







MEETING OF THE BOARD OF COMMISSIONERS

OCTOBER 8, 2020

7:00 P.M.

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. ADDITION, DELETION OR ARRANGEMENT OF AGENDA ITEMS
4. APPROVE MINUTES OF THE SEPTEMBER 10, 2020 REGULAR MEETING AND SEPTEMBER 22, 2020 CALLED MEETING
5. CONSENT AGENDA
 - a. ACCEPT SEPTEMBER TAX COLLECTOR'S REPORT
 - b. APPROVE NO PARKING DESIGNATION FOR STREETS WITHIN MINT HILL COMMONS SUBDIVISION
 - c. ACCEPT AUGUST TREASURER'S REPORTS AND FINANCIALS
6. PUBLIC COMMENTS**
7. DISCUSSION AND DECISION ON [#ZC20-7](#), FILED BY ODA ARCHITECTURE ON BEHALF OF UTD TECHNOLOGY CORPORATION, FOR A TEXT AMENDMENT TO SECTION 5.2 TO ALLOW A BREWERY/TAP ROOM IN THE DO-B DISTRICT
8. STAFF PRESENTATION ON COVID-19 PROTOCOLS REFERENCED ON SECOND PAGE OF AGENDA
9. OTHER BUSINESS & COUNCIL MATTERS
10. ADJOURNMENT

<p style="text-align: center;">* PUBLIC HEARING INSTRUCTIONS</p> <p><u>OPTION 1: SUBMIT PUBLIC HEARING COMMENTS ONLINE</u></p> <p>Written Public Hearing Comments must be submitted by 5:00 pm on the day of the meeting to be read into the public record at the meeting that evening. Written public hearing comments may be also submitted within 24 hours after the meeting and will be read into the public record at the subsequent meeting. Anonymous comments are not allowed. Comments must be pertinent to a public hearing agenda item. Comments are expected to be civil and within reasonable standards of courtesy. Comments that include vulgarity, slander, name calling, personal attacks or threats will not be read into the public record.</p> <ol style="list-style-type: none"> 1. Type or navigate to https://bit.ly/3hvjEk9 on a web browser, or 2. Hover a smartphone camera app over the QR Code to the right. <p><u>OPTION 2: SPEAK IN PERSON AT A PUBLIC HEARING</u></p> <p>Anyone wishing to address the Board on a specific Public Hearing agenda item must adhere to the following instructions:</p> <ol style="list-style-type: none"> 1. Attend the public meeting at Town Hall (subject to modified COVID-19 entry protocols). 2. Check-in with Town Staff at the front entry to Town Hall <u>before the meeting starts</u> and sign up to address the Board on a specific Public Hearing. 3. Read and perform a health self-assessment prior to entering Town Hall (card provided by Town Staff). <u>Masks or face coverings are required.</u> 4. Wait for instructions from Town Staff to enter Town Hall when the Public Hearing you wish to address begins. Groups up to 25 will be allowed in the Flex Room and will proceed to the Assembly Room podium one at a time as names are called from the sign-up list. Anyone waiting to address a Public Hearing must wait outside until previous speakers exit the building to create public gathering capacity. 5. After entering Town Hall, follow all Town Staff directions and signage for social distancing, space capacity limits, wearing masks, and hand washing. 6. After completing Public Hearing comments, please exit Town Hall to allow others to enter. 	 <p style="text-align: center;">PUBLIC HEARING ONLINE FORM</p>
<p style="text-align: center;">** PUBLIC COMMENT INSTRUCTIONS</p> <p>The Board of Commissioners will hear Public Comments at each regular meeting through online form submittals. Public Comments must be submitted by 5:00 pm on the day of the meeting to be read into the public record and saved as part of the meeting minutes. Anonymous comments are not allowed. Comments must be directed to the entire Board as a whole and not to individuals. Comments are expected to be civil and within reasonable standards of courtesy. Comments that include vulgarity, slander, name calling, personal attacks or threats will not be read into the public record.</p> <p>To submit written Public Comments to the Board, the following options are available:</p> <ol style="list-style-type: none"> 1. Type or navigate to https://bit.ly/3hvjEk9 on a web browser, or 2. Hover a smartphone camera app over the QR Code to the right. 	 <p style="text-align: center;">PUBLIC COMMENT ONLINE FORM</p>
<p style="text-align: center;">VIEWING A PUBLIC MEETING ONLINE</p> <p>The Town of Mint Hill live-streams the regularly scheduled meetings of the Board of Commissioners, Planning Board and Board of Adjustment. Anyone can view the live meetings or watch at a later time on the Town's YouTube Channel. To watch a meeting, hover a smartphone camera app over the QR Code to the right or navigate any web browser to https://bit.ly/2YBIORz.</p>	 <p style="text-align: center;">LIVE STREAM</p>
<p style="text-align: center;">AGENDAS & MINUTES</p> <p>Current and past Agendas and Minutes for the Board of Commissioners, Planning Board and Board of Adjustment can be found at https://bit.ly/3gulVL4 or hover a smartphone camera app over the QR Code to the right.</p>	 <p style="text-align: center;">AGENDA & MINUTES</p>

**MINUTES OF THE MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
SEPTEMBER 10, 2020**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, September 10, 2020 at 7:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Brad Simmons

Commissioners: Mike Cochrane, Dale Dalton, Patrick Holton and Tony Long

Town Attorney: Kevin Bringewatt **

Town Manager: Brian L. Welch

Deputy Town Manager: Lee Bailey

Town Engineer: Steve Frey

Planning Director: John Hoard

Fire Chief: David Leath

Police Chief: Tim Ledford

Town Clerk: Michelle Wells

** In attendance through teleconference

CALL TO ORDER, INVOCATION AND PLEDGE

Mayor Simmons called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. Following the invocation offered by Commissioner Cochrane, Mayor Simmons led the Pledge of Allegiance to the Flag of the United States of America.

ORDER OF BUSINESS

Addition, Deletion or Arrangement of Agenda Items: Mayor Simmons stated Staff asked 5(F) Accept Revised Covid-19 Public Meeting Protocols to be removed. Mayor Simmons added 5(G) Approve Town Manager to Execute a Contract with Blythe Brothers Asphalt Company, LLC for the 2020 Street Resurfacing Project and, 9/11 National Day of Service and Remembrance Proclamation.

Approve Minutes of the August 13, 2020 Board of Commissioners Regular Meeting: Upon the motion of Commissioner Long, seconded by Commissioner Cochrane, the Board unanimously approved the minutes of August 13, 2020.

Consent Agenda: (A) Accept August Tax Collector's Report; (B) Approve 25 mph Speed Limit Reduction for Cresthill Drive; (C) Accept Mint Hill Business Park Streets; (D) Accept July Treasurer's Reports and Financials; (E) Adopt Changes to the Personnel Policy; and (G) Approve Town Manager to Execute a Contract with Blythe Brothers Asphalt Company,

LLC for the 2020 Street Resurfacing Project: Upon the motion of Commissioner Cochrane, seconded by Commissioner Dalton, the Board unanimously approved the Consent Agenda.

Public Hearing on #ZC20-7, Filed by ODA Architecture on behalf of UTD Technology Corporation, for a Text Amendment to Section 5.2 to allow a Brewery/Tap Room in the DO-B District*: Planning Director Hoard submitted the following memo to the Board:

BACKGROUND INFORMATION:

ZC14-3 was approved on June 12, 2014. The Text Amendment created a new use and definition, **Brewery Tap Room**- *A separated area of the brewery maintained predominately for the purpose of tasting, selling and consumption of the alcohol beverages manufactured on the premises or at a production facility of a related entity, including the sale of take home containers such as kegs, growlers, bottles and cans as may be allowed under Federal and State law. May provide entertainment.* The initial text amendment permitted the use in the I-G district.

ZC15-6 was approved on October 8, 2015. ZC15-6 amended 5.2 *Table of Principal Permitted Uses* to allow Brewery Tap Room in the B-D district.

APPLICATION SUMMARY:

The applicant ODA Architecture on behalf of UTD Technology is requesting an amendment to Section 5.2 to allow *Brewery Tap Room* in the DO-B district (Downtown B-Town Center).

DOWNTOWN A - NEIGHBORHOOD. The Neighborhood zone is mixed in function, but principally residential in character. It is the largest area of the Downtown.

DOWNTOWN B - TOWN CENTER. The Town Center is the most dense business, service, and institutional center as it is shared by many neighborhoods in the Downtown area. Buildings in the Town Center are close to the street and off-street parking is generally to the rear to create an active pedestrian environment.

Mr. Stephen Overcash, ODA Architecture, 2010 S. Tryon Street, Suite 1A, Charlotte, North Carolina 28203, stated he was seeking a text amendment from Section 5.2 to Allow a Brewery/Tap Room in the DO-B District.

Planning Director Hoard referred the Board to the memo provided (see above) for the background information and history/definition of the Brewery Tap Room.

Commissioner Dalton asked where UTD Technology planned to place the Brewery/Tap Room. 7251 Matthews-Mint Hill Road was the address of the specific piece of property where they were interested in placing a Brewery/Tap Room.

There being no further questions or comments from the Board, the Mayor opened the public hearing for #ZC20-7.

There being no comments from the Public, the Mayor closed the public hearing for #ZC20-7.

Public Comments:** None.

Fire Prevention Week Proclamation: Mayor Simmons asked Commissioner Dalton to read the Fire Prevention Week Proclamation.

WHEREAS, the Town of Mint Hill is committed to ensuring the safety and security of all those living in and visiting Mint Hill; and,

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and,

WHEREAS, home fires killed more than 2,630 people in the United States in 2017, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 357,000 home fires; and,

WHEREAS, cooking is the leading cause of home fires in the United States where fire departments responded to more than 173,200 annually between 2013 and 2017; and,

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and,

WHEREAS, more than half of reported non-fatal home cooking fire injuries occurred when the victims tried to fight the fire themselves; and,

WHEREAS, children under five face a higher risk of non-fire burns associated with cooking than being burned in a cooking fire; and,

WHEREAS, Mint Hill's residents should stay in the kitchen when frying food on the stovetop, keep a three-foot kid-free zone around cooking areas and keep anything that can catch fire away from stovetops; and,

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and,

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and,

WHEREAS, Mint Hill's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and,

WHEREAS, Mint Hill's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and,

WHEREAS, the 2020 Fire Prevention Week theme, "Serve Up Fire Safety in the Kitchen!!" effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

THEREFORE, I, Brad Simmons, by virtue of the authority vested in me as Mayor of the Town of Mint Hill, North Carolina, do hereby proclaim October 4-10, 2020, as Fire Prevention Week. I urge all Mint Hill residents to check their kitchens for fire hazards and use safe cooking practices during Fire Prevention Week 2020, and to support the many public safety activities and efforts of Mint Hill's fire and emergency services.

Town Seal Witness my hand and seal of the Town of Mint Hill this 10th day of September, 2020.

9/11 National Day of Service and Remembrance Proclamation: Mayor Simmons read the 9/11 National Day of Service and Remembrance Proclamation.

WHEREAS, in an unprovoked and senseless act of terrorism, four civilian aircrafts were hijacked on September 11, 2001, and crashed in New York City, Pennsylvania and the Pentagon, resulting in a momentous loss of innocent U.S. lives of all heritages; and, **WHEREAS**, while we still continue to recover from the loss of innocent lives, the spirit of the U.S. has been revitalized, giving way to expressions of patriotism; and, **WHEREAS**, inspired by the heroism of our nation’s public service personnel, military service members and countless volunteers, our nation found unity and strength; and, **WHEREAS**, from the tragedy of September 11th emerged a stronger nation, renewed by the spirit of national pride, and a true love of country; and, **WHEREAS**, Americans also have fought back against terror by choosing to overcome evil with good by loving their neighbors as they would like to be loved, contributing to relief efforts, and volunteering their time to aid those in need. **NOW, THEREFORE, BE IT RESOLVED**, that I, Brad Simmons, by virtue of the authority vested in me as Mayor of the Town of Mint Hill, do hereby proclaim September 11, 2020, as **9/11 NATIONAL DAY OF SERVICE AND REMEMBRANCE** in the Town of Mint Hill and urge our citizens to recognize the heroism of firefighters, rescue and law enforcement personnel, military service members and the many volunteers who responded to these tragic events with courage, selfless compassion, determination and skill; and to remember the victims and innocent lives lost as a result of the tragic events on September 11, 2001.

May they forever rest in peace and abide in our memories.

Town Seal Witness my hand and seal of the Town of Mint Hill this 10th day of September, 2020.

Discussion and Decision on #ZC19-9, Filed by Streetscape Land Partners, LLC, for a Conditional Rezoning from R to R DO-A (CD) to allow a Residential Development for Property located at Parcel Numbers 197-011-16, 197-011-45 and 197-011-42*: Planning Director Hoard submitted the following memo to the Board:

Mr. Hendrix made a favorable recommendation, seconded by Mr. Fandel, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC19-9, Filed by Streetscape Land Partners, LLC, for a Conditional Rezoning from R to R DO-A (CD) to allow a Residential Development for Property Located at Parcel #'s 197-011-16, 197-011-45 and 197-011-42.

CONSISTENCY STATEMENT:

The Land Use Plan map indicates R zoning, with 20,000 to 40,000 square foot lots with a portion of the property, “suitable either for future institutional uses (schools, in particular) or a new park”. It is worth noting the Land Use Plan, particularly the area in question, was created 20 years ago. Since that time conditions have changed, such as water and sewer availability, the formation of the Downtown Master Plan and Code, the subsequent development in the vicinity, the prioritization by the Town to encourage walkability, and the apparent disinterest to utilize the portion of the site for a park or school.

Even though the proposal is inconsistent with the Land Use Plan, the proposal appears reasonable and suitable for the area, based on the proximity to the Downtown, the planned pedestrian infrastructure and the overall comparable residential nature of the proposal.

The petition is consistent with the Comprehensive Transportation Plan, specifically with regards to the connectivity to Cresthill Drive. The proposed development is consistent with the Pedestrian Plan and the Downtown Master Plan with respect to the planned greenway connection.

BACKGROUND INFORMATION:

January 9, 2020 the applicant presented a Zoning Plan with 216 residential lots, 91 of which were townhome lots. At the time of the original presentation the applicant indicated a restricted, emergency access to Cresthill Drive.

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to the Downtown. The site is approximately 56.16 acres. The revised Zoning Plan consist of 166 lots. The townhome lots were removed. Additionally, the plan indicates full access to Cresthill Drive.

The proposed density for the site is approximately 2.95 units per acre. The Downtown Code allows up to 6 units per acre.

The proposed plan includes two access points on Lawyers Road, a future connection at the southeast corner and a connection to Cresthill Drive.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

STAFF RECOMMENDATION:

Favorable recommendation with the understanding the development will be subject to the Downtown Code and all other conditions stipulated by the Board.

Staff recommends prohibiting construction traffic from using Cresthill Drive. The developer is responsible for installing a barricade at the end of Cresthill and maintaining it until the removal is authorized by Public Works.

The greenway should be allowed for general public use. The surface and width of the trail should be based on the Mecklenburg County Greenway Standards. The greenway should extend to the outer edge of the property between lots 121 and 122 for the potential extension toward Bain School Road as indicated in the Downtown Master Plan.

Add a note to the Zoning Plan to indicate the developer is responsible for adding pedestrian lights, street trees and a 5' sidewalk on Cresthill Drive per Downtown standards.

Planning Director Hoard noted the favorable recommendation by the Planning Board with the conditions shown above.

Upon the motion of Commissioner Dalton, seconded by Commissioner Cochrane, the Board unanimously approved #ZC19-9 filed by Streetscape Land Partners, LLC, for a Conditional Rezoning from R to R DO-A (CD) to allow a Residential Development for Property located at Parcel Numbers 197-011-16, 197-011-45 and 197-011-42 with the recommendations noted above from the Planning Board along with following additional conditions: The BMPs shall be maintained by the McEwen Manor HOA; the street lights shall be paid for by the McEwen Manor HOA; construction traffic shall be prohibited from using Cresthill Drive; the developer shall be responsible for installation of a barricade at the end of Cresthill Drive and maintenance of said barricade until the removal was authorized by Mint Hill Public Works; the developer shall designate all streets in McEwen Manor be 25 mph; and, the developer shall be responsible for all signage in McEwen Manor.

The Land Use Plan map indicated R zoning, with 20,000 to 40,000 square foot lots with a portion of the property, "suitable either for future institutional uses (schools, in particular) or a new park". It was worth noting the Land Use Plan, particularly the area in question, was created 20 years ago. Since that time conditions had changed, such as water and sewer availability, the formation of the Downtown Master Plan and Code, the subsequent development in the vicinity, the prioritization by the Town to encourage walkability, and the apparent disinterest to utilize the portion of the site for a park or school. Even though the proposal was inconsistent with the Land Use Plan, the proposal appeared reasonable and suitable for the area, based on the proximity to the Downtown, the planned pedestrian infrastructure and the overall comparable residential nature of the proposal. The petition was consistent with the Comprehensive Transportation Plan, specifically with regards to the connectivity to Cresthill Drive. The proposed development was consistent with the Pedestrian Plan and the Downtown Master Plan with respect to the planned greenway connection.

Commissioner Holton addressed the residents along Cresthill Drive; he understood a full access connection to Cresthill Drive was not what many of the residents wanted. However, he was inclined to believe the connectivity policies enacted years ago were worth the Town's continued support. He acknowledged the individual hardship and disruption this may initially cause the current residents living on Cresthill Drive but at the same time recognized the benefits connectivity provided for the community. He asked residents to please keep in mind connectivity was an ordinance requirement that was reinforced in the Town's adopted plans. In other words, these ordinances and plans were formed by citizen input. Connectivity would help disperse traffic. It created more efficient routes for trash/ recycle and school bus service. Connectivity improved emergency access and response times. Connectivity reduced clogging of the arterial streets. A well-connected street network would reduce all of our travel times. With that said, the developer had agreed to a few conditions that were worth emphasizing. Not only would Cresthill Drive have a reduced speed limit of 25 mph, McEwen Manor would also designate all internal streets as 25 mph. Construction traffic related to McEwen Manor would be prohibited from using Cresthill Drive. The barricade shall be removed once authorized by Mint Hill Public Works Department;

typically, this would not be done until a vast majority of the development was completed. Additionally, the Board of Commissioners understood the concern that increased traffic flow on Cresthill Drive may impact the feeling of safely walking long Cresthill Drive, particularly at night. However, the developer agreed to install a 5-foot sidewalk and lighting on Cresthill Drive to provide a safer environment to walk upon.

Discussion and Decision on #ZC20-3, Filed by Piedmont Companies, Inc. for Tax Parcel Number 197-033-14, to allow Conditional District Rezoning from B-G DO-B to B-G DO-B (CD) to allow an Auto Parts Store*: Planning Director Hoard submitted the following memo to the Board:

Mr. Todd made a favorable recommendation, seconded by Mr. Hendrix, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC20-3, Filed by Piedmont Companies, Inc. for Tax Parcel# 197-033-14, to allow Conditional District Rezoning from B-G DO-B to B-G DO-B (CD) to allow an Auto Parts Store.

CONSISTENCY STATEMENT

The proposed petition is consistent with the Downtown Master Plan and Code, assuming the requested exception is granted by the Board of Commissioners.

ZC20-3 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to allow an Auto Parts Store in the Downtown. On August 9, 2018 the Town passed an amendment to the Downtown Code requiring Conditional District rezoning for Auto Parts Retail (ZC18-8).

The property is located at the corner of Philadelphia Church Road and Hwy 218. The site is 1.66 acres.

The proposal includes a 7,639 square foot building. Parking is located to the side and rear of the building. The parking exposed to Philadelphia Church Road and Hwy 218 will be screened with a knee wall and landscaping. The main entrance (front elevation) faces Philadelphia Church Road. The left elevation faces Hwy 218. A functional door is required for both the Philadelphia Church Road and Hwy 218 elevations. The Zoning Plan indicates one curb cut for the site on Philadelphia Church Road. A direct pedestrian connection is shown from the Hwy 218 side.

The petition includes an **Exception** request to the Downtown Code, Section 4.4 2 A (1), for the elevations facing Hwy 218 and Philadelphia Church Road...*No frontage wall shall remain unpierced by a window or functional general access doorway for more than sixteen (16) feet.*

Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:

- a. No practical design alternatives exist; and*
- b. The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.*

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

STAFF RECOMMENDATION:

Favorable recommendation assuming the requested exception to the code is granted.

Planning Director Hoard noted the favorable recommendation by the Planning Board.

Upon the motion of Commissioner Long, seconded by Commissioner Cochrane, the Board unanimously approved #ZC20-3, Filed by Piedmont Companies, Inc. for Tax Parcel# 197-033-14, to allow Conditional District Rezoning from B-G DO-B to B-G DO-B (CD) to allow an Auto Parts Store.

The proposed petition was consistent with the Downtown Master Plan and Code; #ZC20-3 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

Discussion and Decision on #ZC20-4, Filed by Land Investment Resources, for Tax Parcel Numbers 137-061-13, 137-281-56, 137-281-59 and 137-281-54, to allow for Conditional District Rezoning from R to R (CD) to allow a Residential Development*: Planning Director Hoard submitted the following memo to the Board:

Upon the motion of Mr. Hendrix, seconded by Mr. Fandel, the Planning Board made a favorable motion on #ZC20-4, Filed by Land Investment Resources, for Tax Parcel Numbers 137-061-13, 137-281-56, 137-281-59 and 137-281-54, to allow for Conditional District Rezoning from R to R (CD) to allow a Residential Development.

CONSISTENCY STATEMENT

ZC20-4 is consistent with the Land Use Plan and policies adopted by the Board. Although the Land Use Plan primarily emphasizes single family large (20,000 sq. ft.) lots, the Plan includes guidance pertaining to cluster regulations. The cluster regulations described in the Land Use Plan closely resembles the development pattern presented with this petition, specifically the “density neutral” component.

Therefore, ZC20-4 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to permit a residential development. The Zoning Plan indicates a total 33.78 acres. The Plan includes 44 lots off Happy Hollow Drive and an additional 12 larger lots fronting Street D, for a total of 56 lots. The proposed density is less than 2 units per acre.

The proposal includes an access off Wilgrove-Mint Hill Road and three connections to Happy Hollow Drive. Sidewalk and curb and gutter are planned for the property-side of Happy Hollow Drive.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

STAFF RECOMMENDATION:

Favorable recommendation

Planning Director Hoard noted the favorable recommendation by the Planning Board.

Mr. Philip Hayes, Land Investment Resources, gave updated information regarding the residential development at the intersection of Wilgrove-Mint Hill Road and Happy Hollow Drive. Mr. Hayes stated the property was located on parcel numbers 137-061-13, 137-281-54, 137-281-56, 137-281-59. He stated Street D was reversed to alleviate the Grove Hall concerns; a 50-foot buffer was implemented behind those homes; one acre of property was conveyed to the adjoining property owner so they were able to have compliance with frontage requirements; and, the environmentally sensitive land would be preserved.

Mayor Simmons asked if the newest information had been given to the Planning Board before they made their recommendation. Mr. Hayes and Planning Director Hoard said yes the Planning Board was aware of the adjustments.

Commissioner Cochrane asked if adjusting Street D had satisfied the residents of Grove Hall and Mr. Hayes said yes.

Upon the motion of Commissioner Cochrane, seconded by Commissioner Long, the Board unanimously approved #ZC20-4, Filed by Land Investment Resources, for Tax Parcel Numbers 137-061-13, 137-281-56, 137-281-59 and 137-281-54, to allow for Conditional District Rezoning from R to R (CD) to allow a Residential Development.

#ZC20-4 was consistent with the Land Use Plan and policies adopted by the Board. Although the Land Use Plan primarily emphasized single family large (20,000 sq. ft.) lots, the Plan included

guidance pertaining to cluster regulations. The cluster regulations described in the Land Use Plan closely resembled the development pattern presented with this petition, specifically the “density neutral” component. Therefore, #ZC20-4 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

Discussion and Decision #ZC20-5, Filed by Epcon Communities, for Tax Parcel Number 195-231-01 to allow Conditional District Rezoning from R to R (CD) to allow a Residential Development*: Planning Director Hoard submitted the following memo to the Board:

Upon the motion of Mr. Fandel, seconded by Mr. Todd, the Planning Board made a favorable recommendation on #ZC20-5, Filed by Epcon Communities, for Tax Parcel Number 195-231-01 to allow Conditional District Rezoning from R to R (CD) to allow a Residential Development.

CONSISTENCY STATEMENT

ZC20-5 is consistent with the Land Use Plan and policies adopted by the Board. Although the Land Use Plan primarily emphasizes single family large (20,000 sq. ft.) lots, the Zoning Plan includes guidance pertaining to cluster regulations. The cluster regulations described in the Land Use Plan closely resembles the development pattern presented with this petition, specifically the “density neutral” component.

Therefore, ZC20-5 is found to be reasonable and in the public interest, based on the information presented and reviewed with this petition

APPLICATION SUMMARY:

The applicant is requesting Conditional District Rezoning to permit a residential development. The Zoning Plan includes 42 lots. The site contains 21 acres. The proposed density is 2 units per acre.

The Zoning Plan indicates two curb cuts on Hooks Road and a connection to Nancy Ruth Lane in the Davis Trace subdivision. Sidewalk is planned for the property-side frontage of Hooks Road and Idlewild Road.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

STAFF RECOMMENDATION:

Favorable recommendation

Planning Director Hoard noted the favorable recommendation by the Planning Board.

Upon the motion of Commissioner Cochrane, seconded by Commissioner Long, the Board unanimously approved #ZC20-5, Filed by Epcon Communities, for Tax Parcel Number 195-231-01 to allow Conditional District Rezoning from R to R (CD) to allow a Residential Development.

#ZC20-5 was consistent with the Land Use Plan and policies adopted by the Board. Although the Land Use Plan primarily emphasized single family large (20,000 sq. ft.) lots, the Zoning Plan included guidance pertaining to cluster regulations. The cluster regulations described in the Land Use Plan closely resembled the development pattern presented with this petition, specifically the “density neutral” component. Therefore, #ZC20-5 was found to be reasonable and in the public interest, based on the information presented and reviewed with this petition.

Discussion and Decision #ZC20-6, Filed by John Lintner with Meritage Homes, from R DO-A to R DO-A (CD) for the Purpose of Hearing an Exception Request to Section 4.2 (2) A(3) of the Downtown Code for Lot Numbers 54, 1-3, 5-7, 11-14, 41-52, 59-62*:

Planning Director Hoard submitted the following memo to the Board:

Upon the motion of Mr. Todd, seconded by Mr. Hendrix, the Planning Board made a favorable recommendation on #ZC20-6, Filed by John Lintner with Meritage Homes, from R DO-A to R DO-A (CD) for the Purpose of Hearing an Exception Request to Section 4.2 (2) A3 of the Downtown Code for Lot Numbers 54, 1-3, 5-7, 11-14, 41-52, 59-62.

APPLICATION SUMMARY:

The applicant is requesting an Exception to the Downtown Code, Section 4.2. 2. A (3), *All front entrances shall be raised from the street grade (at the curb or sidewalk) a minimum of one and one-half (1½) feet.*

Email from June 14, 2020 detailing the mitigation proposal:

Mint Hill Village Mitigation Proposal:

- Meritage Homes will add four sides brick/stone (“masonry”) veneer to the model home located on lot 54 in Mint Hill Village. The masonry veneer will be installed after Meritage has sold all 74 lots in the community and will be required as part of the garage conversion certificate of occupancy during the model conversion.
- Meritage Homes will meet the Downtown Overlay Code on all lots in Mint Hill Village except for Variance Lots 54, 1-3, 5-7, 11-14, 41-52, 59-62. In exchange for the variance, on the Variance Lots, Meritage agrees to install four sides masonry veneers on all 74 homes in the community.

Benefits of Proposal To Mint Hill and Future Homeowners:

- Adding four sides masonry veneers to all 74 lots will create a cohesive impression between the commercial and residential portion of Mint Hill Village. In addition to increasing the value of the surrounding areas, the masonry will help aesthetically connect the residential to Town Hall and the retail and commercial portion of the project.
- Masonry elevations require less maintenance than siding elevations. This will ensure a consistent streetscape with lower maintenance elevations to ensure this focal point of the Downtown Overlay District will maintain an established feel for many years to come.

- Without the variance, the approved site plan grades will force the Variance Lots to have landings and steps in garage and steeper driveways. This will create garages with no, or greatly reduced, parking (See Attached Exhibit). Which will force residents and guests to park on driveways, on the street and in the commercial parking area of Mint Hill Village.
- Meritage has performed market studies on this location and product and believes that a majority of the buyers will be young professionals without kids and empty nesters with grown kids. With the garages in rear of the home it attracts buyers without families because of the lack of outdoor living space in the backyard for children. Most empty nester buyers will not accept additional steps to the front of the home and also in the garage. The current approved grading plan and Mint Hill ordinance will force these steps in the garage which will shun this buyer from these lots.

Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:

- a. No practical design alternatives exist; and*
- b. The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.*

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

Planning Director Hoard noted the favorable recommendation made by the Planning Board.

Upon the motion of Commissioner Long, seconded by Commissioner Cochrane, the Board unanimously approved #ZC20-6, Filed by John Lintner with Meritage Homes, from R DO-A to R DO-A (CD) for the Purpose of Hearing an Exception Request to Section 4.2 (2) A3 of the Downtown Code for Lot Numbers 54, 1-3, 5-7, 11-14, 41-52, 59-62.

Other Business/Council Matters: Mayor Simmons thanked the Fire Chief and Police Chief for being in attendance; he thanked their staff.

Commissioner Dalton stated there was a fire in his neighborhood two weeks ago. He stated his neighborhood had one entrance/exit; for the duration of the emergency call, the entire neighborhood was either contained in the neighborhood or outside of it. He noted the fire had shed a new light on connectivity.

Closed Session for a Real Estate Matter: By consensus, the Board moved into Closed Session for a Real Estate Matter. Mayor Simmons stated he did not foresee any announcement after the Closed Session.

Adjournment: Upon the motion of Commissioner Cochrane, seconded by Commissioner Dalton, the Board unanimously agreed the meeting be adjourned. Mayor Simmons adjourned the meeting at 7:42 p.m.

Michelle Wells, CMC, Town Clerk

**MINUTES OF THE CALLED MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA
SEPTEMBER 22, 2020**

The Board of Commissioners of the Town of Mint Hill met in called session on Tuesday, September 22, 2020 at 5:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Brad Simmons

Commissioners: Mike Cochrane, Dale Dalton, Patrick Holton and Tony Long

Town Manager: Brian L. Welch

Deputy Town Manager: Lee Bailey

Town Engineer: Steve Frey

Town Planner: John Hoard

Town Clerk: Michelle Wells

Mayor Simmons called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. The purpose of the meeting was to discuss plans for the Land Use Plan. The first presentation was from the Merrick-Nealon team.

Jonathan Crowder, Project Manager for Merrick based out of Charlotte, introduced the team for the Mint Hill Land Use Plan. He stated Meg Nealon would be the lead planner. Ben Hitchings would lead policy and implementation. Joel Madden would lead municipal infrastructure. John Muth would lead transportation planning. Ian Anderson would lead urban design. He explained in detail the experience each of the team members brought to the project and how they used the motto “We’re the local team with national experience.” He reviewed the planning process and the three phases: discovery, plan development and documentation. He said their process was multifaceted and should be reflected in the community. Merrick Nealon would engage the community and employ virtual tools during the COVID pandemic while blending old school techniques. Community engagement and project communication, town character and growth management, mobility and compliance and implementation were the tools they would utilize. Multiple team members were extremely familiar with Mint Hill and called it their home.

How would Merrick-Nealon engage the community? The community engagement facet included surveys, emails, social media, live voting, community meetings, focus group workshops, interactive mapping, meeting comments and pop-up events; these were all part of the plan through virtual interaction, in-person interaction and the blending of the two. The Merrick Nealon team would be an extension of the Planning Staff providing project support to the Town of Mint Hill to ensure a successful planning process. The goal was to manage growth while maintaining the characteristics the Town wished to expound upon.

How would Merrick-Nealon manage growth and preserve the character of the Town? The Town character and growth component incorporated what the Town could support in regard to utility constraints. It also included focus areas, comfort areas, expectations and translation of maps.

How would Merrick-Nealon guide development to enhance the Mint Hill Downtown? The Downtown focus was to enhance certain areas and to ensure the vision of the Town was executed. The Town Center should celebrate life and would be a shared vision to be implemented by the community. Street networks, variety of housing styles and types, pedestrian scaled neighborhoods near shopping centers and visual and physical connectivity to the Square at Highway 51 and Lawyers Road would enhance and promote the Mint Hill Downtown.

How would Merrick-Nealon enhance mobility as the town grew? Mobility included street networks, future CATS services, pedestrian and bicycle facilities all the while using mobility as a service. Regional mobility would be centered on current and future NCDOT improvements, access to major arteries e.g. I-485, Highway 74 and US 24/27. Mobility would include CATS express bus service options, opportunities to use the future Silver Line and regional transit plan considerations.

How would Merrick-Nealon create an achievable vision? Compliance and implementation would be one of the key challenges because of North Carolina General Statute 160D; but having an adjunct professor at the University of North Carolina School of Government would make the challenge very manageable. Matching the implementation and feasibility assessment in every facet: legal, political, economic and vision, would prove to provide success.

Once the information was compiled, the plans would be accessible via a printed plan, a flip book, posters and a mobile device-friendly format. The combination of the skills and talents of the Merrick-Nealon team would be able to combat the issues that may arise during the process. Merrick-Nealon would be able to handle all of the complexities to make the Land Use Plan a success.

The team highlighted other cities and towns they had been involved in the Land Use Plan process. They expounded upon their knowledge and ability to produce a Land Use Plan Mint Hill would be proud of and that was achievable. The Merrick-Nealon team thanked the Board for allowing them to present tonight and asked the Board if they had any questions.

Mayor Simmons asked about the community engagement/involvement portion. He said he had several residents that had already signed up to be a part of the process; how many people would be a good number for a Land Use Steering Committee? The Merrick-Nealon team stated having an immediate project advisory group was always a great asset. The core group would bring energy to the project and would participate in virtual meetings and employ concept boards. Mayor Simmons asked if approximately 18 members would be too many. The Merrick-Nealon team stated 18 would not be too many. If there were an abundance of members, a wonderful dilemma to have, they would be subdivided into focus groups. Mayor Simmons stated some residents felt uninformed and he asked how the Merrick-Nealon team would keep residents in the loop. The website publicinput.com was an informational and straight forward website that would give residents a reason to visit and would also provide calendar updates. During the process the website for Mint Hill would be given its own name to indicate it was associated with the Mint Hill Land Use Plan. The best ambassadors for the Town would be those that disseminated information to the neighbors, social, professional and civic groups.

Commissioner Dalton asked how long the Merrick-Nealon team anticipated the process would take to reach completion. The Merrick-Nealon team stated typically, 12 months was long enough to complete the process while maintaining the momentum.

Commissioner Holton asked how the Merrick-Nealon team would limit the input to Mint Hill residents only. The Merrick-Nealon team stated there was aggregate data used to differentiate Mint Hill residents from non-Mint Hill residents. Property owners, who did not reside in the Town, would still be encouraged to participate. Commissioner Holton asked about the processes necessary to filter out residents from submitting the same information or sending duplicate answers. There were specific data filters to eliminate the duplication of multiple submissions.

There being no further questions from the Board, Mayor Simmons thanked the Merrick-Nealon team and stated Staff would be in touch soon.

The second presentation was from WithersRavenel.

Cameron Patterson, Client Services Manager from WithersRavenel based out of the Raleigh/Cary area, stated Mint Hill was located adjacent to Charlotte, one of the fastest growing cities in the nation. He noted the challenge was for the Town to take control of the growth or to have the growth take control of the Town. He stated the WithersRavenel team was in Mint Hill to provide a comprehensive Land Use Plan which showed the purpose and identity of Mint Hill and not to lead others to believe Mint Hill was just an extension of Charlotte. Mr. Patterson introduced the team for the Mint Hill Land Use Plan. Brendie Vega would be the project manager. Jake Petrosky would be the project co-manager. Chad Sary would be involved in community engagement as a meeting facilitator and planner. Gary Warner would be involved as a meeting facilitator and planner. Mr. Brandon Inscore would be the GIS Data Manager. Crystal Morphis would be the economic development analysis.

The WithersRavenel team would use the general Land Use Plan, the significant growth pressure, expectations for Goose Creek Watershed & Environmental Assets, and the historical character of the Town to answer the top community concerns. What areas would be left to develop? Making public participation and broad community support for the final plan a reality was of utmost importance. Also, identifying the distinct districts and character of the Town. The objectives included integration, inclusiveness, implementation, and scalability. Phase I would examine where the Town was now, examining the existing trends/condition and community values/issues. Stakeholders, Steering Committee and public engagement would show where the community wanted to be and would be the main focus of Phase I.

Phase II would examine where the Town wanted to be in the future; goals and alternatives would be clarified to allow the vision to be achieved. Phase II would consist of the second public workshop and steering committee meetings, developing a unified vision and establishing goals and recommendations while incorporating economic development considerations such as employment hubs, entrepreneurship, and place-based development. The draft plan, with commercial/mixed use and residential density subdivision designs with open space alternatives, would be delivered to the Staff and stakeholders for review and consideration.

Phase III would examine how the Town would use the road map for achieving the future goals; the preferred alternative would be considered, and policies/actions would be implemented to make the plan adoptable and provide for implementation. The implementation strategies would be broken down by category and the sub-category to prioritize the resources, timeframe, and prioritization. Phase III would consist of the third steering committee meeting and presentation of the final documents to the Planning Board. Once the drafts were finalized by the steering committee, Planning Board and Staff they would be brought before the Mint Hill Board of Commissioners for adoption.

The team highlighted their unparalleled experience planning for growth (citing cities they had been involved with), the ability to view the Comprehensive Land Use Plan from both sides of the table based on the skills and experience of their team. They stated they were based and focused on North Carolina. Their motto was “Our People, Your Success”. They thanked the Board for allowing them to present and asked the Board if they had any questions.

Commissioner Holton asked about the community involvement regarding the Steering Committee; how much time would be involved? The WithersRavenel team stated the Steering Committee may meet as many as five times and would have homework assigned to deliver the best product. They would be asked to reach out to others. The events would engage the residents for a minimum of five minutes and the surveys up to ten minutes; all levels of involvement were essential. COVID had caused things to change and the WithersRavenel team had to pivot from in-person meetings to virtual meetings. In a typical in-person scenario, an event may have a couple hundred attendees or comments. In this new landscape more people, perhaps hundreds more, could and would participate because they could do so from home. Commissioner Holton asked how they would reach out to differing groups, the WithersRavenel team stated they would use multiple methods from online surveys to FaceBook live to QR codes given out, at festivals/events prior to COVID, on business cards.

Commissioner Dalton asked how long the WithersRavenel team anticipated the process would take to reach completion. The WithersRavenel team stated typically, 12 to 15 months but no shorter than nine months. Commissioner Dalton asked how the WithersRavenel team would keep up with the homework assigned to the steering committee; how would the WithersRavenel team make sure individuals were putting thought into the assignments and not completing them the night before. The team stated the Committee would provide quality feedback because they had volunteered to do so. Commissioner Dalton asked which office they would work out of since most of the team was based near or around the Raleigh area. The WithersRavenel team had adapted nicely to virtual meetings but were not too far away to be out in the community in Mint Hill. While many of the team members were located outside of Mecklenburg County they really were not that far away, a three-hour ride from Mint Hill, and they had multiple existing clients very close to Mint Hill.

Mayor Simmons asked how the WithersRavenel team would keep a sixteen-member Steering Committee involved. The WithersRavenel team usually suggested having a Steering Committee of less than ten. That said, if more individuals were interested, they could be divided into multiple groups and roles would be delegated. Mayor Simmons stated some residents felt uninformed and he asked how the WithersRavenel team would keep residents in the loop. The

WithersRavenel team would reach out to these groups and assign one or two ambassadors to defend the plan. They gave examples used in other cities. During the process, social media platforms and ambassadors would move the project forward. They said events and festivals helped and they would be deliberate in searching out residents. Some towns even used print media to reach the population.

Commissioner Cochrane said he had the privilege to grow up in Mint Hill and to live in the Town his entire life. He was pleased with the ideas presented. However, because the current Mint Hill Board of Commissioners had not been involved in the adoption of the 2010 Land Use Plan, the Board of Commissioners wanted feedback from every resident: the longtime residents and the newest residents as to see a shared vision.

Commissioner Long asked the team what had surprised them after reviewing input from residents in other municipalities and how they met the expectations of those municipalities. The WithersRavenel team gave examples of how towns had been reactionary instead of proactive; where they themselves had been more involved in their hometown communities; where elected officials weren't involved, adopted a plan and then said the plan was not what they had envisioned; and, instances where the public realm and creating memories for a town had played a vital role and how good it felt to make a lasting difference in communities.

There being no further questions from the Board, Mayor Simmons thanked the WithersRavenel team and stated Staff would be in touch soon.

After the presentations were complete, Mayor Simmons asked the Board for their thoughts and opinions. He stated if the Board felt led to make a motion, he would entertain a motion on the selection of a group.

Commissioner Holton stated he liked both presentations and liked the fact the Merrick-Nealon team had so many local ties to the Town; he liked the local representation and the ability to reach their neighbors.

Commissioner Dalton stated he liked the Merrick-Nealon team, too, because of local representation and their ability to get the word out because they called Mint Hill home.

Commissioner Cochrane stated he liked the Merrick-Nealon teams' local ties because of the local roots established, but he did like the fact the WithersRavenel team mentioned written communication/correspondence.

Commissioner Long agreed with the comments stated by the other Board members but offered one caveat; Crystal Morphis, WithersRavenel, was brilliant in her field and would have been a pleasure to work with in the economic aspect of the Land Use Plan.

Mayor Simmons stated he was glad the WithersRavenel team had touched on the economic development portion of the plan. He asked Staff to correct him if he was wrong, but the Town could incorporate pieces they liked, to create the scope the Board of Commissioners desired.

Deputy Manager Bailey said yes, the Board could direct the Town Manager and Town Attorney to negotiate a contract with a scope of services and cost to be approved by the Board of Commissioners.

Mayor Simmons asked if the referenced municipalities, had been verified by Staff. Planning Director Hoard said no, however, they would be verified.

Upon the motion made by Commissioner Long, seconded by Commissioner Cochrane, the Board unanimously selected the Merrick-Nealon team as the Town's Land Use Plan consultant and directed the Town Manager and Town Attorney to negotiate a contract with a scope of services and cost to be approved by the Board of Commissioners.

Mayor Simmons thanked Staff for their time and effort thus far.

There being no further questions, to come before the Board, Mayor Simmons adjourned the Public Meeting at 7:20 p.m.

Michelle Wells, Town Clerk

TAX COLLECTOR'S REPORT FOR SEPTEMBER 2020

Please see attached reports from County regarding taxes collected on behalf of the Town of Mint Hill. The following is a summary of the collections during the month of September 2020:

Current/Prior Year Real Estate/Personal Property**:	\$384,252.91
Interest Collected on All Taxes:	\$41.86
Registered Motor Vehicle Tax (less 1.5%***):	\$0
Registered Motor Vehicle Fee (less 1.5%***):	\$0
 Total Collected During September 2020	 \$384,294.77

** Personal Property other than registered motor vehicles.

***In accordance with State Statutes, County receives 1.5% for billing/collecting vehicle tax/fee.

TR-401F Net Collections Report

Report Parameters:

Date Sent to Finance Start: **9/1/2020**

Date Sent to Finance End: **9/30/2020**

Abstract Type: **BUS,IND,PUB,REI**

Tax District: **MINT HILL**

Tax Year: **ALL**

Year For: **2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Property Tax (\$)	Penalties (\$)	Int. Collect. (\$)	Total Collect. (\$)	% Coll.
			Assessor Refunds (\$)	Additional Levy (\$)		Assmt Fees (\$)	Coll. Fees (\$)	Net Collect. (\$)	Unpaid Balance (\$)	

TAX DISTRICT: MINT HILL LEVY TYPE: LATE LIST PENALTY

2020	3,498.04	527.08	0.77	266.71	2,755.84	0.00	3,764.75	0.00	201.84	18.06 %
			3.10	0.00		0.00	0.00	204.94	2,258.07	
2019	3,029.81	0.00	0.00	3,346.60	5,617.54	0.00	6,376.41	0.05	0.66	69.41 %
			0.00	0.00		0.00	0.00	0.66	1,718.67	
2018	3,020.97	0.00	0.00	1,747.94	3,314.98	0.00	5,101.07	0.05	0.37	83.07 %
			0.00	332.16		0.00	0.00	0.37	561.26	
2017	2,350.37	0.00	0.00	376.55	2,456.91	0.00	2,726.92	0.00	0.00	84.77 %
			0.00	0.00		0.00	0.00	0.00	374.10	
2016	1,968.03	0.00	0.00	2,305.50	3,119.86	0.00	4,290.69	0.00	0.00	88.42 %
			0.00	17.16		0.00	0.00	0.00	361.43	
2015	1,728.34	0.00	0.00	2,987.13	2,681.22	0.00	4,716.47	0.00	0.00	89.44 %
			0.00	1.00		0.00	0.00	0.00	283.13	
2014	2,112.76	0.00	0.00	618.04	2,215.34	0.00	2,742.95	0.00	0.00	85.09 %
			0.00	12.15		0.00	0.00	0.00	330.23	

2013	1,746.82	0.00	0.00	737.20	2,406.96	0.00	2,489.70	0.00	0.00	88.75 %
			0.00	5.68		0.00	0.00	0.00	270.83	
2012	1,697.77	0.00	0.00	768.08	2,381.45	0.00	2,469.01	0.00	0.00	87.90 %
			0.00	3.16		0.00	0.00	0.00	288.20	
2011	2,129.19	0.00	0.00	3,171.44	3,873.80	0.00	5,301.44	0.00	0.00	92.92 %
			0.00	0.81		0.00	0.00	0.00	274.18	
2010	3,083.01	0.00	0.00	4,286.80	7,873.15	0.00	9,144.88	0.00	0.00	61.90 %
			0.00	1,775.07		0.00	0.00	0.00	2,999.33	
2009	2,072.67	0.00	0.00	209.41	1,738.80	0.00	2,291.43	0.00	0.00	91.08 %
			0.00	9.35		0.00	0.00	0.00	155.16	
2008	1,537.94	0.00	0.00	2,217.57	3,494.40	0.00	3,755.51	0.00	0.00	93.34 %
			0.00	0.00		0.00	0.00	0.00	232.85	
2007	1,562.60	0.00	0.00	554.83	1,869.91	0.00	2,117.43	0.00	0.00	92.39 %
			0.00	0.00		0.00	0.00	0.00	142.25	
2006	1,859.22	0.00	0.00	7,511.65	9,031.36	0.00	9,370.87	0.00	0.00	97.80 %
			0.00	0.00		0.00	0.00	0.00	198.60	
2005	1,220.48	0.00	0.00	390.68	1,579.26	0.00	1,611.16	0.00	0.00	89.56 %
			0.00	0.00		0.00	0.00	0.00	164.89	
2004	1,167.95	0.00	0.00	132.15	1,293.46	0.00	1,300.10	0.00	0.00	91.68 %
			0.00	0.00		0.00	0.00	0.00	107.65	
2003	909.62	0.00	0.00	389.25	1,217.64	0.00	1,298.87	0.00	0.00	90.43 %
			0.00	0.00		0.00	0.00	0.00	116.47	
2002	135.80	0.00	0.00	14.28	121.27	0.00	150.08	0.00	0.00	39.23 %
			0.00	0.00		0.00	0.00	0.00	73.69	
2001	131.41	0.00	0.00	0.00	110.37	0.00	131.41	0.00	0.00	6.09 %
			0.00	0.00		0.00	0.00	0.00	103.65	
Subtot.	36,962.80	527.08	0.77	32,031.81	59,153.52	0.00	71,151.15	0.10	202.87	81.38 %
			3.1	2,156.54		0.00	0.00	205.97	11,014.64	
TAX DISTRICT: MINT HILL LEVY TYPE: TAX										
2020	8,487,255.10	2,457.57	12.69	8,518.80	8,490,839.50	8,502,085.92	0.00	0.00	383,641.67	11.70 %
			0.00	6,312.02		0.00	0.00	383,641.67	7,497,125.04	

2019	8,349,869.53	586.25	0.00	21,043.47	8,304,800.56	8,422,401.05	0.00	31.75	128.81	99.24 %
			293.13	51,488.05		0.00	0.00	421.94	62,872.03	
2018	6,445,097.83	408.24	0.00	15,589.04	6,439,242.85	6,487,865.21	0.00	2.65	-143.19	99.76 %
			160.92	27,178.34		0.00	0.00	17.73	15,505.69	
2017	6,292,395.84	408.24	0.00	11,445.42	6,280,640.03	6,359,117.72	0.00	0.00	-204.12	99.83 %
			204.12	55,276.46		0.00	0.00	0.00	10,737.60	
2016	6,122,075.14	408.24	0.00	24,541.12	6,117,940.00	6,215,694.87	0.00	7.46	-196.66	99.87 %
			204.12	69,078.61		0.00	0.00	7.46	8,102.37	
2015	6,220,503.06	408.24	0.00	70,279.54	5,855,922.59	6,479,585.93	0.00	0.00	-204.12	99.91 %
			204.12	188,803.33		0.00	0.00	0.00	5,061.07	
2014	5,791,215.02	0.00	0.00	12,837.46	5,596,424.20	5,815,841.43	0.00	0.00	0.00	99.89 %
			0.00	11,788.95		0.00	0.00	0.00	6,375.68	
2013	5,718,131.77	0.00	0.00	5,867.71	5,490,212.98	5,729,466.78	0.00	0.00	0.00	99.89 %
			0.00	5,467.30		0.00	0.00	0.00	6,173.25	
2012	5,662,797.95	0.00	0.00	16,553.46	5,448,988.43	5,767,461.72	0.00	0.00	0.00	99.89 %
			0.00	88,110.31		0.00	0.00	0.00	5,890.67	
2011	5,673,909.72	0.00	0.00	9,241.61	5,364,341.00	5,702,863.27	0.00	0.00	0.00	99.91 %
			0.00	19,711.94		0.00	0.00	0.00	4,776.89	
2010	5,118,690.81	0.00	0.00	17,717.18	5,128,063.62	5,166,330.67	0.00	0.00	0.00	99.69 %
			0.00	29,922.68		0.00	0.00	0.00	15,988.71	
2009	5,012,669.43	0.00	0.00	1,119.79	5,005,838.96	5,021,015.15	0.00	0.00	0.00	99.91 %
			0.00	7,225.93		0.00	0.00	0.00	4,263.01	
2008	4,804,965.61	0.00	0.00	17,907.96	4,815,925.99	4,824,762.21	0.00	0.00	0.00	99.92 %
			0.00	1,888.64		0.00	0.00	0.00	4,026.41	
2007	4,503,833.29	0.00	0.00	4,529.97	4,462,509.20	4,508,363.26	0.00	0.00	0.00	99.90 %
			0.00	0.00		0.00	0.00	0.00	4,557.48	
2006	4,144,511.82	0.00	0.00	34,034.25	4,161,839.66	4,178,546.07	0.00	0.00	0.00	99.88 %
			0.00	0.00		0.00	0.00	0.00	4,874.88	
2005	3,895,131.33	0.00	0.00	15,796.04	3,903,091.13	3,910,927.37	0.00	0.00	0.00	99.88 %
			0.00	0.00		0.00	0.00	0.00	4,566.20	
2004	3,631,356.78	0.00	0.00	27,598.81	3,649,927.22	3,658,955.59	0.00	0.00	0.00	99.87 %

			0.00	0.00		0.00	0.00	0.00	4,772.89	
2003	3,533,766.80	0.00	0.00	9,475.96	3,528,403.57	3,543,242.76	0.00	0.00	0.00	99.87 %
			0.00	0.00		0.00	0.00	0.00	4,705.79	
2002	77,647.79	0.00	0.00	121.40	77,226.28	77,769.19	0.00	0.00	0.00	96.37 %
			0.00	0.00		0.00	0.00	0.00	2,805.98	
2001	23,357.80	0.00	0.00	0.00	23,057.51	23,357.80	0.00	0.00	0.00	90.02 %
			0.00	0.00		0.00	0.00	0.00	2,300.74	
Subtot.	99,509,182.42	4,676.78	12.69	324,218.99	98,145,235.28	100,395,653.97	0.00	41.86	383,022.39	92.18 %
			1066.41	562,252.56		0.00	0.00	384,088.80	7,675,482.38	

TAX DISTRICT: MINT HILL LEVY TYPE: VEHICLE FEE

2020	360.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0 %
			0.00	0.00		360.00	0.00	0.00	360.00	
2019	310.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	83.33 %
			0.00	0.00		310.00	0.00	0.00	50.00	
2018	330.00	0.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	84.85 %
			0.00	20.00		350.00	0.00	0.00	50.00	
2017	280.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	0.00	92.86 %
			0.00	0.00		280.00	0.00	0.00	20.00	
2016	160.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	87.50 %
			0.00	0.00		160.00	0.00	0.00	20.00	
2015	90.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		90.00	0.00	0.00	0.00	
2014	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		100.00	0.00	0.00	0.00	
2013	70.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		70.00	0.00	0.00	0.00	
2011	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		10.00	0.00	0.00	0.00	
2010	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		10.00	0.00	0.00	0.00	
2006	10.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	100 %

			0.00	0.00		10.00	0.00	0.00	0.00	
2005	60.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	100 %
			0.00	0.00		60.00	0.00	0.00	0.00	
Subtot.	1,790.00	0.00	0.00	0.00	1,780.00	0.00	0.00	0.00	0.00	71.91 %
			0	20.00		1,810.00	0.00	0.00	500.00	
Total	99,547,935.22	5,203.86	13.46	356,250.80	98,206,168.80	100,395,653.97	71,151.15	41.96	383,225.26	92.17 %
			1,069.51	564,429.10		1,810.00	0.00	384,294.77	7,686,997.02	

Signature (Tax Collector) _____

**%
Un-
coll.**

81.94 %
30.59 %
16.93 %
15.23 %
11.58 %
10.56 %
14.91 %

11.25 %
12.10 %
7.08 %
38.10 %
8.92 %
6.66 %
7.61 %
2.20 %
10.44 %
8.32 %
9.57 %
60.77 %
93.91 %
18.62 %
88.30 %

0.76 %
0.24 %
0.17 %
0.13 %
0.09 %
0.11 %
0.11 %
0.11 %
0.09 %
0.31 %
0.09 %
0.08 %
0.10 %
0.12 %
0.12 %
0.13 %

0.13 %
3.63 %
9.98 %
7.82 %

100 %
16.67 %
15.15 %
7.14 %
12.50 %
0 %
0 %
0 %
0 %
0 %
0 %

0 %
28.09 %
7.83 %

Report Parameters:

Date Sent to Finance Start: 9/1/2020

Date Sent to Finance End: 9/30/2020

Abstract Type: RMV

Tax District: MINT HILL

Tax Year: ALL

Year For: 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991

Collapse Districts: N

Default Sort-By: Tax Year

Grouping: Tax District, Levy Type

Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Property Tax (\$)	Penalties (\$)	Int. Collect. (\$)	1.5% Admin	Net Amt Due	Total Collect. (\$)	% Coll.	% Un- coll.
			Assessor Refunds (\$)	Additional Levy (\$)		Assmt Fees (\$)	Coll. Fees (\$)	Net Collect. (\$)			Unpaid Balance (\$)		

TAX DISTRICT: MINT HILL LEVY TYPE: TAX

2014	3,294.04	0.00	0.00	0.00	2,938.96	3,320.91	0.00	0.00			0.00	97.79 %	2.21 %
			0.00	26.87		0.00	0.00	0.00			64.93		
2013	322,077.93	0.00	0.00	0.00	317,114.93	322,077.93	0.00	0.00			0.00	98.20 %	1.80 %
			0.00	0.00		0.00	0.00	0.00			5,694.40		
2012	550,264.19	0.00	0.00	0.00	542,323.54	550,419.11	0.00	0.00			0.00	98.68 %	1.32 %
			0.00	154.92		0.00	0.00	0.00			7,139.35		
2011	513,213.51	0.00	0.00	0.00	506,501.35	513,307.88	0.00	0.00			0.00	98.95 %	1.05 %
			0.00	94.37		0.00	0.00	0.00			5,328.57		
2010	488,951.08	0.00	0.00	0.00	481,869.52	489,518.80	0.00	0.00			0.00	98.61 %	1.39 %
			0.00	567.72		0.00	0.00	0.00			6,711.10		
2009	501,368.74	0.00	0.00	0.00	494,162.07	502,170.92	0.00	0.00			0.00	98.63 %	1.37 %
			0.00	802.18		0.00	0.00	0.00			6,791.87		
2008	542,235.83	0.00	0.00	0.00	534,007.05	542,859.70	0.00	0.00			0.00	98.77 %	1.23 %
			0.00	623.87		0.00	0.00	0.00			6,578.87		
2007	570,743.61	0.00	0.00	0.00	555,960.93	573,148.45	0.00	0.00			0.00	97.92 %	2.08 %
			0.00	2,404.84		0.00	0.00	0.00			11,570.55		
2006	545,204.67	0.00	0.00	0.00	538,006.19	549,611.45	0.00	0.00			0.00	98.18 %	1.82 %
			0.00	4,406.78		0.00	0.00	0.00			9,782.54		

2005	228,095.33	0.00	0.00	0.00	223,747.26	229,740.47	0.00	0.00			0.00	97.77 %	2.23 %
				0.00	1,645.14	0.00	0.00	0.00			4,988.84		
Subtot.	4,265,448.93	0.00	0.00	0.00	4,196,631.80	4,276,175.62	0.00	0.00	0.00	0.00	0.00	98.46 %	1.54 %
			0	10,726.69		0.00	0.00	0.00	0.00	0.00	64,651.02		

TAX DISTRICT: MINT HILL LEVY TYPE: VEHICLE FEE

2014	690.00	0.00	0.00	0.00	689.12	0.00	0.00	0.00			0.00	95.65 %	4.35 %
				0.00	10.00	700.00	0.00	0.00			30.00		
2013	111,822.63	0.00	0.00	0.00	110,793.32	0.00	0.00	0.00			0.00	97.14 %	2.86 %
				0.00	0.00	111,822.63	0.00	0.00			3,163.35		
2012	197,645.01	0.00	0.00	0.00	195,896.63	0.00	0.00	0.00			0.00	97.49 %	2.51 %
				0.00	30.00	197,675.01	0.00	0.00			4,908.44		
2011	193,644.99	0.00	0.00	0.00	192,188.78	0.00	0.00	0.00			0.00	97.96 %	2.04 %
				0.00	10.00	193,654.99	0.00	0.00			3,923.18		
2010	189,020.83	0.00	0.00	0.00	187,608.18	0.00	0.00	0.00			0.00	97.45 %	2.55 %
				0.00	80.00	189,100.83	0.00	0.00			4,776.56		
2009	189,032.51	0.00	0.00	0.00	187,555.64	0.00	0.00	0.00			0.00	97.53 %	2.47 %
				0.00	180.00	189,212.51	0.00	0.00			4,626.65		
2008	192,005.00	0.00	0.00	0.00	190,298.74	0.00	0.00	0.00			0.00	97.82 %	2.18 %
				0.00	170.00	192,175.00	0.00	0.00			4,151.20		
2007	192,756.67	0.00	0.00	0.00	190,799.54	0.00	0.00	0.00			0.00	96.78 %	3.22 %
				0.00	810.00	193,566.67	0.00	0.00			6,142.50		
2006	186,370.85	0.00	0.00	0.00	184,544.72	0.00	0.00	0.00			0.00	96.79 %	3.21 %
				0.00	708.33	187,079.18	0.00	0.00			5,915.58		
2005	74,844.73	0.00	0.00	0.00	73,872.50	0.00	0.00	0.00			0.00	96.26 %	3.74 %
				0.00	277.52	75,122.25	0.00	0.00			2,761.69		
Subtot.	1,527,833.22	0.00	0.00	0.00	1,514,247.17	0.00	0.00	0.00	0.00	0.00	0.00	97.33 %	2.67 %
			0	2,275.85		1,530,109.07	0.00	0.00	0.00	0.00	40,399.15		
Total	5,793,282.15	0.00	0.00	0.00	5,710,878.97	4,276,175.62	0.00	0.00	0.00	0.00	0.00	98.16 %	1.84 %
			0.00	13,002.54		1,530,109.07	0.00	0.00	0.00	0.00	105,050.17		

Signature (Tax Collector) _____

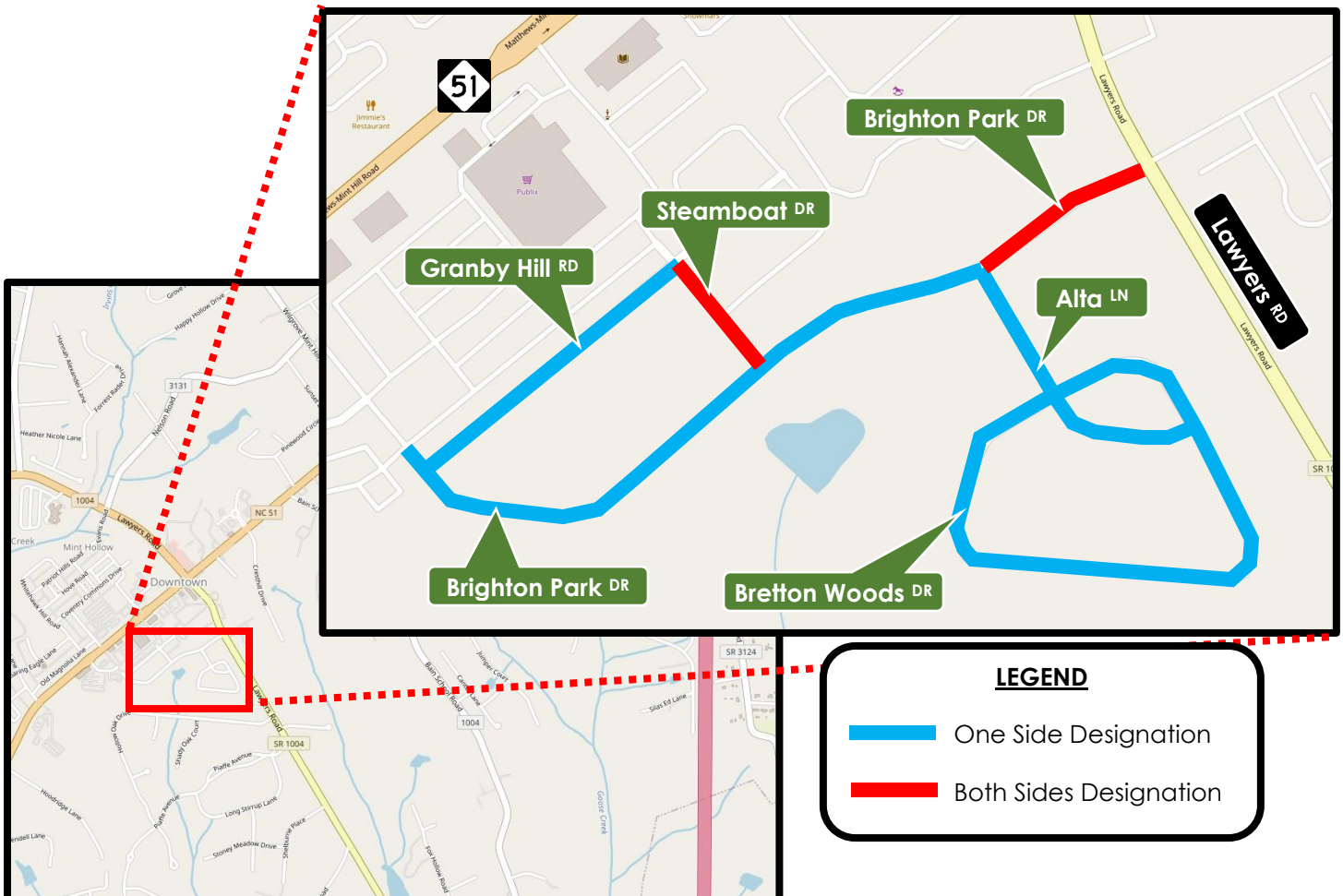
MEMORANDUM

DATE: | October 8, 2020
SUBJECT: | **Mint Hill Commons No Parking Signs**
FROM: | Steve Frey, PE, Town Engineer & Director of Public Works
TO: | Mayor and Commissioners

The Mint Hill Police and Fire Chiefs have requested the roads within the Mint Hill Commons residential subdivision be designated as “no parking” streets to preserve a navigable travelway for emergency vehicles. Recognizing that on-street parking is necessary within a residential neighborhood, some streets will be signed as no parking on one side only. The streets recommended for no parking designation are:

One Side Designation	Both Sides Designation
Brighton Park Drive (Granby Hill Rd. to Alta Ln.)	Steamboat Drive
Granby Hill Road (Brighton Park Dr. to Steamboat Dr.)	Brighton Park Drive (Alta Ln. to Lawyers Rd.)
Alta Lane	
Bretton Woods Drive	

I recommend you approve designating this list of streets as no parking.



TOWN OF MINT HILL - TREASURER'S REPORT

GENERAL FUND (10):

	June-20	July-20	August-20
CHECKING ACCOUNT - FIRST CITIZENS			
Balance - Month Beginning	\$911,836.93	\$224,227.61	\$712,642.66
Receipts	\$280,122.19	\$1,750,000.00	\$600,000.00
Disbursements	\$967,731.51	\$1,261,584.95	\$886,276.94
Balance - Month End	\$224,227.61	\$712,642.66	\$426,365.72
SAVINGS ACCOUNT - BB&T			
Balance - Month Beginning	\$1,513,515.60	\$1,513,528.01	\$1,498,291.50
Receipts	\$12.41	\$12.74	\$12.67
Disbursements	\$0.00	\$15,249.25	\$6,669.29
Balance - Month End	\$1,513,528.01	\$1,498,291.50	\$1,491,634.88
CHECKING ACCOUNT - FIRST CITIZENS (Alarm Tracking)			
Balance - Month Beginning	\$91,039.27	\$91,139.27	\$91,339.27
Receipts	\$100.00	\$200.00	\$200.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$91,139.27	\$91,339.27	\$91,539.27
SAVINGS ACCOUNT - NCCMT			
Balance - Month Beginning	\$3,698,303.89	\$4,173,487.63	\$2,619,354.55
Receipts	\$565,189.93	\$254,243.94	\$514,490.10
Disbursements	\$90,006.19	\$1,808,377.02	\$668,791.49
Balance - Month End	\$4,173,487.63	\$2,619,354.55	\$2,465,053.16
TERM ACCOUNT - NCCMT			
Balance - Month Beginning	\$318,354.61	\$318,430.59	\$318,469.32
Receipts	\$75.98	\$38.73	\$18.05
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$318,430.59	\$318,469.32	\$318,487.37
SAVINGS ACCOUNT - FNB			
Balance - Month Beginning	\$76,066.93	\$76,114.45	\$76,153.24
Receipts	\$47.52	\$38.79	\$38.81
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$76,114.45	\$76,153.24	\$76,192.05
MONEY MARKET - FNB			
Balance - Month Beginning	\$556,163.84	\$556,511.25	\$556,794.84
Receipts	\$347.41	\$283.59	\$283.74
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$556,511.25	\$556,794.84	\$557,078.58
CHECKING ACCOUNT - FIRST CITIZENS (FSA)			
Balance - Month Beginning	\$16,166.81	\$12,413.96	\$88,327.50
Receipts	\$0.00	\$81,000.00	\$0.00
Disbursements	\$3,752.85	\$5,086.46	\$7,562.32
Balance - Month End	\$12,413.96	\$88,327.50	\$80,765.18
SAVINGS ACCOUNT- FIRST CITIZENS (Money Market)			
Balance - Month Beginning	\$160,517.51	\$571,631.47	\$475,813.23
Receipts	\$508,054.34	\$103,475.43	\$10,416.62
Disbursements	\$96,940.38	\$199,293.67	\$89,975.05
Balance - Month End	\$571,631.47	\$475,813.23	\$396,254.80
PETTY CASH - Balance (on Hand) @ Month-End	\$100.00	\$100.00	\$100.00
TOTAL GENERAL FUND	\$7,537,584.24	\$6,437,286.11	\$5,903,471.01

POWELL BILL FUND (20):

	June-20	July-20	August-20
CHECKING ACCOUNT - FIRST CITIZENS			
Balance - Month Beginning	\$195,784.64	\$240,707.52	\$231,238.18
Receipts	\$53,530.93	\$0.00	\$0.00
Disbursements	\$8,608.05	\$9,469.34	\$3,183.21
Balance - Month End	\$240,707.52	\$231,238.18	\$228,054.97
SAVING ACCOUNT - NCCMT			
Balance - Month Beginning	\$695,331.36	\$695,377.42	\$695,419.60
Receipts	\$46.06	\$42.18	\$25.33
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$695,377.42	\$695,419.60	\$695,444.93
TERM ACCOUNT - NCCMT			
Balance - Month Beginning	\$19,155.72	\$19,160.29	\$19,162.62
Receipts	\$4.57	\$2.33	\$1.10
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$19,160.29	\$19,162.62	\$19,163.72
SAVING ACCOUNT - FNB			
Balance - Month Beginning	\$58,772.60	\$58,809.31	\$58,839.28
Receipts	\$36.71	\$29.97	\$29.98
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$58,809.31	\$58,839.28	\$58,869.26
PETTY CASH - Balance (on Hand) @ Month-End	\$30.00	\$30.00	\$30.00
TOTAL POWELL BILL FUND	\$1,014,084.54	\$1,004,689.68	\$1,001,562.88

STORM WATER FUND (25):

	June-20	July-20	August-20
CHECKING ACCOUNT - FIRST CITIZENS			
Balance - Month Beginning	\$36,192.94	\$14,475.54	\$6,373.47
Receipts	\$301,000.00	\$0.00	\$0.00
Disbursements	\$322,717.40	\$8,102.07	\$3,609.76
Balance - Month End	\$14,475.54	\$6,373.47	\$2,763.71
SAVINGS ACCOUNT - NCCMT			
Balance - Month Beginning	\$528,941.90	\$254,969.58	\$283,099.09
Receipts	\$26,027.68	\$28,129.51	\$27,435.73
Disbursements	\$300,000.00	\$0.00	\$0.00
Balance - Month End	\$254,969.58	\$283,099.09	\$310,534.82
SAVINGS ACCOUNT - FNB			
Balance - Month Beginning	\$84,953.14	\$85,006.21	\$85,049.53
Receipts	\$53.07	\$43.32	\$43.34
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$85,006.21	\$85,049.53	\$85,092.87
MONEY MARKET - FNB			
Balance - Month Beginning	\$320,015.70	\$320,215.60	\$320,378.78
Receipts	\$199.90	\$163.18	\$163.26
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$320,215.60	\$320,378.78	\$320,542.04
TOTAL STORM WATER FUND	\$674,666.93	\$694,900.87	\$718,933.44

POLICE FUND (30):

	June-20	July-20	August-20
<i>CHECKING ACCOUNT- FIRST CITIZENS (Police Fundraiser)</i>			
Balance - Month Beginning	\$23,509.83	\$23,492.47	\$23,508.42
Receipts	\$300.00	\$150.00	\$450.00
Disbursements	\$317.36	\$134.05	\$2,570.22
Balance - Month End	\$23,492.47	\$23,508.42	\$21,388.20
<i>CHEKCKING ACCOUNT- FIRST CITIZENS (Police Seized Funds)</i>			
Balance - Month Beginning	\$90,124.88	\$90,063.88	\$90,063.88
Receipts	\$0.00	\$69.00	\$767.00
Disbursements	\$61.00	\$69.00	\$4.00
Balance - Month End	\$90,063.88	\$90,063.88	\$90,826.88
<i>CHECKING ACCOUNT - FIRST CITIZENS (Federal Asset Forfeiture)</i>			
Balance - Month Beginning	\$137,275.41	\$137,275.41	\$78,546.43
Receipts	\$0.00	\$47,458.62	\$0.00
Disbursements	\$0.00	\$106,187.60	\$22,123.75
Balance - Month End	\$137,275.41	\$78,546.43	\$56,422.68
<i>CHECKING ACCOUNT - FIRST CITIZENS (NC Asset Forfeiture)</i>			
Balance - Month Beginning	\$5,537.22	\$5,645.56	\$5,649.76
Receipts	\$108.34	\$4.20	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$5,645.56	\$5,649.76	\$5,649.76
TOTAL POLICE FUND	\$256,477.32	\$197,768.49	\$174,287.52

INFRASTRUCTURE FUND (50):

	June-20	July-20	August-20
<i>SAVINGS ACCOUNT- FIRST CITIZENS</i>			
Balance - Month Beginning	\$13,237.29	\$13,237.29	\$13,237.29
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
Balance - Month End	\$13,237.29	\$13,237.29	\$13,237.29
TOTAL INFRASTRUCURE FUND	\$13,237.29	\$13,237.29	\$13,237.29

TOURISM FUND (60):

	June-20	July-20	August-20
<i>CHECKING ACCOUNT - FIRST CITIZENS</i>			
Balance - Month Beginning	\$233,887.39	\$222,437.96	\$222,137.96
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$11,449.43	\$300.00	\$0.00
Balance - Month End	\$222,437.96	\$222,137.96	\$222,137.96
TOTAL TOURISM FUND	\$222,437.96	\$222,137.96	\$222,137.96

SUMMARY CASH - ALL FUNDS:

	June-20	July-20	August-20
TOTAL GENERAL FUND (w/ Petty Cash)	\$7,537,584.24	\$6,437,286.11	\$5,903,471.01
TOTAL POWELL BILL FUND (w/ Petty Cash)	\$1,014,084.54	\$1,004,689.68	\$1,001,562.88
TOTAL STORM WATER FUND	\$674,666.93	\$694,900.87	\$718,933.44
TOTAL POLICE FUND	\$256,477.32	\$197,768.49	\$174,287.52
TOTAL INFRASTRUCTURE FUND	\$13,237.29	\$13,237.29	\$13,237.29
TOTAL TOURISM FUND	\$222,437.96	\$222,137.96	\$222,137.96
TOTAL CASH (ALL FUNDS)	\$9,718,488.28	\$8,570,020.40	\$8,033,630.10

REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
10 General Fund					
Revenue					
1000 Administrative					
10-1000-3100 AD VALOREM TAXES - LEVY	8,400,000.00	17,030.11	38,777.00	8,361,223.00	0
10-1000-3101 AD VALOREM TAXES - PRIOR YEAR	20,000.00	1,743.93	3,641.49	16,358.51	18
10-1000-3102 AUTO FEE	215,000.00	23,502.45	43,641.72	171,358.28	20
10-1000-3103 AD VALOREM TAXES - INTEREST	10,000.00	1,473.03	1,572.12	8,427.88	16
10-1000-3110 MOTOR VEHICLE TAX	700,000.00	72,978.17	133,838.73	566,161.27	19
10-1000-3220 TAXES - SOLID WASTE DISPOSAL	17,000.00	4,973.45	4,973.45	12,026.55	29
10-1000-3225 VEHICLE RENTAL TAX	4,000.00	2,797.64	4,547.82	-547.82	114
10-1000-3250 OTHER TAXES - ABC	100,000.00	28,158.00	28,158.00	71,842.00	28
10-1000-3299 INTERLOCAL CARES FUNDING	0.00	186,539.40	186,539.40	-186,539.40	0
10-1000-3322 BEER & WINE TAX	100,000.00	0.00	0.00	100,000.00	0
10-1000-3324 UTILITY FRANCHISE TAX	1,100,000.00	0.00	0.00	1,100,000.00	0
10-1000-3325 SALES & USE TAX REFUND	1,800,000.00	175,202.74	322,762.57	1,477,237.43	18
10-1000-3800 OTHER FINANCING SOURCES	4,277,000.00	0.00	736,040.00	3,540,960.00	17
10-1000-3831 EARNINGS ON INVESTMENTS	50,000.00	444.45	1,008.86	48,991.14	2
10-1000-3838 PARK USER FEES	0.00	15.00	15.00	-15.00	0
10-1000-3839 OTHER MISCELLANEOUS REVENUE	50,000.00	180.08	180.08	49,819.92	0
10-1000-3840 REVENUE - GRANTS	1,954,352.00	0.00	0.00	1,954,352.00	0
10-1000-3841 ZONING APPLICATION FEES	30,000.00	2,300.00	8,545.00	21,455.00	28
10-1000-3850 APPROPRIATED FUND BALANCE	466,045.00	0.00	0.00	466,045.00	0
1000 Administrative Subtotal	\$19,293,397.00	\$517,338.45	\$1,514,241.24	\$17,779,155.76	8
3000 Fire					
10-3000-3839 OTHER MISCELLANEOUS REVENUE	410,000.00	7,033.58	101,513.58	308,486.42	25
3000 Fire Subtotal	\$410,000.00	\$7,033.58	\$101,513.58	\$308,486.42	25
5000 Police					
10-5000-3833 FEES, CONTRIBUTIONS & GENERAL	0.00	472.50	952.00	-952.00	0
10-5000-3839 OTHER MISCELLANEOUS REVEN	0.00	0.00	284.00	-284.00	0
10-5000-3849 POLICE ALARM REVENUE	0.00	200.00	400.00	-400.00	0
5000 Police Subtotal	\$0.00	\$672.50	\$1,636.00	-\$1,636.00	0
Revenue Subtotal	\$19,703,397.00	\$525,044.53	\$1,617,390.82	\$18,086,006.18	8
Expenditure					
0100 Governing Body					
10-0100-4121 SALARIES - FT	30,000.00	2,307.72	4,615.44	25,384.56	15
10-0100-4181 FICA	2,295.00	88.27	264.81	2,030.19	12
10-0100-4313 ALLOWANCES - TECHNOLOGY	12,000.00	1,000.00	2,000.00	10,000.00	17
0100 Governing Body Subtotal	\$44,295.00	\$3,395.99	\$6,880.25	\$37,414.75	16
1000 Administrative					
10-1000-4121 SALARIES - FT	860,000.00	62,657.72	125,452.36	734,547.64	15
10-1000-4126 SALARIES - PT	10,000.00	0.00	0.00	10,000.00	0
10-1000-4181 FICA	66,555.00	2,256.92	6,781.52	59,773.48	10
10-1000-4182 NC RETIREMENT	87,634.00	3,192.39	9,591.12	78,042.88	11

REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
10-1000-4183 HOSPITAL INSURANCE	121,000.00	9,842.50	19,685.00	101,315.00	16
10-1000-4189 401(K) CONTRIBUTION	43,000.00	3,132.90	6,212.61	36,787.39	14
10-1000-4265 BANK SVC CHARGE	5,000.00	1,012.15	1,617.97	3,382.03	32
10-1000-4391 ADVERTISING	2,000.00	0.00	172.19	1,827.81	9
10-1000-4399 OTHER SERVICES/STUDIES	160,000.00	0.00	0.00	160,000.00	0
1000 Administrative Subtotal	\$1,355,189.00	\$82,094.58	\$169,512.77	\$1,185,676.23	13
3000 Fire					
10-3000-4121 SALARIES - FT	1,480,000.00	102,964.01	202,676.01	1,277,323.99	14
10-3000-4126 SALARIES - PT	25,000.00	0.00	0.00	25,000.00	0
10-3000-4181 FICA	115,133.00	3,664.19	10,654.08	104,478.92	9
10-3000-4182 NC RETIREMENT	150,812.00	5,265.66	15,426.29	135,385.71	10
10-3000-4183 HOSPITAL INSURANCE	235,872.00	20,014.96	40,029.92	195,842.08	17
10-3000-4189 401(K) CONTRIBUTION	74,000.00	5,148.18	10,133.74	63,866.26	14
10-3000-4212 UNIFORMS	55,000.00	1,348.00	1,396.00	53,604.00	3
10-3000-4251 FUEL	45,000.00	1,762.82	1,762.82	43,237.18	4
10-3000-4260 SUPPLIES & MATERIALS	15,000.00	1,467.92	1,557.62	13,442.38	10
10-3000-4311 TRAINING & MILEAGE	8,000.00	0.00	0.00	8,000.00	0
10-3000-4330 UTILITIES	22,000.00	318.46	1,481.20	20,518.80	7
10-3000-4350 REPAIRS & MAINT - COMPUTER	8,000.00	573.93	5,365.33	2,634.67	67
10-3000-4351 REPAIRS & MAINT - STATION	18,000.00	1,811.66	1,811.66	16,188.34	10
10-3000-4352 REPAIRS & MAINT - EQUIPMENT	15,000.00	0.00	1,860.07	13,139.93	12
10-3000-4353 REPAIRS & MAINT - VEHICLES	65,000.00	1,478.39	1,478.39	63,521.61	2
10-3000-4375 DONATION - VFD	405,475.00	16,250.01	100,118.76	305,356.24	25
10-3000-4398 RADIO USER FEES	30,000.00	0.00	0.00	30,000.00	0
10-3000-4520 COMPUTERS / TECHNOLOGY	4,000.00	149.85	299.70	3,700.30	7
10-3000-8595 FIRE - CAPITAL EXPENDITURES	925,000.00	0.00	748,168.54	176,831.46	81
10-3000-9830 DEBT RETIREMENT (FIRE)	55,200.00	0.00	0.00	55,200.00	0
3000 Fire Subtotal	\$3,751,492.00	\$162,218.04	\$1,144,220.13	\$2,607,271.87	31
3500 Streets & Highways					
10-3500-4121 SALARIES - FT	420,000.00	26,480.28	52,872.38	367,127.62	13
10-3500-4181 FICA	32,130.00	939.96	2,838.80	29,291.20	9
10-3500-4182 NC RETIREMENT	42,798.00	1,284.66	3,828.77	38,969.23	9
10-3500-4183 HOSPITAL INSURANCE	65,708.00	4,717.79	9,435.58	56,272.42	14
10-3500-4189 401(K) CONTRIBUTION	21,000.00	1,262.54	2,510.54	18,489.46	12
10-3500-4212 UNIFORMS	10,000.00	0.00	483.20	9,516.80	5
10-3500-4260 SUPPLIES & MATERIALS	30,000.00	0.00	0.00	30,000.00	0
10-3500-4311 TRAINING & MILEAGE	10,000.00	218.00	924.75	9,075.25	9
10-3500-4332 STREET LIGHTING	105,000.00	1,475.34	7,042.44	97,957.56	7
10-3500-4370 STORMWATER UTILITIES	78,000.00	0.00	0.00	78,000.00	0
10-3500-4513 STREET NAME SIGNS	15,000.00	149.00	149.00	14,851.00	1
10-3500-8580 GROUNDS MAINTENANCE	12,000.00	0.00	602.20	11,397.80	5
10-3500-8598 CAPITAL EXPENDITURES	110,000.00	0.00	0.00	110,000.00	0
10-3500-8599 CAP OUTLAY - SIDEWALKS	3,000,000.00	0.00	0.00	3,000,000.00	0
10-3500-9830 DEBT RETIREMENT (STREETS)	658,000.00	0.00	0.00	658,000.00	0

REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

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Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
3500 Streets & Highways Subtotal	\$4,609,636.00	\$36,527.57	\$80,687.66	\$4,528,948.34	2
4000 Solid Waste					
10-4000-4394 GARBAGE/RUBBISH - CONT SVC	1,981,440.00	163,296.80	326,593.60	1,654,846.40	16
10-4000-4441 LANDFILL FEES	380,000.00	40,560.61	51,458.21	328,541.79	14
4000 Solid Waste Subtotal	\$2,361,440.00	\$203,857.41	\$378,051.81	\$1,983,388.19	16
5000 Police					
10-5000-4121 SALARIES - FT	2,850,000.00	190,856.98	374,691.85	2,475,308.15	13
10-5000-4126 SALARIES - PT	20,000.00	0.00	0.00	20,000.00	0
10-5000-4131 EMERGENCY SEPARATION/VAC	10,000.00	0.00	0.00	10,000.00	0
10-5000-4181 FICA	219,555.00	7,373.44	20,975.46	198,579.54	10
10-5000-4182 NC RETIREMENT	308,940.00	10,482.11	29,533.85	279,406.15	10
10-5000-4183 HOSPITAL INSURANCE	379,080.00	28,592.80	56,470.78	322,609.22	15
10-5000-4185 ESC - UNEMPLOYMENT	15,000.00	0.00	0.00	15,000.00	0
10-5000-4186 WORKER'S COMPENSATION	50,000.00	0.00	46,352.10	3,647.90	93
10-5000-4189 401(K) CONTRIBUTION	142,500.00	9,242.91	17,873.43	124,626.57	13
10-5000-4192 PROF SVCS - LEGAL	9,000.00	0.00	4,500.00	4,500.00	50
10-5000-4196 PROF SVCS - MISCELLANEOUS	4,000.00	26.50	26.50	3,973.50	1
10-5000-4197 PROF SVCS - PHYSICALS/DRUG	4,000.00	0.00	335.00	3,665.00	8
10-5000-4198 PROF SVCS - PSYCTEST	4,000.00	0.00	435.00	3,565.00	11
10-5000-4199 PROF SVCS - DCI	10,000.00	0.00	2,604.00	7,396.00	26
10-5000-4200 COMM/RADIO	15,000.00	0.00	0.00	15,000.00	0
10-5000-4212 UNIFORMS	55,000.00	1,993.99	2,732.02	52,267.98	5
10-5000-4213 DUTY SUPPLIES & EQUIPMENT	55,000.00	5,943.56	7,256.79	47,743.21	13
10-5000-4250 INSURANCE & BONDS	35,000.00	0.00	25,494.53	9,505.47	73
10-5000-4251 FUEL	100,000.00	4,965.63	4,965.63	95,034.37	5
10-5000-4252 TIRES	13,000.00	178.50	188.50	12,811.50	1
10-5000-4253 AUTO SUPPLIES	5,000.00	275.53	426.46	4,573.54	9
10-5000-4260 SUPPLIES & MATERIALS	28,000.00	1,666.07	3,108.27	24,891.73	11
10-5000-4270 GRANT MATCHING FUNDS	242,792.00	61,000.96	61,000.96	181,791.04	25
10-5000-4311 TRAINING & MILEAGE	35,000.00	2,234.80	1,942.37	33,057.63	6
10-5000-4321 TELEPHONE	23,000.00	1,509.45	1,509.45	21,490.55	7
10-5000-4325 POSTAGE	5,000.00	860.81	860.81	4,139.19	17
10-5000-4330 UTILITIES	23,000.00	326.41	2,213.44	20,786.56	10
10-5000-4341 PRINTING	5,000.00	0.00	0.00	5,000.00	0
10-5000-4344 CLEANING/HOUSEKEEPING	7,200.00	1,895.00	2,230.00	4,970.00	31
10-5000-4350 REPAIRS & MAINT - COMPUTER	125,000.00	11,939.00	12,047.80	112,952.20	10
10-5000-4352 REPAIRS & MAINT - EQUIPMENT	22,500.00	795.00	795.00	21,705.00	4
10-5000-4353 REPAIRS & MAINT- AUTO	65,000.00	3,451.16	4,940.63	60,059.37	8
10-5000-4391 ADVERTISING	1,000.00	0.00	0.00	1,000.00	0
10-5000-4398 DISPATCHING	155,000.00	0.00	154,500.00	500.00	100
10-5000-4452 AUTO INSURANCE	35,000.00	0.00	32,713.23	2,286.77	93
10-5000-4491 DUES & SUBSCRIPTIONS	2,500.00	50.00	50.00	2,450.00	2
10-5000-4520 COMPUTERS / TECHNOLOGY	66,000.00	14,003.65	14,003.65	51,996.35	21
10-5000-4540 VEHICLES	372,000.00	0.00	0.00	372,000.00	0

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Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
10-5000-4550 K-9 PROGRAM	7,500.00	140.00	434.22	7,065.78	6
10-5000-5030 INVESTIGATIONS	20,000.00	103.00	223.00	19,777.00	1
10-5000-5070 MHPD - TASER	9,000.00	0.00	0.00	9,000.00	0
10-5000-9830 DEBT RETIREMENT (POLICE)	128,000.00	0.00	0.00	128,000.00	0
5000 Police Subtotal	\$5,681,567.00	\$359,907.26	\$887,434.73	\$4,794,132.27	16
6000 Parks					
10-6000-4126 SALARIES - PT	72,000.00	5,152.00	10,005.00	61,995.00	14
10-6000-4181 FICA	5,508.00	194.86	566.09	4,941.91	10
10-6000-4223 STORMWATER UTILITIES	7,100.00	4.22	352.73	6,747.27	5
10-6000-4240 REPAIRS & MAINT - SUPPLIES	1,500.00	19.00	142.75	1,357.25	10
10-6000-4260 SUPPLIES & MATERIALS	6,000.00	728.94	728.94	5,271.06	12
10-6000-4330 UTILITIES	27,000.00	789.45	1,599.87	25,400.13	6
10-6000-4351 REPAIRS & MAINT - BUILDINGS	7,000.00	0.00	0.00	7,000.00	0
10-6000-4352 REPAIRS & MAINT - EQUIPMENT	11,000.00	499.04	570.43	10,429.57	5
10-6000-4355 REPAIRS & MAINT - GROUNDS	22,000.00	243.52	2,252.62	19,747.38	10
10-6000-4359 REPAIRS & MAINT - OTHER	500.00	0.00	0.00	500.00	0
10-6000-4393 MISC CONTRACTUAL SVCS	5,000.00	0.00	0.00	5,000.00	0
10-6000-8520 CAPITAL OUTLAY	75,000.00	32.50	32.50	74,967.50	0
6000 Parks Subtotal	\$239,608.00	\$7,663.53	\$16,250.93	\$223,357.07	7
7000 Debt Service					
10-7000-4512 DEBT SVC - PRINCIPAL (FLEET)	369,626.00	86,496.87	86,496.87	283,129.13	23
10-7000-4513 DEBT SVC - PRINCIPAL (FIRE)	298,799.00	0.00	0.00	298,799.00	0
10-7000-4522 DEBT SVC - INTEREST (FLEET)	15,654.00	1,755.89	1,755.89	13,898.11	11
10-7000-4523 DEBT SVC - INTEREST (FIRE)	18,591.00	0.00	0.00	18,591.00	0
7000 Debt Service Subtotal	\$702,670.00	\$88,252.76	\$88,252.76	\$614,417.24	13
7500 Non-Departmental					
10-7500-4190 CONTRACTED TAX BILLING SVC	26,000.00	0.00	0.00	26,000.00	0
10-7500-4191 PROFESSIONAL SVCS - ACCOUNTING	23,000.00	0.00	0.00	23,000.00	0
10-7500-4192 PROFESSIONAL SVCS - LEGAL	75,000.00	6,872.50	6,872.50	68,127.50	9
10-7500-4193 PROFESSIONAL SVCS - CODE	6,000.00	0.00	0.00	6,000.00	0
10-7500-4195 PROF SVCS - ANIMAL CONTROL	125,000.00	0.00	0.00	125,000.00	0
10-7500-4223 STORMWATER UTILITIES	5,000.00	0.00	0.00	5,000.00	0
10-7500-4250 INSURANCE & BONDS	185,000.00	0.00	114,328.36	70,671.64	62
10-7500-4251 FUEL	4,000.00	0.00	0.00	4,000.00	0
10-7500-4260 SUPPLIES & MATERIALS	42,000.00	3,943.67	5,737.75	36,262.25	14
10-7500-4299 MISCELLANEOUS COVID	0.00	386.74	386.74	-386.74	0
10-7500-4311 TRAINING & MILEAGE	25,000.00	1,429.94	2,162.48	22,837.52	9
10-7500-4312 ALLOWANCES - AUTO	6,000.00	400.00	800.00	5,200.00	13
10-7500-4321 TELEPHONE	36,000.00	3,267.14	4,070.13	31,929.87	11
10-7500-4325 POSTAGE	7,500.00	903.13	1,002.22	6,497.78	13
10-7500-4330 UTILITIES	38,000.00	738.91	2,940.99	35,059.01	8
10-7500-4350 REPAIRS & MAINT - COMPUTER	50,000.00	3,475.00	3,543.10	46,456.90	7
10-7500-4351 REPAIRS & MAINT - BUILDINGS	25,000.00	118.75	1,406.48	23,593.52	6
10-7500-4352 REPAIRS & MAINT - EQUIPMENT	5,000.00	86.94	2,770.36	2,229.64	55

REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

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Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
10-7500-4371 DONATION - CHAMBER	0.00	5,000.00	5,000.00	-5,000.00	0
10-7500-4375 DONATIONS	141,000.00	0.00	0.00	141,000.00	0
10-7500-4391 ADVERTISING	2,000.00	99.17	99.17	1,900.83	5
10-7500-4393 MISC CONTRACTUAL SVCS	85,000.00	6,899.01	11,875.25	73,124.75	14
10-7500-4491 DUES & SUBSCRIPTIONS	36,000.00	3,745.93	34,725.21	1,274.79	96
10-7500-4585 OFFICE EQUIPMENT	10,000.00	277.99	277.99	9,722.01	3
7500 Non-Departmental Subtotal	\$957,500.00	\$37,644.82	\$197,998.73	\$759,501.27	21
Expenditure Subtotal	\$19,703,397.00	\$981,561.96	\$2,969,289.77	\$16,734,107.23	15
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$456,517.43	-\$1,351,898.95	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$456,517.43	-\$1,351,898.95	0

REVENUE & EXPENDITURE STATEMENT FOR 20 POWELL BILL FUND

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
20 Powell Bill Fund					
Revenue					
7500 Non-Departmental					
20-7500-3321 ALLOCATION	690,000.00	0.00	0.00	690,000.00	0
20-7500-3831 EARNINGS ON INVESTMENTS	2,000.00	56.41	130.89	1,869.11	7
20-7500-3850 UNDESIGNATED FUND BALANCE	68,000.00	0.00	0.00	68,000.00	0
7500 Non-Departmental Subtotal	\$760,000.00	\$56.41	\$130.89	\$759,869.11	0
Revenue Subtotal	\$760,000.00	\$56.41	\$130.89	\$759,869.11	0
Expenditure					
2000 Planning					
20-2000-4440 ST MAINT - CONTRACTUAL	500,000.00	0.00	0.00	500,000.00	0
2000 Planning Subtotal	\$500,000.00	\$0.00	\$0.00	\$500,000.00	0
7500 Non-Departmental					
20-7500-4241 ST MAINT - GRAVEL	13,000.00	0.00	0.00	13,000.00	0
20-7500-4242 ST MAINT - ASPHALT	18,000.00	239.95	755.48	17,244.52	4
20-7500-4244 ST MAINT - TRAFFIC SIGNS	6,000.00	0.00	0.00	6,000.00	0
20-7500-4251 ST MAINT - FUEL	30,000.00	751.27	751.27	29,248.73	3
20-7500-4252 ST MAINT - TIRES & TUBES	5,000.00	0.00	768.06	4,231.94	15
20-7500-4253 ST MAINT - PARTS	5,000.00	54.59	689.88	4,310.12	14
20-7500-4260 SUPPLIES & MATERIALS	1,000.00	25.29	113.29	886.71	11
20-7500-4352 REPAIRS & MAINT - EQUIPMENT	25,000.00	827.89	1,116.72	23,883.28	4
20-7500-4353 REPAIRS & MAINT - AUTO	20,000.00	672.43	710.21	19,289.79	4
20-7500-4354 ST MAINT - RIGHT OF WAY	5,000.00	0.00	0.00	5,000.00	0
20-7500-4393 MISC CONTRACTUAL SVCS	2,000.00	750.00	750.00	1,250.00	38
20-7500-4442 SIDEWALKS	100,000.00	0.00	1,018.94	98,981.06	1
7500 Non-Departmental Subtotal	\$230,000.00	\$3,321.42	\$6,673.85	\$223,326.15	3
8000 Capital Outlay					
20-8000-4555 CAPITAL OUTLAY - 218 IMPROVE	30,000.00	0.00	0.00	30,000.00	0
8000 Capital Outlay Subtotal	\$30,000.00	\$0.00	\$0.00	\$30,000.00	0
Expenditure Subtotal	\$760,000.00	\$3,321.42	\$6,673.85	\$753,326.15	1
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$3,265.01	-\$6,542.96	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$3,265.01	-\$6,542.96	0

REVENUE & EXPENDITURE STATEMENT FOR 25 STORM WATER FUND

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
25 Storm Water Fund					
Revenue					
7500 Non-Departmental					
25-7500-3831 EARNINGS ON INVESTMENTS	5,000.00	217.04	439.25	4,560.75	9
25-7500-3842 STORM WATER FEES COLLECTED	330,000.00	27,425.29	55,539.09	274,460.91	17
25-7500-3850 FUND BALANCE - UNRESERVED	227,757.00	0.00	0.00	227,757.00	0
7500 Non-Departmental Subtotal	\$562,757.00	\$27,642.33	\$55,978.34	\$506,778.66	10
Revenue Subtotal	\$562,757.00	\$27,642.33	\$55,978.34	\$506,778.66	10
Expenditure					
1000 Administrative					
25-1000-4121 SALARIES - FT	280,000.00	16,833.58	33,465.96	246,534.04	12
25-1000-4181 FICA	21,420.00	602.92	1,795.23	19,624.77	8
25-1000-4182 NC RETIREMENT	28,532.00	856.45	2,551.32	25,980.68	9
25-1000-4183 HOSPITAL INSURANCE	43,805.00	3,145.23	6,290.46	37,514.54	14
25-1000-4189 401(K) CONTRIBUTION	14,000.00	841.66	1,673.63	12,326.37	12
1000 Administrative Subtotal	\$387,757.00	\$22,279.84	\$45,776.60	\$341,980.40	12
7500 Non-Departmental					
25-7500-4730 STORM WATER REPAIRS	100,000.00	4,561.67	8,080.87	91,919.13	8
25-7500-4732 SW - PHASE II PROGRAM COSTS	75,000.00	0.00	0.00	75,000.00	0
7500 Non-Departmental Subtotal	\$175,000.00	\$4,561.67	\$8,080.87	\$166,919.13	5
Expenditure Subtotal	\$562,757.00	\$26,841.51	\$53,857.47	\$508,899.53	10
Before Transfers	Excess Of Revenue Subtotal	\$0.00	\$800.82	\$2,120.87	0
After Transfers	Excess Of Revenue Subtotal	\$0.00	\$800.82	\$2,120.87	0

REVENUE & EXPENDITURE STATEMENT FOR 30 MINT HILL POLICE

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
30 Mint Hill Police Fund					
Revenue					
5000 Police					
30-5000-3846 NC ASSET REVENUE	0.00	0.00	4.20	-4.20	0
30-5000-3847 FED FORFEITURE REVENUE	50.00	0.00	47,458.62	-47,408.62	94,917
30-5000-3848 FUNDRAISER REVENUE	0.00	450.00	600.00	-600.00	0
5000 Police Subtotal	\$50.00	\$450.00	\$48,062.82	-\$48,012.82	96,126
Revenue Subtotal	\$50.00	\$450.00	\$48,062.82	-\$48,012.82	96,126
Expenditure					
1000 Administrative					
30-1000-4265 BANK FEES	50.00	0.00	0.00	50.00	0
1000 Administrative Subtotal	\$50.00	\$0.00	\$0.00	\$50.00	0
5000 Police					
30-5000-4847 FED FORFEITURE EXPENDITURES	0.00	22,123.75	22,123.75	-22,123.75	0
30-5000-4848 FUNDRAISER EXPENDITURES	0.00	1,138.41	1,263.40	-1,263.40	0
5000 Police Subtotal	\$0.00	\$23,262.16	\$23,387.15	-\$23,387.15	0
Expenditure Subtotal	\$50.00	\$23,262.16	\$23,387.15	-\$23,337.15	46,774
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$22,812.16	\$24,675.67	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$22,812.16	\$24,675.67	0

REVENUE & EXPENDITURE STATEMENT FOR 50 INFRASTRUCTURE

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
50 Infrastructure Fund					
Revenue					
7500 Non-Departmental					
50-7500-3831 EARNINGS ON INVESTMENTS	50.00	0.00	0.00	50.00	0
7500 Non-Departmental Subtotal	\$50.00	\$0.00	\$0.00	\$50.00	0
Revenue Subtotal	\$50.00	\$0.00	\$0.00	\$50.00	0
Expenditure					
9000 Contingency					
50-9000-9999 CONTINGENCY	50.00	0.00	0.00	50.00	0
9000 Contingency Subtotal	\$50.00	\$0.00	\$0.00	\$50.00	0
Expenditure Subtotal	\$50.00	\$0.00	\$0.00	\$50.00	0
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00	0

REVENUE & EXPENDITURE STATEMENT FOR 60 TOURISM FUND

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
60 Tourism Fund					
Revenue					
7500 Non-Departmental					
60-7500-3270 TOURISM TAX REVENUE	220,000.00	0.00	0.00	220,000.00	0
60-7500-3831 EARNINGS ON INVESTMENTS	150.00	0.00	0.00	150.00	0
60-7500-3840 REVENUE - GRANTS	5,000.00	0.00	0.00	5,000.00	0
7500 Non-Departmental Subtotal	\$225,150.00	\$0.00	\$0.00	\$225,150.00	0
Revenue Subtotal	\$225,150.00	\$0.00	\$0.00	\$225,150.00	0
Expenditure					
7500 Non-Departmental					
60-7500-4220 CULTURAL EVENTS	30,000.00	37.00	975.18	29,024.82	3
60-7500-4225 ARTS & SCIENCE DONATION	10,000.00	0.00	0.00	10,000.00	0
60-7500-4376 DONATIONS	113,350.00	0.00	0.00	113,350.00	0
7500 Non-Departmental Subtotal	\$153,350.00	\$37.00	\$975.18	\$152,374.82	1
9000 Contingency					
60-9000-9999 CONTINGENCY	71,800.00	0.00	0.00	71,800.00	0
9000 Contingency Subtotal	\$71,800.00	\$0.00	\$0.00	\$71,800.00	0
Expenditure Subtotal	\$225,150.00	\$37.00	\$975.18	\$224,174.82	0
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$37.00	-\$975.18	0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	-\$37.00	-\$975.18	0

REVENUE & EXPENDITURE STATEMENT FOR 60 TOURISM FUND

TOWN OF MINT HILL

08/01/2020 To 08/31/2020

FY 2020-2021

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
GRAND TOTAL	\$0.00	-\$481,830.78	-\$1,332,620.55	\$1,332,620.55	0



Planning Board Transmittal

CASE:	ZC20-7
MEETING DATE:	SEPTEMBER 21, 2020
MEMBERS:	TOM GATZ KENNY DRAFFEN SCOTT FANDEL ROGER HENDRIX CHIP TODD JENNIFER MANCHESTER ERIC TYSON
RECOMMENDATION:	FAVORABLE

Mr. Hendrix made a favorable recommendation, seconded by Mr. Todd, and the Board unanimously agreed to send a favorable recommendation to the Board of Commissioners on #ZC20-7, Filed by ODA Architecture on Behalf of UTD Technology Corporation, for a Text Amendment to Section 5.2 to Allow a Brewery/Tap Room in the DO-B District.



STAFF REPORT

CASE:	ZC20-7
APPLICANT	ODA ARCHITECTURE ON BEHALF OF UTD TECHNOLOGY CORP
REQUEST	TEXT AMENDMENT: AMEND THE TABLE OF PRINCIPAL PERMITTED USES TO ALLOW BREWERY/TAP ROOM IN THE DO-B DISTRICT

BACKGROUND INFORMATION:

ZC14-3 was approved on June 12, 2014. The Text Amendment created a new use and definition, **Brewery Tap Room- A separated area of the brewery maintained predominately for the purpose of tasting, selling and consumption of the alcohol beverages manufactured on the premises or at a production facility of a related entity, including the sale of take home containers such as kegs, growlers, bottles and cans as may be allowed under Federal and State law. May provide entertainment.** The initial text amendment permitted the use in the I-G district.

ZC15-6 was approved on October 8, 2015. ZC15-6 amended 5.2 *Table of Principal Permitted Uses* to allow Brewery Tap Room in the B-D district.

APPLICATION SUMMARY:

The applicant ODA Architecture on behalf of UTD Technology is requesting an amendment to Section 5.2 to allow *Brewery Tap Room* in the DO-B district (Downtown B-Town Center).

DOWNTOWN A - NEIGHBORHOOD. The Neighborhood zone is mixed in function, but principally residential in character. It is the largest area of the Downtown.

DOWNTOWN B - TOWN CENTER. The Town Center is the most dense business, service, and institutional center as it is shared by many neighborhoods in the Downtown area. Buildings in the Town Center are close to the street and off-street parking is generally to the rear to create an active pedestrian environment.