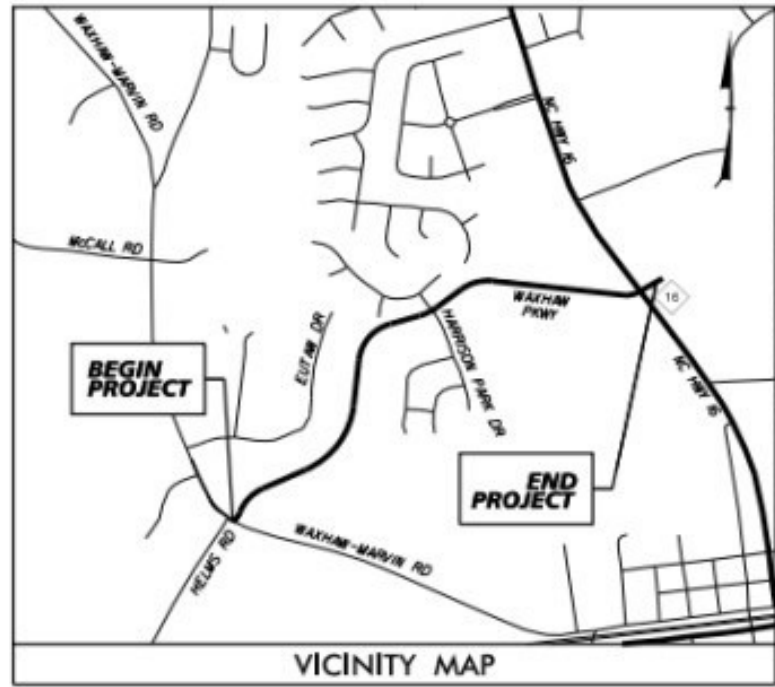
MARCH 2021
PUBLIC MEETING MAP
PROJECT P-5748
WBS #: 48336.1J
UNION COUNTY
HELMS ROAD GRADE SEPARATION AND
SIDING EXTENSION
ALTERNATIVE 1A

MARCH 2021
PUBLIC MEETING MAP
PROJECT P-5748
WBS #: 48336.1J
UNION COUNTY
HELMS ROAD GRADE SEPARATION AND
SIDING EXTENSION
ALTERNATIVE 1A

STATE OF NORTH CAROLINA
 DIVISION OF HIGHWAYS
UNION COUNTY

STATE	STATE PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
N.C.	N/A	1	
STATE PROGRAM	FUNDING	DESCRIPTION	

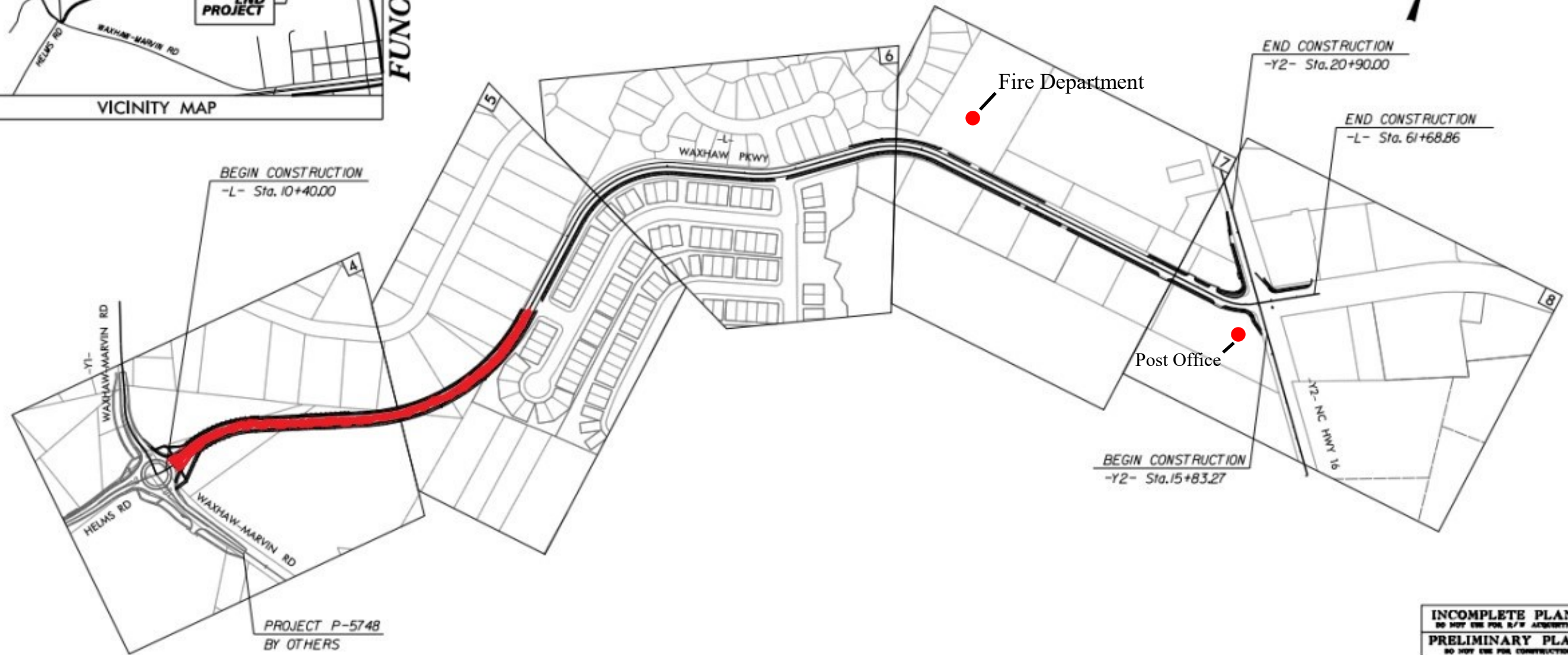
 Proposed STBG-DA Project



FUNCTIONAL PLANS

LOCATION: WAXHAW PARKWAY FROM HELMS ROAD TO NC HWY 16

TYPE OF WORK: GRADING AND PAVING



INCOMPLETE PLANS
DO NOT USE FOR A/C OR CONSTRUCTION
PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



CRTPO 2024 - 2033 TIP Amendments

September 2024 TCC & Board Meetings

[Return to Agenda](#)

TABLE 3: Amend Projects to CRTPO's 2024 - 2033 TIP

TIP/STIP No.	Jurisdiction/Project Name/Limits	Category	Amendment Description	Funding Type	Current Phase	Funding Amt	FFY
P-5748B	Waxhaw CSX SG Line at Helms Rd Intersection. Construct grade separation and close at grade crossing at Tory Path	Freight Rail Project	Cost increase exceeding \$2 million and 25% thresholds. Allow additional time for right-of-way acquisition, delay construction from FY 25 to FY 26. DP represents Federal CRISI grant. Other represents CSX funding.	DP	Construction	\$47,000	2026
				St.Hwy.Tr.Fd.	Construction	\$193,000	2026
				DP	Construction	\$2,397,000	2027
				Other	Construction	\$128,000	2027
				St.Hwy.Tr.Fd.	Construction	\$9,818,000	2027
				DP	Construction	\$1,598,000	2028
				Other	Construction	\$85,000	2028
				St.Hwy.Tr.Fd.	Construction	\$6,545,000	2028
				DP	Construction	\$658,000	2029
				Other	Construction	\$35,000	2029
St.Hwy.Tr.Fd.	Construction	\$2,695,000	2029				
HS-2010G	Mecklenburg County NC 51 and Polk St. Install pedestrian signals and accommodations	Highway Safety Project	To allow additional time for planning and design, delay right-of-way from FY 24 to FY 25.	HSIP	Right-of-Way	\$70,000	2025
				HSIP	Construction	\$323,000	2025
W-5601U	Iredell County Statewide (western section) Rumble strips, guardrail, safety and lighting - improvements at selected locations	Highway Safety Project	To allow additional time for utility relocation, delay construction from FY 26 to FY 27.	HSIP	Construction	\$606,000	2025
				HSIP	Construction	\$544,000	2026
HL-0152	Charlotte ITS infrastructure, traffic flow improvements and signal upgrades project (Sardis Rd/Rama Rd, Idlewild Rd, Mt. Holly Rd, and Wilkinson Blvd)	Air Quality Project	To allow additional time for planning and design, delay construction from FY 26 to FY 27.	CRP-DA	Engineering	\$685,655	2025
				Local Match	Engineering	\$171,414	2025
				CRP-DA	Construction	\$3,231,908	2027
				Local Match	Construction	\$807,977	2027



Budget and Schedule

Total Project Cost (ROW + CON) = \$9,846,547.00 | CRTPO Requested Amount (50%) = \$4,923,274.00

Town of Waxhaw's financial commitment is \$4,923,274.00 (50% Local Match)

Add approximate \$750,000.00 in separate PE costs = Waxhaw Total Commitment = \$5,673,274.00

- Preliminary Engineering (PE) – Fiscal Year 2025
 - Right-of-Way (ROW) – Fiscal Year 2027
 - Construction (CON) – Fiscal Year 2029
- NOTE: Road segment will become state (NCDOT) maintained upon construction completion which will save on future maintenance costs, and will support future road reclassifications and route designations

Desired Fiscal Year (Oct 1 - Sept 30) Use Dropdown	Funding Phase	Project Estimate	Contingency	Inflation Amount	Project Total
	Preliminary Eng.	\$ -	\$ -	\$ -	\$ -
FY 2027	Right-of-Way	\$ 1,200,000	\$ 360,000	\$ 136,734	\$ 1,696,734
FY 2029	Construction	\$ 5,500,000	\$ 1,650,000	\$ 999,813	\$ 8,149,813
	Total	\$ 6,700,000	\$ 2,010,000	\$ 1,136,547	\$ 9,846,547
				Inflation Amount	\$ 1,136,547
				Total Project Cost	\$ 9,846,547
				Local match percentage	50.0%
				Local match amount:	\$ 4,923,274
				Total Request Amount:	\$ 4,923,274



OFFICE OF THE COMMISSIONERS AND MANAGER

500 N. Main St., Room 921 • Monroe, NC 28112 • Phone (704)283-3810 • Fax (704)282-0121

Resolution of Support for the Town of Waxhaw's Application for the Charlotte Regional Transportation Planning Organization Grant Program for the Helms Road Extension Project

WHEREAS, the Charlotte Regional Transportation Organization ("CRTPO") has established a matching grant program (the "Program") that encourages municipalities to submit new roadway/transportation improvement projects, with the current application period for the Program ending on October 31, 2024; and

WHEREAS, the Town of Waxhaw plans to submit an application to the Program in the current application period for improvements to Helms Road that would extend Helms Road from Waxhaw-Marvin Road to Waxhaw Parkway West's current southern terminus, along with tying-in to the existing NCDOT Rail P-5748B Tory Path Rail Cross/Helms Road project at the southern end of Helms Road (the "Helms Road Extension Project"); and

WHEREAS, the Helms Road Extension Project would provide a western bypass connection around downtown Waxhaw; and

WHEREAS, the Helms Road Extension Project has been identified on CRTPO's Comprehensive Transportation Plan, and Waxhaw's Master Transportation Plan, as a needed connection; and

WHEREAS, the Helms Road Extension Project would address congestion without the potential for inducing development inconsistent with adopted growth plans; and

WHEREAS, the Union County Board of Commissioners recognizes the importance of transportation improvements to address identified congestion and safety concerns.

NOW, THEREFORE BE IT RESOLVED that the Union County Board of Commissioners supports the Town of Waxhaw's application to CRTPO for the Helms Road Extension Project.

Adopted this 21st day of October, 2024.

Lynn G. West, Clerk to the Board

J.R. Rowell, Chairman
Union County Board of Commissioners



TOWN OF MINERAL SPRINGS

RESOLUTION IN SUPPORT OF THE TOWN OF WAXHAW'S DISCRETIONARY GRANT APPLICATION TO THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION FOR THE HELMS ROAD EXTENSION CONNECTOR

R-2024-02

WHEREAS, NCDOT Rail Project P-5748B is currently programmed, funded, in the right-of-way acquisition phase, and scheduled in the State Transportation Improvement Program (STIP) for completion in Federal Fiscal Year 2029; and

WHEREAS, P-5748B provides not only additional double track west of Waxhaw into South Carolina to eliminate stopped-train blockages at grade crossings in Waxhaw but also provides a new grade separation over the railroad and NC Highway 75 at Helms Road, approximately 1.4 miles west of the existing Broome Street grade crossing, with a new road continuing northeast to a new roundabout at Waxhaw Marvin Road; and

WHEREAS, the only thing standing in the way of a complete Waxhaw Parkway West segment is an approximately 1,600-foot-long "missing link" between the new roundabout and the termination of the Waxhaw Parkway in the Harrison Park subdivision; and

WHEREAS, the Town of Waxhaw has submitted an application to the Charlotte Regional Transportation Planning Organization (CRTPO) for a discretionary grant in the amount of \$4,923,274 to engineer and construct this "missing link" thereby completing Waxhaw Parkway West; and

WHEREAS, if awarded, Waxhaw's discretionary grant would allow the "missing link" to be completed in a time frame paralleling that of P-5748B's, and

WHEREAS, Waxhaw Parkway West with the grade-separated crossing at Helms Road addresses all current safety concerns regarding tractor-trailer truck traffic at the existing Broome Street grade crossing; and

WHEREAS, the new Helms Road grade separation will be located just one mile south of the Waxhaw Volunteer Fire Department, addressing the Fire Department's public-safety concerns about reliable access across the railroad tracks; and

WHEREAS, Waxhaw Parkway West will also reduce rush-hour congestion at the Broome Street crossing in a short (approximately five-year) timeframe, decades sooner than any other proposed grade-separated crossing; and

WHEREAS, the location of Waxhaw Parkway West and the Helms Road grade separation allows the project to address current transportation needs without facilitating as much new high-density residential development south of NC Highway 75 as other possible railroad-crossing projects would; and

WHEREAS, the Mineral Springs Town Council recognizes the importance of transportation improvements to address identified congestion and safety concerns.

NOW, THEREFORE BE IT RESOLVED that the Mineral Springs Town Council supports the Town of Waxhaw's discretionary grant application to CRTPO for the Helms Road Extension project; and

BE IT FURTHER RESOLVED that the Mineral Springs Town Council requests that, if CRTPO's Project Oversight Committee (POC) and Technical Coordinating Committee (TCC) recommend approval of Waxhaw's discretionary grant application based on their established quantitative scoring criteria, the CRTPO Board approve the application.

Adopted this 14th day of November, 2024.

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Town Clerk

2025
Mineral Springs
Town Council
Regular Meeting Schedule

Thursday, January 9, 2025

Thursday, February 13, 2025

Thursday, March 13, 2025

Thursday, April 10, 2025

Thursday, May 8, 2025

Thursday, June 12, 2025

Thursday, July 10, 2025

Thursday, August 14, 2025

Thursday, September 11, 2025

Thursday, October 9, 2025

Thursday, November 13, 2025

Thursday, December 11, 2025

DRAFT

2025 Mineral Springs Holiday Schedule

The following public holidays are established for the Town of Mineral Springs employees. The town hall will officially be closed on the days shown below.

Wednesday, January 1, 2025	New Years Day
Monday, January 20, 2025	Martin Luther King, Jr. Day
Monday, February 17, 2025	Presidents' Day
Monday, April 21, 2025	Easter Monday
Monday, May 26, 2025	Memorial Day
Thursday, June 19, 2025	Juneteenth
Friday, July 4, 2025	Independence Day
Monday, September 2, 2025	Labor Day
Monday, October 13, 2025	Columbus Day
Tuesday, November 11, 2025	Veterans Day
Thursday, November 27, 2025	Thanksgiving Day
Friday, November 28, 2025	Thanksgiving Day Holiday
Tuesday, December 23, 2025 – Tuesday, December 30, 2025	Christmas Holiday Week
Wednesday, December 31, 2025	New Year's Eve

Reviewed by the Mineral Springs Town Council on November 14, 2024.