

**Town of Mineral Springs
Mineral Springs Town Hall
3506 Potter Road S ~ Mineral Springs
Mineral Springs Town Council
Regular Meeting
February 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 January 9, 2024 Regular Meeting Minutes
- B. Acceptance of the December 2024 Union County Tax Report
- C. Acceptance of the December 2024 Finance Report

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

The council will consider approving the January 10 – February 15, 2026 Deer Urban Archery Season.

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

The council will consider accepting the 2023-2024 Audit Report.

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

The council will consider reappointing Bettylyn Krafft to the planning board and appointing one of the two applicants that have applied to fill the vacancy left by Richard Helms.

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

The council will consider a resolution on the Waxhaw Parkway MTP Submission.

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

The council will consider a resolution requesting the repeal of Part III, Subpart 111-K of Session Law 2024-57.

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
January 9, 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, January 9, 2025.

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

Absent: Councilwoman Lundeen Cureton.

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

Visitors: None.

1. Opening

With a quorum present at 7:30 p.m. on January 9, 2025, Mayor Frederick Becker called the regular meeting to order.

Councilwoman Critz delivered the invocation.

Pledge of Allegiance.

2. Public Comments

None.

3. Consent Agenda – Action Item

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

4. Selection of 10 of the 16 NCLM Proposed Goals and Consideration of Appointing a NCLM Voting Delegate – Action Item

Mayor Becker explained this was the League priorities for their 2025 Legislative Goals and he hoped that the council had a chance to go through the 16 items [in order to select the 10 most important items for Mineral Springs].

After a lengthy discussion, the council selected 10 of the 16 items to submit to the NCLM as follows:

- Expand funding opportunities for disaster resiliency and recovery efforts.
- Establish long-term funding streams that adequately address water, sewer, stormwater, transportation and other infrastructure needs.
- Create incentives to encourage the development of diverse housing options.
- Provide resources to rehabilitate or purchase blighted properties.
- Reduce regulatory conflicts between state agencies that discourage voluntary consolidation, merger and interconnection of municipal utility systems.
- Create an orphan road program whereby the state improves those roads to N.C. Department of Transportation standards before municipalities assume maintenance responsibilities.

- Support technical assistance programs to assist municipalities with securing or maintaining grants or other necessary municipal resources.
- Address the needs of a changing municipal workforce through state assistance that supports employee retention, including training and recruitment.
- Preserve authority for extraterritorial jurisdiction to ensure that growth is well-planned and investments by homeowners and business owners are protected.
- Protect the ability of municipal elected officials, acting on behalf of local voters, to determine election formats, districts and other election matters currently under their purview.

Councilman Countryman nominated James Muller as the voting delegate to this process and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

5. Consideration of Adopting a Budget Amendment – Action Item

Mayor Becker pointed out that he had made an extensive memo on the three budget amendments to move stuff around and reduce Capital to cover some additional expenditures that the town had or would incur. The total amendment was to reduce Capital by \$12,480, adding \$250 to Street Lighting, \$8,500 to Community Projects, and \$3,730 to Planning to have a balanced budget.

Councilwoman Coffey motioned to adopt Ordinance O-2024-03 to transfer \$12,480 from Capital Outlay to operating expenditures and Councilwoman Critz seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Krafft, and Muller. Nays: None.

O-2024-03 is as follows:

STATE OF NORTH CAROLINA
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING THE BUDGET OF
THE TOWN OF MINERAL SPRINGS
FOR THE FISCAL YEAR 2024-2025
O-2024-03**

WHEREAS, NC G.S. 159-15 authorizes a municipal governing board to amend the annual budget ordinance at any time after the ordinance's adoption;

NOW, THEREFORE BE IT ORDAINED by the Council of the Town of Mineral Springs, North Carolina, the following:

SECTION 1. **Appropriations and Amounts.** Amendment #2024-01:

INCREASE		DECREASE	
Street Lighting	\$250	Capital	\$12,480
Community Projects	\$8,500		
Planning	\$3,730		
Total	\$12,480	Total	\$12,480

SECTION 2. **Effective Date.** This ordinance is effective upon adoption.

ADOPTED this 9th day of January, 2025. Witness my hand and official seal:

Frederick Becker III, Mayor

Attest:

Vicky A. Brooks, Clerk

6. Consideration of Reappointing a Board of Adjustment Member – Action Item

Councilman Countryman motioned to reappoint William Reynolds to the Board of Adjustment and Councilwoman Krafft seconded.

Councilwoman Critz asked Ms. Brooks if she could arrange training for the boards.

The aforementioned motion by Councilman Countryman passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

7. 2024 Zoning and Planning Report

Zoning Administrator Vicky Brooks reported that there were 41 zoning permits, 12 foundation permits, 10 certificates of zoning compliance (new residential), 11 commercial permits, 1 sign permit, 4 fence permits, and 23 accessory permits issued in 2024. There were 5 special use permits approved by the Board of Adjustment and there were 3 zoning violations issued. The planning board is in the process of reviewing the comprehensive plan.

8. Staff Reports

Mayor Becker reported that he was at Charlotte Regional Transportation Planning Organization (CRTPO) today for a training/work session on submitting projects to the Metropolitan Transportation Plan (MTP), which is the next step above the Comprehensive Transportation Plan (CTP). It was suggested during a quarterly meeting that CRTPO look at some smaller projects. For the first time, CRTPO and NCDOT suggested including some intersection projects as MTP projects, which means that there will be one more bucket to put some projects in that may bring them closer to fruition as NCDOT projects. The Highway 75/Potter Road intersection was specifically addressed and there was a lot of support from Union County, NCDOT, and CRTPO staff; they believed it was a good candidate project. If the intersection makes the MTP, it could become something on the NCDOT project list, which might happen in 10 years instead of 25 years. This is a project submittal and is not like a grant application, so the town would not be committing to a financial obligation. It is a structural thing to build a “wish list” at the CRTPO level. Mayor Becker explained that the submittal period opens on the 13th and ends on the 14th, so he would like to put that through in the next four weeks. The council does not need to vote on it, because it is a technical thing.

Mayor Becker mentioned that NCDOT Representative Sean Epperson made an interesting point to him at lunch. Looking at congestion problems, when driving through Mineral Springs, the intersection is backed up, but Highway 75 does not need to be four lanes, the problem isn't the road, it is a few of the intersections. Mr. Epperson explained that NCDOT had not been looking at the intersections as much as they should, they need to be looking at getting some more “bang for the buck” on scheduling smaller projects as part of the NCDOT State Transportation Improvement Plan (STIP). Some jurisdictions, Union County, Monroe, or Waxhaw, might put projects through as a grant project, because they can afford a three- or four-million-dollar match, but Mineral Springs can't, and Mr. Epperson understands that. Smaller jurisdictions may have projects that are valuable that NCDOT should have in that bucket in case the money comes up.

Mayor Becker shared another piece of good news that is “unofficial”, but it looked good for the town's sidewalk grant. The town may find out after the February CRTPO meeting if it was recommended by the Project Oversight Committee (POC).

Ms. Brooks announced that the town received a major subdivision sketch plan. The property is on Potter Road (the Winchester/Penegar properties), which consisted of approximately 45 acres in the R20 zoning district.

Ms. Brooks mentioned that the legislators just made it to where counties and municipalities can no longer “down zone” properties. For example, if the town was looking at the Future Land Use Map (FLUM) and the properties were shown as RA40 on that map and the town (as the town) wanted to rezone to a lower density such as AR, they are no longer allowed to do that. The new rule also applies to anything that was done 180 days prior to the bill passage [December 11, 2024].

Mayor Becker added that properties zoned R20 right now, R20 or denser is what they will be, because the legislature said, “you're not allowed to”, the developers got to them, and they managed to stuff that into the disaster funding bill.

It was clarified that the town had already zoned everything in the 2019 revision.

Ms. Brooks mentioned when the FLUM was done after the revision, there were reasons why certain areas that are currently R20 or RA20 was designated as RA40.

Mayor Becker added that the town didn't rezone, because there were no specifics; it was a long-term comp plan.

Mayor Becker also added that it wasn't just "zoning", it applies to the Table of Uses. Things cannot be taken out of the Table of Uses that would make a property less usable in any way.

Ms. Brooks mentioned she would be meeting with a developer who potentially wanted to rezone a property on McNeely Road from AR to RA40.

Mayor Becker added that the council was in control of that and is not forced to rezone to a higher density.

9. Other Business

Councilman Countryman mentioned an email that the council received from somebody in Valley Farms that was adjacent to another property who had a bunch of dogs that he lets out. According to the person filing the letter, these are vicious dogs. The wife came home, and the dogs would not let her out of her car for 30 minutes. Another neighbor told him to shoot the dogs, but they don't have a gun, but the neighbor offered to possibly loan them a gun. The property owner asked what the Town of Mineral Springs was going to do about it.

It was clarified that this was something that Union County Animal Services would handle, which was who told the property owner to shoot the dogs.

Deputy Town Clerk Sharelle Quick shared that one of the property owners had been in the office that morning and noted that she would be contacting Animal Control again (her husband already had) and potentially an attorney about civil matters.

Councilwoman Critz reminded the council that she would be absent from the February meeting.

10. Adjournment – Action Item

At 8:27 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Critz, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, February 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

To: Town of Mineral Springs
Rick Becker

From: Vann Harrell 
Tax Administrator

Date: January 15, 2025

Re: Departmental Monthly Report

The Tax Collector's monthly/year to date collections report for the month ending December 31, 2024 is attached for your information and review.

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

Attachment

VH/JM

DECEMBER 2024
TOWN OF MINERAL SPRINGS
PERCENTAGE REPORT

DECEMBER 31, 2024 REGULAR TAX	2024	2023	2022	2021	2020	2019
BEGINNING CHARGE	85,743.82	82,405.80	80,802.40	80,155.13	69,817.57	67,992.78
TAX CHARGE						
PUBLIC UTILITIES CHARGES						
DISCOVERIES						
NON-DISCOVERIES						
RELEASES	(19.30)					
TOTAL CHARGE	85,724.52	82,405.80	80,802.40	80,155.13	69,817.57	67,992.78
BEGINNING COLLECTIONS	54,053.18	82,341.63	80,784.08	80,089.11	69,698.98	67,927.72
COLLECTIONS - TAX	16,485.88	9.32	0.26			
COLLECTIONS - INTEREST		0.18	0.05			
TOTAL COLLECTIONS	70,539.06	82,350.95	80,784.34	80,089.11	69,698.98	67,927.72
BALANCE OUTSTANDING	15,185.46	54.85	18.06	66.02	118.59	65.06
PERCENTAGE OF REGULAR	82.29%	99.93%	99.98%	99.92%	99.83%	99.90%
COLLECTION FEE 1.25 %	206.07	0.12	0.00	-	-	-

DECEMBER 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 December 2024

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III
Finance Officer

February 13, 2025

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Cash Flow Report FY2024 YTD

7/1/2024 through 12/31/2024

1/21/2025

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Category	7/1/2024- 12/31/2024
INCOME	
Interest Income	27,579.58
Other Inc	
Sales Tax Refunds	936.31
Zoning	4,465.00
TOTAL Other Inc	5,401.31
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	5.40
Tax	34.48
TOTAL Receipts 2022	39.88
TOTAL Prop Tax 2022	39.88
Prop Tax 2023	
Receipts 2023	
Int	5.62
Tax	80.32
TOTAL Receipts 2023	85.94
TOTAL Prop Tax 2023	85.94
TOTAL Prop Tax Prior Years	166.24
Property Tax 2024	
Receipts 2024	
Tax	54,046.97
TOTAL Receipts 2024	54,046.97
TOTAL Property Tax 2024	54,046.97
Sales Tax	
Cable TV	4,181.50
Electricity	61,512.07
Natural Gas Excise	40.12
Sales & Use Dist	13,424.84
telecommunications	539.29
TOTAL Sales Tax	79,697.82

Cash Flow Report FY2024 YTD

7/1/2024 through 12/31/2024

1/21/2025

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Category	7/1/2024- 12/31/2024
Veh Tax	
Int 2024	47.70
Tax 2024	3,585.58
TOTAL Veh Tax	3,633.28
TOTAL INCOME	170,525.20
EXPENSES	
Ads	203.96
Attorney	2,147.70
Audit	3,138.00
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	8,732.68
Maint	2,596.50
Parks & Rec	
Park	1,850.25
TOTAL Parks & Rec	1,850.25
Special Events	
Services	876.00
TOTAL Special Events	876.00
TOTAL Community	18,243.43
Emp	
Benefits	
Dental	532.00
Life	492.16
NCLGERS	12,236.10
Vision	98.00
TOTAL Benefits	13,358.26
Bond	550.00
FICA	
Med	1,158.10
Soc Sec	4,951.92
TOTAL FICA	6,110.02
Payroll	1,212.58
Work Comp	2,076.04
TOTAL Emp	23,306.90
Office	
Clerk	23,994.00
Council	7,200.00
Deputy Clerk	6,817.83
Dues	6,345.84
Equip	1,557.69
Finance Officer	22,146.00
Ins	4,377.94
Maint	
Materials	250.17

Cash Flow Report FY2024 YTD

7/1/2024 through 12/31/2024

1/21/2025

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Category	7/1/2024- 12/31/2024
Service	8,290.79
TOTAL Maint	8,540.96
Mayor	3,000.00
Post	499.03
Records	5,956.19
Supplies	1,349.57
Tel	5,537.70
Util	1,536.34
TOTAL Office	98,859.09
Planning	
Administration	
Contract	3,179.39
Salaries	20,724.00
TOTAL Administration	23,903.39
Misc	772.74
TOTAL Planning	24,676.13
Street Lighting	859.24
Tax Coll	
Contract	739.43
TOTAL Tax Coll	739.43
Training	
Officials	225.00
TOTAL Training	225.00
Travel	1,766.37
TOTAL EXPENSES	176,108.10
TRANSFERS	
FROM Idle Funds First National	10,000.00
TO Check Min Spgs	-10,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	-5,582.90

Account Balances History Report - As of 12/31/2024

(Includes unrealized gains)

Account	6/29/2024 Balance	6/30/2024 Balance	7/31/2024 Balance	8/31/2024 Balance	9/30/2024 Balance	10/31/2024 Balance	11/30/2024 Balance	12/31/2024 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	11,939.18	98,495.09
Idle Funds First National	367,618.73	367,802.04	368,018.19	358,189.37	358,341.48	358,493.65	358,636.07	358,780.51
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	1,090,453.60	1,094,591.52
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	1,461,028.85	1,551,867.12
Other Assets								
State Revenues Receivable	0.00	62,962.27	58,747.94	55,357.58	0.00	0.00	0.00	0.00
TOTAL Other Assets	0.00	62,962.27	58,747.94	55,357.58	0.00	0.00	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	1,461,028.85	1,551,867.12
LIABILITIES								
Other Liabilities								
Accounts Payable	692.77	2,206.54	692.77	692.77	692.77	692.77	692.77	692.77
TOTAL Other Liabilities	692.77	2,206.54	692.77	692.77	692.77	692.77	692.77	692.77
TOTAL LIABILITIES	692.77	2,206.54	692.77	692.77	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	1,460,336.08	1,551,174.35

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	\$ 233.76	\$ 166.24	41.6%	\$ -	\$ 48.97	\$ 16.57	\$ 19.63	\$ 13.69		
Property Tax - 2024	\$ 85,380.00	\$ 31,333.03	\$ 54,046.97	63.3%	\$ -	\$ 321.68	\$ 5,080.08	\$ 3,772.61	\$ 4,662.65		
Interest	\$ 47,195.00	\$ 19,615.42	\$ 27,579.58	58.4%	\$ 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	\$ 24,975.16	\$ 13,424.84	35.0%	\$ -	\$ -	\$ 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	\$ 5,016.72	\$ 3,633.28	42.0%	\$ -	\$ -	\$ -	\$ 1,833.23	\$ -		
Zoning Fees	\$ 5,500.00	\$ 1,035.00	\$ 4,465.00	81.2%	\$ 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	\$ 258,449.80	\$ 170,525.20	39.8%	\$ 7,240.37	\$ 6,704.91	\$ 13,339.95	\$ 14,036.01	\$ 12,646.29		
GRAND TOTAL			\$ 170,525.20		\$ 7,240.37	\$ 6,704.91	\$ 13,339.95	\$ 14,036.01	\$ 12,646.29		
	December	January	February	March	April	May	June	June a/r			
Property Tax - prior	\$ 67.38										
Property Tax - 2024	\$ 40,209.95										
Interest	\$ 4,282.36										
Sales Tax - Electric	\$ 61,512.07										
Sales Tax - Sales & Use	\$ 3,239.95										
Sales Tax - Other Util.	\$ 4,760.91										
Sales Tax - Alc. Bev.	\$ -										
Vehicle Taxes	\$ 1,800.05										
Zoning Fees	\$ 685.00										
Other	\$ -										
Totals	\$ 116,557.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
GRAND TOTAL	\$ 116,557.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

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	\$ 5,052.30	\$ 2,147.70	29.8%	\$ 300.00	\$ 647.70	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Audit	\$ 5,230.00	\$ 2,092.00	\$ 3,138.00	60.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charities & Agencies	\$ 12,575.00	\$ 12,575.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Projects	\$ 32,988.00	\$ 14,744.57	\$ 18,243.43	55.3%	\$ 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	\$ 20,293.10	\$ 23,306.90	53.5%	\$ 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	\$ 97,778.91	\$ 98,859.09	50.3%	\$ 31,868.21	\$ 11,839.49	\$ 13,690.21	\$ 13,780.91	\$ 13,496.05	
Planning & Zoning	\$ 54,178.00	\$ 29,501.87	\$ 24,676.13	45.5%	\$ 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	\$ 1,060.57	\$ 739.43	41.1%	\$ -	\$ 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	\$ 1,833.63	\$ 1,766.37	49.1%	\$ -	\$ 1,500.31	\$ -	\$ -	\$ -	
Capital Outlay	\$ 49,816.00	\$ 47,873.15	\$ 1,942.85	3.9%	\$ -	\$ -	\$ -	\$ 1,942.85	\$ -	
Totals	\$ 428,975.00	\$ 252,866.90	\$ 176,108.10	41.1%	\$ 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							
Audit	\$ 3,138.00							
Charities & Agencies	\$ -							
Community Projects	\$ 325.02							
Contingency	\$ -							
Employee Overhead	\$ 3,408.24							
Elections	\$ -							
Fire Protection	\$ -							
Intergovernmental	\$ -							
Office & Administrative	\$ 14,184.22							
Planning & Zoning	\$ 3,454.00							
Street Lighting	\$ -							
Tax Collection	\$ 534.42							
Training	\$ -							
Travel	\$ 266.06							
Capital Outlay	\$ -							
Totals	\$ 25,719.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off Budget:								
Interfund Transfers								
Total Off Budget:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

December 2024 Cash Flow - Dec 2024

12/1/2024 through 12/31/2024

1/16/2025

Page 1

Category	12/1/2024- 12/31/2024
INCOME	
Interest Income	4,282.36
Other Inc	
Zoning	685.00
TOTAL Other Inc	685.00
Prop Tax Prior Years	
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	4.94
Tax	18.02
TOTAL Receipts 2021	22.96
TOTAL Prop Tax 2021	22.96
Prop Tax 2022	
Receipts 2022	
Int	2.40
Tax	13.01
TOTAL Receipts 2022	15.41
TOTAL Prop Tax 2022	15.41
Prop Tax 2023	
Receipts 2023	
Int	1.38
Tax	25.37
TOTAL Receipts 2023	26.75
TOTAL Prop Tax 2023	26.75
TOTAL Prop Tax Prior Years	67.38
Property Tax 2024	
Receipts 2024	
Tax	40,209.95
TOTAL Receipts 2024	40,209.95
TOTAL Property Tax 2024	40,209.95
Sales Tax	
Cable TV	4,181.50
Electricity	61,512.07
Natural Gas Excise	40.12
Sales & Use Dist	3,239.95
telecommunications	539.29
TOTAL Sales Tax	69,512.93
Veh Tax	
Int 2024	25.86
Tax 2024	1,774.19
TOTAL Veh Tax	1,800.05
TOTAL INCOME	116,557.67

EXPENSES

December 2024 Cash Flow - Dec 2024

12/1/2024 through 12/31/2024

1/16/2025

Page 2

Category	12/1/2024- 12/31/2024
Ads	109.44
Attorney	300.00
Audit	3,138.00
Community	
Parks & Rec	
Park	325.02
TOTAL Parks & Rec	325.02
TOTAL Community	325.02
Emp	
Benefits	
Dental	76.00
Life	67.20
NCLGERS	2,039.35
Vision	14.00
TOTAL Benefits	2,196.55
FICA	
Med	194.71
Soc Sec	832.55
TOTAL FICA	1,027.26
Payroll	184.43
TOTAL Emp	3,408.24
Office	
Clerk	3,999.00
Council	1,200.00
Deputy Clerk	1,252.88
Dues	381.00
Equip	315.88
Finance Officer	3,691.00
Maint	
Service	1,690.79
TOTAL Maint	1,690.79
Mayor	500.00
Supplies	382.11
Tel	440.51
Util	331.05
TOTAL Office	14,184.22
Planning	
Administration	
Salaries	3,454.00
TOTAL Administration	3,454.00
TOTAL Planning	3,454.00
Tax Coll	
Contract	534.42
TOTAL Tax Coll	534.42
Travel	266.06
TOTAL EXPENSES	25,719.40
OVERALL TOTAL	90,838.27

Register Report - Dec 2024

12/1/2024 through 12/31/2024

1/21/2025

Page 1

Date	Num	Description	Memo	Category	Amount
12/2/2024	DEP	Deposit	#24007 Zoning (FY2024)	Other Inc:Zoning	260.00
12/2/2024	EFT	...Debit Card (Office Max)	FY2024 Envelopes	Office:Supplies	-104.59
			FY2024 Chair	Office:Equip	-117.42
12/3/2024	7025	Kendra Gangal CPA, P...	I/N 3162 rcv'd 12/2/24 Audit Pmt #1 (... Audit		-3,138.00
12/3/2024	7026	Frederick Becker III	7/24 - 8/24 reimbursement: mileage (... Travel		-134.00
12/3/2024	7027	Toi Toi USA LLC	I/N INV255373 Portable units 12/202...	Community:Parks & Rec:Park	-279.69
12/3/2024	7028	Bucket, Mop, And Broo...	I/N OLMC-273 janitorial 12/2024 (FY...	Office:Maint:Service	-188.00
12/3/2024	EFT	Debit Card (Office Max)	Chair (FY2024)	Office:Equip	-112.07
12/5/2024	EFT	Point And Pay	06-084-006F (FY2024)	Other Inc:Zoning	50.00
12/9/2024	EFT	...Union County	11/2024 (FY2024)	Property Tax 2024:Receipts 2024:T...	40,209.95
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	25.37
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	1.38
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	13.01
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	2.40
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	18.02
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	4.94
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	1.67
			11/2024 (FY2024)	Prop Tax Prior Years:Prop Tax 202...	0.59
12/9/2024	EFT	...Union County {NCVTS}	September 2024 (FY2024)	Tax Coll:Contract	-503.46
			October 2024 (FY2024)	Veh Tax:Tax 2024	884.72
			September 2024 (FY2024)	Veh Tax:Tax 2024	882.73
			October 2024 (FY2024)	Veh Tax:Tax 2024	12.89
			October 2024 (FY2024)	Veh Tax:Tax 2024	12.97
			Refunds September (FY2024)	Veh Tax:Tax 2024	-0.82
			Refunds October (FY2024)	Veh Tax:Tax 2024	7.56
			FY2024	Tax Coll:Contract	-30.96
12/9/2024	7029	Vicky A Brooks	Mileage: 8/30 - 11/7/24 (FY2024)	Travel	-132.06
12/9/2024	7030	Union County Chambe...	I/N 1062617 2025 Membership (FY2...	Office:Dues	-381.00
12/9/2024	7031	Fire Control Systems	I/N D143126 Extinguisher Service/In...	Office:Maint:Service	-102.79
12/9/2024	7032	Lancaster News, Pagel...	A/N 000132909 Public Hearing Ad (... Ads		-109.44
12/9/2024	7033	Forms & Supply, Inc.	I/N 1493793-0 & 1493793-1 (FY2024)	Office:Supplies	-27.39
12/9/2024	7034	Carolina Office Systems	I/N IN3113848 Copier Contract 11/2...	Office:Supplies	-178.25
12/9/2024	7035	Clark, Griffin & McColl...	I/N 8622 12/2024 (FY2024)	Attorney	-300.00
12/9/2024	EFT	Point And Pay	06-057-252 (FY2024)	Other Inc:Zoning	25.00
12/11/2024	EFT	Debit Card (AOL)	AOL Troubleshooting Svc 12/24 (FY...	Office:Tel	-11.23
12/16/2024	EFT	NC Department of Rev...	Sales & Use Distribution 10/2024 (F...	Sales Tax:Sales & Use Dist	3,239.95
12/16/2024	EFT	...NC Department of Rev...	(FY2024)	Sales Tax:Natural Gas Excise	40.12
			(FY2024)	Sales Tax:Electricity	61,512.07
			(FY2024)	Sales Tax:telecommunications	539.29
			(FY2024)	Sales Tax:Cable TV	4,181.50
12/16/2024	7036	Blackmon's Landscapi...	I/N 12133 Service 12/2024 (FY2024)	Office:Maint:Service	-1,400.00
12/16/2024	7037	Windstream	061348611 12/2024 (FY2024)	Office:Tel	-429.28
12/16/2024	7038	...Municipal Insurance Tr...	12/24 (FY2024)	Emp:Benefits:Life	-67.20
			12/24 (FY2024)	Emp:Benefits:Dental	-76.00
			12/24 (FY2024)	Emp:Benefits:Vision	-14.00
12/17/2024	EFT	Debit Card (Quicken)	Quicken Deluxe Renewal 1 yr (FY20...	Office:Supplies	-71.88
12/17/2024	EFT	Point And Pay	06-038-014 (FY2024)	Other Inc:Zoning	50.00
12/18/2024	EFT	Point And Pay	06-054-002 (FY2024)	Other Inc:Zoning	50.00
12/19/2024	7039	Quadient Finance USA...	7900044034842470 Equip. Rental (F...	Office:Equip	-86.39
12/19/2024	7040	Duke Power{Office}	9100 3284 4818 (FY2024)	Office:Util	-151.35
12/19/2024	7041	Duke Power	9100 3284 5041 (Old School) (FY20...	Office:Util	-32.61
12/19/2024	7042	City Of Monroe	A/N 514654 Natural Gas 11/2024 (F...	Office:Util	-94.88
12/19/2024	7043	Union County Water {P...	A/N 91052*00 (FY2024)	Community:Parks & Rec:Park	-45.33
12/19/2024	7044	Union County Water {...	A/N 84361*00 (FY2024)	Office:Util	-52.21

Register Report - Dec 2024

12/1/2024 through 12/31/2024

1/21/2025

Page 2

Date	Num	Description	Memo	Category	Amount
12/19/2024	DEP	Deposit	#24008 Zoning (FY2024)	Other Inc:Zoning	250.00
12/30/2024	EFT	...Paychex	Salary 12/24 (FY2024)	Office:Clerk	-3,759.06
			12/24 (FY2024)	Office:Deputy Clerk	-1,252.88
			Salary 12/24 (FY2024)	Office:Finance Officer	-3,469.54
			Salary 12/24 (FY2024)	Office:Mayor	-500.00
			Salary 12/24 (FY2024)	Office:Council	-1,200.00
			Salary 12/24 (FY2024)	Planning:Administration:Salaries	-3,246.76
			FY2024	Emp:FICA:Soc Sec	-832.55
			FY2024	Emp:FICA:Med	-194.71
12/31/2024	EFT	Paychex Fees	Fees 12/24 (FY2024)	Emp:Payroll	-184.43
12/31/2024	EFT	...NC State Treasurer	12/24 LGERS contribution FY2024	Office:Clerk	-239.94
			12/24 LGERS contribution FY2024	Office:Finance Officer	-221.46
			12/24 LGERS contribution FY2024	Planning:Administration:Salaries	-207.24
			12/24 employer contribution FY2024	Emp:Benefits:NCLGERS	-2,039.35
12/1/2024 - 12/31/2024					86,555.91

TOTAL INFLOWS **112,276.13**

TOTAL OUTFLOWS **-25,720.22**

NET TOTAL **86,555.91**

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December 2024

Revenue Details

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VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	89568	12/09/2024	\$1,769.09

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
11/01/2024	VTFNAP2504-1	CASH RECEIVED OCT 2025 & REFUNDS	\$887.35
10/01/2024	VTFNAP2503A-1	CASH RECEIVED SEPT 2025 & REFUNDS	\$881.74



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

Vendor Number	EFT Number	EFT Date
10870	89568	12/09/2024

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

\$1,769.09

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	89549	12/09/2024	\$39,773.87

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
11/25/2024	2505 TAXES	TAX/FEE/INT-NOVEMBER 2024	\$39,773.87



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

Vendor Number	EFT Number	EFT Date
10870	89549	12/09/2024

*** Thirty-Nine Thousand Seven Hundred Seventy-Three Dollars And Eighty-Seven Cents ***

\$39,773.87

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

**EFT COPY
 NON-NEGOTIABLE**

Jurisdiction Collection by Year
Union County
Date Distributed: 11/1/2024 to 11/29/2024

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2020	1.52	0.15	0.59	2.26	0.03	2.23
2021	17.89	0.13	4.94	22.96	0.29	22.67
2022	13.01	0.00	2.40	15.41	0.19	15.22
2023	25.31	0.06	1.38	26.75	0.33	26.42
2024	40,199.95	10.00	0.00	40,209.95	502.62	39,707.33
Total:	40,257.68	10.34	9.31	40,277.33	503.46	39,773.87
Grand Total:	40,257.68	10.34	9.31	40,277.33	503.46	39,773.87

NC Sales & Use Distribution

October 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										
(AD VALOREM)	2,954,319.44	1,827,378.88	1,575,299.51	-	9.48	449,291.96	-	-	(470,894.95)	6,335,404.32
FAIRVIEW	1,636.03	1,011.96	872.36	-	0.01	248.81	-	-	987.64	4,756.81
HEMBY BRIDGE	-	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	139,603.73	86,351.16	74,439.37	-	0.45	21,230.89	-	-	84,275.17	405,900.77
LAKE PARK	9,623.84	5,952.78	5,131.61	-	0.03	1,463.59	-	-	5,809.66	27,981.51
MARSHVILLE	15,874.42	9,819.04	8,464.55	-	0.05	2,414.18	-	-	9,582.99	46,155.23
MARVIN	12,279.35	7,595.33	6,547.58	-	0.04	1,867.44	-	-	7,412.73	35,702.47
MINERAL SPRINGS	1,114.34	689.27	594.18	-	-	169.47	-	-	672.69	3,239.95
MINT HILL *	45.19	27.95	24.09	-	-	6.87	-	-	27.28	131.38
MONROE	348,226.79	215,393.86	185,681.17	-	1.12	52,958.22	-	-	210,215.52	1,012,476.68
STALLINGS *	61,879.96	38,275.53	32,995.58	-	0.20	9,410.69	-	-	37,355.34	179,917.30
UNIONVILLE	2,245.85	1,389.16	1,197.53	-	0.01	341.55	-	-	1,355.76	6,529.96
WAXHAW	157,967.48	97,709.96	84,231.28	-	0.51	24,023.65	-	-	95,360.89	459,293.77
WEDDINGTON *	19,124.44	11,829.32	10,197.52	-	0.06	2,908.44	-	-	11,544.93	55,604.71
WESLEY CHAPEL	2,573.35	1,591.73	1,372.16	-	0.01	391.35	-	-	1,553.47	7,482.07
WINGATE	7,853.38	4,857.66	4,187.57	-	0.03	1,194.34	-	-	4,740.88	22,833.86
TOTAL	3,734,367.59	2,309,873.59	1,991,236.06	-	12.00	567,921.45	-	-	-	8,603,410.69

Table: Utilities Sales Distribution for Gas, Power, Telecommunications, and Video Programming

Report for Quarter 7/1/2024 - 9/30/2024

Distribution Date: December 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	\$ -	\$ -	\$ -	\$ 100,792.09	\$ 100,792.09
Town of	Fairview	\$ 142.23	\$ 30,314.64	\$ 3,359.63	\$ 1,426.97	\$ 35,243.47
Town of	Hemby Bridge	\$ 103.93	\$ 11,100.16	\$ 1,596.41	\$ 2,846.04	\$ 15,646.54
Town of	Indian Trail	\$ 9,665.93	\$ 437,171.55	\$ 7,665.74	\$ 62,071.38	\$ 516,574.60
Town of	Lake Park	\$ 1,002.88	\$ 33,008.89	\$ 220.91	\$ 3,360.08	\$ 37,592.76
Town of	Marshville	\$ -	\$ 54,852.50	\$ 3,283.94	\$ 2,191.05	\$ 60,327.49
Town of	Marvin	\$ 1,736.80	\$ 60,769.29	\$ 6,291.50	\$ 12,268.39	\$ 81,065.98
Town of	Mineral Springs	\$ 40.12	\$ 61,512.07	\$ 539.29	\$ 4,181.50	\$ 66,272.98
City of	Monroe	\$ 57,798.63	\$ 946,880.21	\$ 41,908.04	\$ 41,574.50	\$ 1,088,161.38
Town of	Stallings	\$ 4,408.11	\$ 209,273.20	\$ 966.65	\$ 34,191.99	\$ 248,839.95
Town of	Unionville	\$ 121.26	\$ 47,704.49	\$ 6,376.30	\$ 5,093.66	\$ 59,295.71
Town of	Waxhaw	\$ 2,953.02	\$ 280,770.61	\$ 6,894.42	\$ 58,903.68	\$ 349,521.73
Town of	Weddington	\$ 2,509.93	\$ 109,654.95	\$ 734.99	\$ 23,064.53	\$ 135,964.40
Village of	Wesley Chapel	\$ 1,799.71	\$ 62,565.21	\$ 1,037.81	\$ 18,391.07	\$ 83,793.80
Town of	Wingate	\$ -	\$ 32,482.14	\$ 2,772.08	\$ 4,363.06	\$ 39,617.28



Deer Urban Archery Season Renewal Form (January 10 - February 15, 2026)

January 27, 2025

Please update any contact information that is not correct

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

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

Do you wish to participate in the 2026 Deer Urban Archery Season Yes No

It is Wildlife Management policy to provide a complete list of participating municipalities to the hunting public in the Regulations Digest. **Please indicate the phone number and/ or website to be listed in the 2025-26 Inland Fishing, Hunting, and Trapping Regulations Digest (Please Print)**

Phone Number: _____

Website: _____

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

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

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

Name of Representative: _____
(Please Print Name)

Signature: _____

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

Terrell Eason, Program Support
Wildlife Management Division
1722 Mail Service Center
Raleigh, NC 27699-1700

Or email:
terrell.eason@ncwildlife.org

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

Applications must be received by April 1, 2025, to be a part of the Deer Urban Archery Season



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: December 5, 2024
Re: Agenda Item 6 Consideration of Reappointing a Planning Board Member and Appointing a New Member

The terms of two planning board members [Bettylyn Krafft & Richard Helms] expired in January of 2025. Bettylyn Krafft agreed to be reappointed if the council wishes. Richard Helms has decided not to seek reappointment at this time.

There are two planning board applications on file:

Heather Wyss

Heather first applied in 2020 before she became a resident of Mineral Springs. In April of 2024, Heather expressed her desire [via email] to be on the planning board when a vacancy occurred.

Cynthia Singleton

Cynthia applied for a future planning board vacancy in August of 2024.

Town of Mineral Springs

3506 S. Potter Road - P.O. Box 600 - Mineral Springs, NC 28108
704-243-0505 (office) - 704-289-5331 (mobile) - 704-243-1705 (fax)
Office Hours: 10:00 a.m. to 2:00 p.m. Monday, Tuesday, & Thursday

Planning Board Application

Name: Heather Wyss

Address: 3900 Christine Lane Unit D Waxhaw, NC 28173

Current Address
6315 McNeely Road
Waxhaw, NC 28173

* under contract for lot on McNeely Rd in Mineral Springs to build
our next home!

Phone: 704-497-0989

Fax: _____

Email: LT2DVM@aol.com

1. Why do you wish to volunteer as a Planning Board member?

Mineral Springs is the last remaining town in the area to NOT give into the tract builders and unregulated growth. It is an oasis in the madness of surrounding Waxhaw and Wesley Chapel. I would like to do my part to keep Mineral Springs on the path it is on to not overdevelop and keep conservation a priority.

2. What qualifications do you have that you feel would benefit the Town of Mineral Springs in this capacity?

I have been in the area since 1992 and have witnessed how poor decision making & planning can affect an area/town. My love for this town qualifies me for this position on the planning board. I am also an extremely organized multi-tasker that

3. What do you see as goals for Mineral Springs' land use policies?

I would like Mineral Springs to remain a rural community. I support limiting new retail development to downtown instead of having it trickle down Hwy 75. If downtown is developed, I would like to see residential spaces above the stores. Outside of downtown, I would like to continue with 1 dwelling unit per 2 acres.

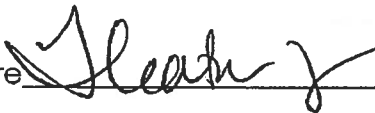
4. Would you be able to study the Mineral Springs Development Ordinance and the Rules of Procedure on your own, as well as to attend a training session if it becomes available?

Definitely

5. Regular attendance at the meetings, which are on the fourth Tuesday of each month, is extremely important. Do you foresee any problems with being able to attend the meetings? If so, please explain?

No. I will be there!

I understand that the information provided on this application is subject to the rules under Chapter 132 of the North Carolina General Statutes and will be available as a public record.

Signature 

Date 4/21/2020

Mail to: Town of Mineral Springs
Attn: Vicky Brooks
P. O. Box 600
Mineral Springs, NC 28108

Or

Email to: msvickybrooks@aol.com

Town of Mineral Springs

3506 S. Potter Road ~ P.O. Box 600 ~ Mineral Springs, NC 28108
704-243-0505 (office) ~ 704-289-5331 (mobile) ~ 704-243-1705 (fax)
Office Hours: 10:00 a.m. to 2:00 p.m. Monday, Tuesday, & Thursday

Planning Board Application

Name: Cynthia Singleton

Address: (SEE ATTACHED)

Phone: _____

Fax: _____

Email: _____

1. Why do you wish to volunteer as a Planning Board member?

2. What qualifications do you have that you feel would benefit the Town of Mineral Springs in this capacity?

3. What do you see as goals for Mineral Springs' land use policies?

Town of Mineral Springs: Planning Board Application

Cynthia Singleton

2902 Harrington Place, Waxhaw NC 28173

(859) 240-1836

Cdsing0529@al.com

1. Why do you wish to volunteer as a Planning Board member?

It is important to me to be involved in my community in a constructive manner. I love Mineral Springs and I'd like to support our Mayor and Town Council in continuing to make it the best place to live in Union County.

2. What qualifications do you have that you feel would benefit the Town of Mineral Springs in this capacity?

I worked in a Fortune 50 corporation for more than 33 years and I have been volunteering in my communities for more than 40 years. I have acquired business, strategy development, technical, and organizational skills that I think can be useful to the Planning Board. I also have experience with local and state government from my Government Relations responsibilities when I provided Human Resources support at various manufacturing facilities in Georgia, New Jersey and Kansas.

3. What do you see as goals for Mineral Springs' land use policies?

I think the goal of the Planning Board is to advise the Town Council with recommendations, studies, etc. regarding Mineral Springs' zoning maps, subdivision plats, etc. To accomplish this, the Board needs to complete studies of Mineral Springs, designate redevelopment areas, develop policies, ordinances and procedures.

4. Would you be able to study the Mineral Springs Development Ordinance and the Rules of Procedure on your own, as well as to attend a training session if it becomes available?

Yes. I will review the Mineral Springs Development Ordinance and the Rules of Procedure in advance, as I learn best by reading on my own. Attending a training session would be very helpful because it would give me the opportunity to better understand the ordinances and procedures and allow me to ask questions.

5. Regular attendance at the meetings, which are on the fourth Tuesday of each month, is extremely important. Do you foresee any problems with being able to attend the meetings? If so, please explain?

The fourth Tuesdays in my calendar are free. There would be no issue with the Planning Board schedule.

I understand that the information provided on this application is subject to the rules under Chapter 132 of the North Carolina General Statutes and will be available as a public record.

Signature Cynthia Singleton Date 9/26/2024



Cynthia D. Singleton
Hometown: Sumter, SC
Residence: Waxhaw, NC

My purpose is to leverage my community and professional experiences to educate, engage, empower and, ultimately, transform my community.

Community Involvement & Experience

Union County Board of Elections: Chairman (current role)

NC & Union County Democratic Party (previous roles)

- ✓ First Vice Chair
- ✓ Outreach Committee Co-Chair
- ✓ Phone Banking
- ✓ Voter Registration
- ✓ Precinct 19 Secretary
- ✓ Poll Observer, Poll Greeter, Post Card Writer, Lit Drops
- ✓ Text Banking
- ✓ Election Canvass Monitor (2020: Alamance County)

Community Shelter of Union County

- ✓ Feeding Program Volunteer
- ✓ HR, Training Development & Organizational Consultant

Union County NAACP

- ✓ Life Member
- ✓ Political Action Committee Co Leader

Vote Rider

- ✓ Volunteer – help individuals get birth certificates, state ID, driver’s license, and social security cards

Common Heart

- ✓ Cupboard Ally

Turning Point Domestic Violence Shelter

- ✓ Meal Prep Volunteer

New Beginnings Church Ministries

- ✓ Finance Team Member
- ✓ Missions Team Member
- ✓ Our Journey of Hope Cancer Care Trainer & Leader
- ✓ Angel Tree Campus Co-leader

Alpha Kappa Alpha Sorority, Inc.

- ✓ Alpha Alpha Chi Omega Member
- ✓ Life Member
- ✓ Chaplain
- ✓ Connections & Social Action Chairman

Professional & Educational Experience

June 2018, Retired Human Resources Executive from Procter & Gamble

Dec 1984 – June 2018, HR & Organizational, Business & Engineering experience with Procter & Gamble

1980-1984 - BS Mechanical Engineering from The Georgia Institute of Technology

Competencies & Expertise

- ✓ Strategic Business Planning (North America & Global)
- ✓ Diversity & Inclusion Leadership (US and Global)
- ✓ Executive Coaching & Mentoring
- ✓ Organization Assessment & Development
- ✓ Certified Myers Briggs Trainer
- ✓ HRCI Senior Professional of Human Resources Certification
- ✓ Training Development & Capability Building
- ✓ Government Relations – Local, State & National

February 2020, Owner, Elite (Beach Vacations) Rentals by Harris, LLC

June 2021, Founder, CEO & President, Waves of Love, LLC (Non-profit organization)

March 2024, Founder & President, Black Women Alliance (Non-profit organization)

“To whom much is given, much is required for his responsibility is greater.” (Luke 12: 48)

MEMO

To: Mineral Springs Town Council
From: Rick Becker
Date: February 6, 2025
Subject: Waxhaw Parkway 2055 MTP Submissions by Town of Waxhaw

As I mentioned last month, there is another level of transportation planning at the Charlotte Regional Transportation Planning Organization (CRTPO) between the Comprehensive Transportation Plan (CTP) and the State Transportation Improvement Program (STIP). The CTP is a very general “wish list” for the region, looking at multiple possible projects as far as 50 years into the future. The MTP is much more refined and narrow; it looks out 25 – 30 years and contains only fiscally-constrained projects – that is, projects that could reasonably be expected to have funding available within the timeframe of the plan. The STIP contains projects that are expected to be started within a 10-year window and that have at least some funding approved and in place; projects on the STIP are generally considered to be likely to be completed.

While projects can “graduate” directly from the CTP to the STIP, a given project has a far better chance of making it onto the STIP if it has first been approved for inclusion in the MTP. Therefore, it is important for jurisdictions to submit projects to the MTP. The project-submission window for the 2055 MTP opened on January 13, 2025 and will close on February 14, 2025. As you may recall, the Town of Mineral Springs is submitting the NC75-Potter Road intersection project that was developed in the Union County 2019 Critical Intersections Study for inclusion in the 2055 MTP. That will be our only project submitted in this MTP cycle.

The Town of Waxhaw is submitting several projects for inclusion in the 2055 MTP (see accompanying Waxhaw Resolution RES2025004). Five of those submissions are different variations on the so-called Waxhaw Parkway (in this instance, the so-called Northeastern Leg). Mineral Springs has adopted two resolutions in opposition to the portion of the Waxhaw Parkway that goes through the Waxhaw Meadows Plantation neighborhood in Mineral Springs, as has Union County.

Notice that three of the proposed Waxhaw submissions – Variation B, Variation C, and Variation D – only include the segment from NC-16 in Waxhaw near the Post Office to Waxhaw Indian Trail Road near the bridge over Blythe Creek. I have discussed this segment with Waxhaw Transportation Planner James Kelly and see no reason for Mineral Springs to oppose this segment. In fact, it would provide some actual *benefit* to Mineral Springs residents, providing a better route from western Mineral Springs to Providence Road.

However, Variation A and Variation E encompass portions of the Waxhaw Parkway within Mineral Springs that the town has opposed, and I believe that we should also oppose their inclusion in the MTP. Union County on February 3, 2025 opposed those segments but took no position on the others.

Accompanying is a map that provides a rough idea where the five variations are located, along with Resolution R-2025-01 opposing Variations A and E while supporting Variations B, C, & D.



Resolution to Submit Projects to the Charlotte Regional Transportation Planning Organization (CRTPO) 2055 Metropolitan Transportation Plan (MTP)

WHEREAS, the Charlotte Regional Transportation Planning Organization (CRTPO) is the Metropolitan Planning Organization (MPO) for the region and have designated various road sections as recommended or needing improvement within the Comprehensive Transportation Plan (CTP);

WHEREAS, the 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;

WHEREAS, the project submission window for the CRTPO 2055 MTP opened on Monday, January 13, 2025, and closes on Friday, February 14, 2025;

WHEREAS, the Town of Waxhaw is submitting projects for ranking and consideration for funding;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Town of Waxhaw, North Carolina directs Town Staff to submit the following projects to the 2055 MTP:

Regional and/or Division Needs Roadway Corridor Projects:

1. Waxhaw Parkway Variation A: This section of the Parkway connects NC-16 to NC-75 with a 2-lane road section and a 4-lane right-of-way section.
2. Waxhaw Parkway Variation B: This section of the Parkway connects NC-16 to Waxhaw-Indian Trail with a 2-lane road section and a 4-lane right-of-way section.
3. Waxhaw Parkway Variation C: This section of the Parkway connects NC-16 to Waxhaw-Indian Trail with a 3-lane road section and a 4-lane right-of-way section.
4. Waxhaw Parkway Variation D: This section of the Parkway connects NC-16 to Waxhaw-Indian Trail with a 4-lane road section and a 4-lane right-of-way section.
5. Waxhaw Parkway Variation E: This section of the Parkway connects Waxhaw-Indian Trail to NC-75 with a 2-lane road section and a 4-lane right-of-way section.
6. Cuthbertson Road: Recommend a 4-lane road widening between NC-16 and New Town Road

RESOLUTION: RES2025004

7. Waxhaw-Marvin Corridor: Recommend a 3-lane road section from Bonds Grove Church Road to Helms Road with turn lanes, multi-use path on the west side of the roadway and a sidewalk on the east side of the roadway in conjunction with the Waxhaw-Marvin Road Corridor Study

Regional and/or Division Needs Intersection/Interchange Projects:

1. Intersection of NC-16 and Waxhaw Parkway
2. Intersection of Waxhaw-Indian Trail Road and Waxhaw Parkway
3. Intersection of NC-75 and Waxhaw Parkway
4. Intersection of Kensington Drive and Waxhaw-Marvin Road

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Town of Waxhaw, North Carolina directs Town Staff to resubmit any projects that impact Town of Waxhaw's jurisdiction in the event of projects becoming decommitted when the North Carolina Department of Transportation (NCDOT) releases the updated State Transportation Improvement Program (STIP) list.

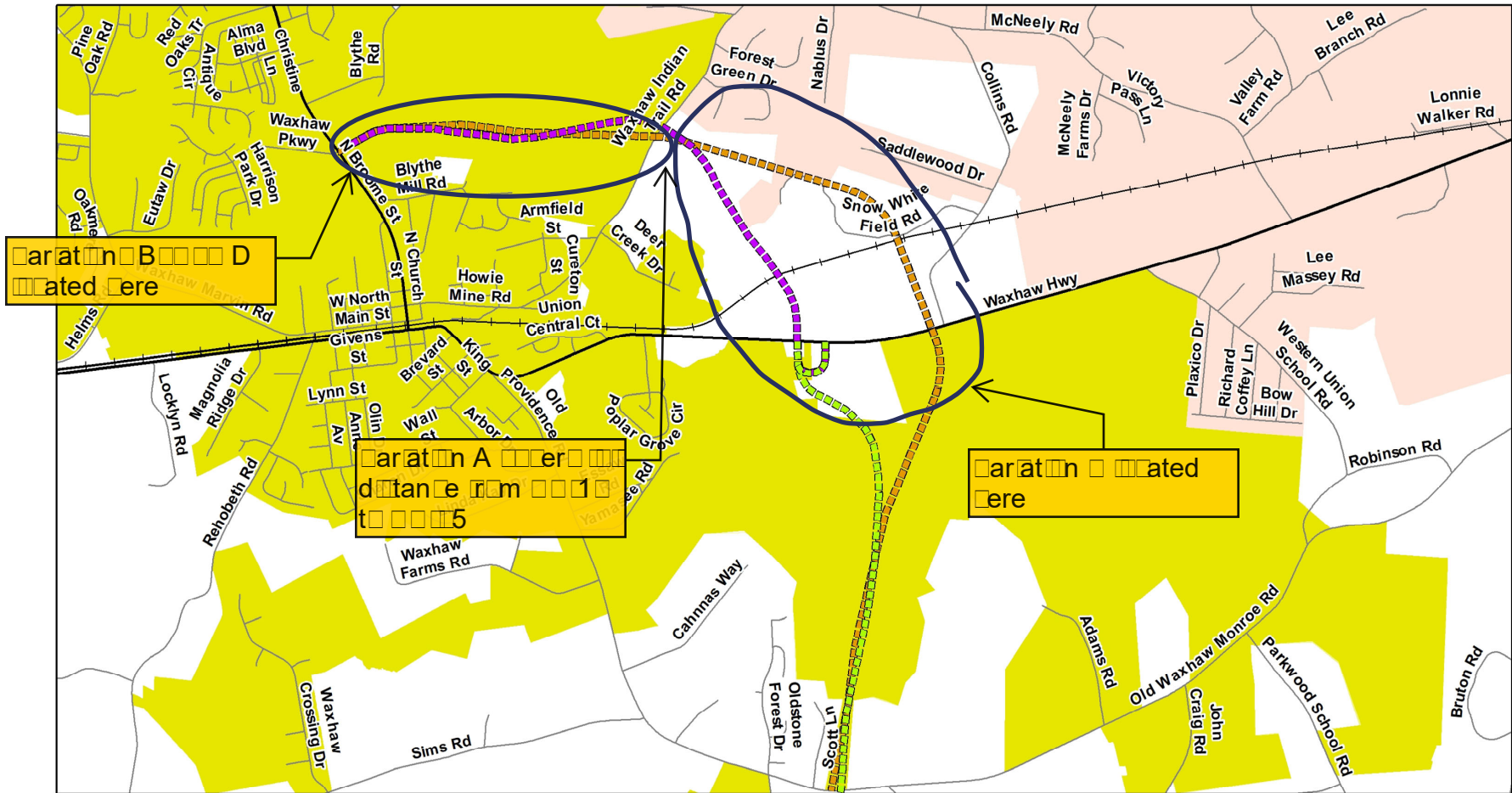
Duly adopted and effective on this 28th day of January 2025.

Robert J. Murray III, Mayor

ATTEST:

Barbara Bruce, Town Clerk

WAXHAW PARKWAY 2055 MTP SUBMISSIONS BY THE TOWN OF WAXHAW



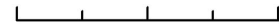
Legend

- — — — 2023 Waxhaw Parkway (Southern Amendment)
- — — — 2023 Waxhaw Parkway (Northern Amendment)
- — — — 2017 Waxhaw Parkway (Current Alignment)
- Rail
- Mineral Springs
- Waxhaw

Note: The Comprehensive Transportation Plan (CTP) represents the CRTPO region's long-term vision for how the transportation network should evolve to serve residents and employers.

The CTP includes four transportation modes: highways and streets; public transportation and rail; bicycle; pedestrian. It assesses the condition of the entire network and serves as a framework for transportation planning efforts at the local and regional scale. The CTP does not include specific projects or improvement schedules, but instead represents the status of the network that may be required to support anticipated growth.

0 1,000 2,000 4,000 Feet



TOWN OF MINERAL SPRINGS

RESOLUTION TO ESTABLISH THE POSITION OF MINERAL SPRINGS ON THE TOWN OF WAXHAW'S METROPOLITAN TRANSPORTATION 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 75 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

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 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, Mayor

Attest:

Vicky A. Brooks, Town Clerk