

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. ADDITION, DELETION OR ARRANGEMENT OF AGENDA ITEMS
4. APPROVE MINUTES OF THE FEBRUARY 8, 2024 REGULAR MEETING, FEBRUARY 9, 2024 RETREAT MINUTES, AND FEBRUARY 22, 2024 CALLED MEETING MINUTES
5. CONSENT AGENDA
  - a. ACCEPT JANUARY TREASURER'S REPORT AND FINANCIAL STATEMENTS
  - b. ACCEPT FEBRUARY TAX COLLECTOR'S REPORT
  - c. ACCEPT 2023 AUDITED FINANCIAL STATEMENTS
6. PUBLIC HEARING ON #ZC23-9, FILED BY SERVICE CORPORATION INTERNATIONAL, TO ALLOW A FUNERAL HOME FOR PROPERTY LOCATED AT 7844 MCWHIRTER ROAD, TAX PARCEL NUMBER 197-031-12, PROPOSED REZONING TO B-G(CZD)\*
7. PUBLIC COMMENTS\*\*
8. DISCUSSION AND DECISION ON POSSIBLE ANNEXATION OF PROPERTY LOCATED AT 9809 BRIEF ROAD, TAX PARCEL NUMBER 139-302-34, FILED BY MICHAEL AND SUZANNE OTTEN
9. DISCUSSION AND DECISION ON #ZC24-1, FILED BY QUEENS GRANT COMMUNITY SCHOOL, INC, TO ALLOW CONSTRUCTION OF A GYMNASIUM FOR QUEENS GRANT HIGH SCHOOL, FOR PROPERTY LOCATED AT 10331 IDLEWILD ROAD, TAX PARCEL NUMBER 135-391-96, PROPOSED REZONING FROM R TO I(CZD)
10. DISCUSSION REGARDING SECTION 10-33 (2) OF THE NOISE ORDINANCE TO PROHIBIT ENGINE COMPRESSION BRAKING; ACTION DEEMED APPROPRIATE
11. OTHER BUSINESS & COUNCIL MATTERS
12. CLOSED SESSION FOR MINUTES AND A LEGAL MATTER
13. ADJOURNMENT

**\*PUBLIC HEARING INSTRUCTIONS**  
**SPEAKING AT A PUBLIC HEARING**

**Before the meeting starts,** please sign up to address the Board on a specific Public Hearing.

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 permitted.

**\*\*PUBLIC COMMENT INSTRUCTIONS**  
**SPEAKING TO PUBLIC COMMENTS**

**Before the meeting starts,** please sign up to address the Board under Public Comments.

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 permitted.

**VIEWING A PUBLIC MEETING ONLINE**

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://www.youtube.com/c/TownofMintHillNC/live>.



[LIVE STREAM](https://www.youtube.com/c/TownofMintHillNC/live)

**AGENDAS & MINUTES**

Current and past Agendas and Minutes for the Board of Commissioners, Planning Board and Board of Adjustment can be found at <http://bit.ly/39ueNOG> or hover a smartphone camera app over the QR Code to the right.



[AGENDA &  
MINUTES](http://bit.ly/39ueNOG)

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF COMMISSIONERS  
TOWN OF MINT HILL, NORTH CAROLINA  
FEBRUARY 8, 2024**

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, February 8, 2024 at 7:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

Mayor: Brad Simmons  
Commissioners: Dale Dalton, Twanna Henderson, Patrick Holton and Tony Long  
Town Attorney: Kevin Bringewatt  
Town Manager: Brian L. Welch  
Town Engineer: Steve Frey  
Fire Chief: David Leath  
Police Chief: Joseph Hatley  
Finance Director: Naida Sergel  
Town Clerk: Michelle Wells Hudson

**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 Henderson, 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:** The Board agreed by consensus that item 5 (A) Authorize Town Manager to Award Construction Contract for Hanging Moss Trail Culvert Replacement Project be deleted from the agenda. The Board also agreed by consensus to place #ZC24-1 ahead of #ZC23-9 on the agenda.

**Approve Minutes of the January 11, 2024 Regular Meeting:** Upon the motion of Commissioner Long, seconded by Commissioner Dalton, the Board unanimously approved the minutes as presented.

**Consent Agenda: (B) Accept Partial Summerwood Streets for Town Maintenance; (C) Accept Retention and Disposition Scheduled Destruction of Housing and Zoning Complaints; (D) Accept December Treasurer's Report and Financial Statements; (E) Accept January Tax Collector's Report; and, (F) Adopt Personnel Policy Revisions:** Upon the motion of Commissioner Long, seconded by Commissioner Dalton, the Board unanimously accepted the consent agenda items B-E.

**Public Hearing on Possible Annexation of Property Located at 9809 Brief Road, Tax Parcel Number 139-302-34, Filed by Michael and Suzanne Otten:** The following memo was submitted to the Board:

The Town received a voluntary annexation petition from the property owners, Michael and Suzanne Outten, of 9809 Brief Road (139-302-34). The parcel was contiguous to the Town limits. I have investigated the sufficiency of the petition, and the Board will hold a public hearing at the February 8, 2024 meeting.

Mayor Simmons opened the Public Hearing on the voluntary annexation petition.

There being no questions/comments from the public or the Board members, Mayor Simmons closed the Public Hearing for the voluntary annexation request for 9809 Brief Road.

**Public Hearing on #ZC24-1, Filed by Queens Grant Community School, Inc, to Allow Construction of a Gymnasium for Queens Grant High School, for Property Located at 10331 Idlewild Road, Tax Parcel Number 135-391-96, Proposed Rezoning from R to I(CZD):**

Planning Director Hoard submitted the following memo:

Queens Grant Community Inc. is requesting rezoning of 10331 Idlewild Road from R to I (CZD). The purpose of the rezoning is to allow construction of a gymnasium for Queens Grant High School.

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.

Mr. Brian Upton, Issacs Group, provided the Board with the aerial site plan. Mr. Upton stated the new addition would consist of a gymnasium with bleachers, a stage and classrooms. He showed renderings, elevations, parking and building materials. He stated a public meeting was held on December 18, 2023; however, no neighbors were in attendance at the public meeting. He stated NCDOT did not review the project as no driveway changes were made nor were the improvements expected to bring about a substantial change to enrollment.

Mayor Simmons opened the Public Hearing on #ZC24-1.

Commissioner Henderson asked how far away the addition would be from Idlewild Road. Mr. Upton stated he was unsure, but it would be in line with the other existing buildings on the property.

Commissioner Dalton asked if the gymnasium would be used for just basketball. Mr. Upton speculated it could be used for basketball, volleyball or for drama productions since there would be a stage. Commissioner Dalton asked if there would also be offices in the proposed gymnasium. Mr. Upton stated yes there would be staff offices and classrooms; some of the existing modular units would be utilized for other things. Commissioner Dalton asked about exterior lighting since basketball was a winter sport. Mr. Upton stated site lighting would be added.

Commissioner Holton asked if expansion of the school, including a gymnasium, had always been the plan for Queens Grant High School. Mr. Upton said yes, it was a phased project.

Commissioner Holton asked how many additional parking spaces would be created. Mr. Upton was unsure of the number of additional parking spots. Commissioner Holton stated the shown parking did appear limited; he asked if they had room to expand their parking. Mr. Upton said at this time the school felt as though there was adequate parking but if the need were to arise, they could expand the parking at the school.

Commissioner Long stated he was excited to see this for future generations and for education in Mint Hill.

There being no questions/comments from the public, Mayor Simmons closed the Public Hearing on #ZC24-1.

**Public Hearing on #ZC23-9, Filed by Service Corporation International, to Allow a Funeral Home for Property Located at 7844 McWhirter Road, Tax Parcel Number 197-031-12, Proposed Rezoning to B-G(CZD):** Planning Director Hoard submitted the following memo:

The applicant is proposing an 8,800 square foot Funeral Home with associated parking. A driveway connection is shown for McWhirter Road and 218.

7.1.6 Special Requirements for Funeral Homes. In addition to the parking requirements of Subsection 6.3.1(L) (Off-Street Parking and Loading), off-street area(s) shall be provided, on the site, to accommodate thirty (30) passenger vehicles for the purpose of forming a funeral procession. In the event on-site area is not available, such off-street area may be provided within three hundred (300) feet of the funeral home, as measured to the nearest property lines.

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.

Steve Hodge, 9211 Edwards Place, stated McEwen Funeral Home began in Mint Hill in 1926 and the current location was built in 1935; he stated people drove for miles to see the beautiful brick building, which was McEwen Funeral Home. Mr. Hodge stated the business grew rapidly because of the high quality of services provided and the strong reputation. The business had outgrown the current location where they had served tens of thousands of families over the years. The business model had changed and now catering was often brought in to serve the family immediately following the service. Mr. Hodge had worked for McEwen for 43 years and was honored to manage the original location in Mint Hill. He stated the project would be good for Mint Hill and would be located on the new main corridor, Highway 218/Fairview Road. Mr. Hodge said he believed in this project and it would be good for our community.

Matt Mandle, ESP associates, gave a project timeline, history on the project (including the public meeting held last June), and presented the Board with aerial maps of Fairview Road/Highway 218 and McWhirter Road. He stated the fit was compatible with the approved Land Use Plan and zoning. He stated there would be one entrance from Highway 218 and one from McWhirter Road, the parking would be located at the rear of the property and the building would be pushed closer to the road. The Land Use Plan, adopted by the Board, outlined the property for retail and office

so the plan presented was in accordance with the adopted plan. The architecture was spoken about extensively at the community meeting and changes had been made to revise what was proposed at the community meeting. Mr. Mandle stated they had been diligent in making the changes requested at the community meeting.

William Steven Furr, 215 Troxler Road in Rockwell and owned the property at 7304 McWhirter Road, spoke in opposition to the rezoning. He stated he was born and raised on the dirt road which was McWhirter Road. He stated there was no positivity at the public meeting for relocation of McEwen's funeral home at the meeting; there was even a petition against the project. His family had received good service and care from McEwen Mint Hill but he was concerned about the access off McWhirter Road; he stated the selected location was not the correct location. He did not believe disrupting the small community off of McWhirter Road was a good solution since NCDOT was not allowing access off Highway 218. Mr. Furr suggested the placement could be located along Highway 51, Highway 218, and other locations in Mint Hill where they could move. He stated a company located in Texas did not care about Mint Hill. He thanked the Board for considering his statements when they made the decision.

Mike Vance, 7325 McWhirter Road, stated he moved to Mint Hill in 1979; he spoke in opposition to the rezoning due to the negative impact to the neighborhood, the adopted Highway 218 corridor plan, lack of traffic capacity, decrease in home values, and the impact to the Mint Hill Fire Department response times. He stated the City of Charlotte would not allow an entrance/exit on residential streets/roads. He cited studies that showed funeral homes negatively impacted the community because of bad negative energy, dislike of traffic and it was just creepy because it served as a reminder of their own mortality. He asked the Board to deny the request because of traffic, home values and because of the two-lane road which was Fairview Road/Highway 218.

Jean Vance, 7325 McWhirter Road, had lived in Mint Hill for 45 years. She spoke in opposition to the funeral home because of the property depreciation, traffic concerns and delays in emergency services. She would not have moved there if a funeral home was located at the entrance of the neighborhood; they purchased their home because of the quiet/beautiful neighborhood, and she was opposed to the disruption the funeral home would cause. Ms. Vance said she would not be making improvements or adding additions to her home until this issue was resolved. She asked the Board to deny the rezoning request.

Lawson McWhirter, 12026 Ranburne Road, bought their home in 1993. He spoke in support of the rezoning petition. He said Mint Hill had no control over NCDOT streets such as the traffic on Fairview Road/Highway 218. He stated, out of all of the possible uses, the funeral home was the best option because it was stable and less intrusive. He concluded by saying McEwen, even though owned by a company based in Texas, had never allowed tall grass, peeling paint or unkempt bushes; McEwen had always provided a great service.

Michael Porter, 11913 Ranburne Road, moved there 6 years ago. He spoke in opposition to the rezoning request because it was a bad location for a funeral home. He thought one entrance off of Fairview Road/Highway 218 was an improvement; but it still was one too many entrances off of McWhirter Road. Mr. Porter spoke of potential ideas to reconstruct or restore the existing funeral

home located along Highway 51. He also mentioned a delay to emergency services. He asked the Board to consider denying the rezoning request.

Linda Ballard, 11613 Ranburne Road (directly behind the proposed funeral home), stated she had lived there for 37 years and was very happy the way it was today but was worried about her privacy. She spoke in opposition to the rezoning request because of lack of privacy, stormwater issues related to water run-off, and traffic/congestion along Highway 218. Ms. Ballard realized something would be built on the property; the funeral home would be better than a 7/11. A funeral home would be bad for traffic because of the road access to McWhirter Road.

Sue Gibson, 7415 McWhirter Road, had lived there since 1978. She stated she was not opposed to the rezoning request, but she would like the entrance/exit to be off of Highway 218 only. Ms. Gibson stated a funeral home would be better than a 7/11.

Randy Caudle, 7324 McWhirter Road, had lived there since his father built it in 1969/1970. He stated Mint Hill had grown tremendously. He stated he was concerned about the traffic along Highway 218, since it was a two-lane road and was such a cluster, although he had not heard about a road widening project for Highway 218. The proposed funeral home was better than the alternative uses because of crime; he did not believe the funeral home would be utilized that often. He preferred the “dead people versus live people that may shoot it up”, so he supported the idea. He went on to suggest that the Town would like the tax money from new development; he would prefer a funeral home over an alternate use.

Jeremy Foster, 11901 Ranburne Road, stated he had lived there for two years. He spoke in opposition to the rezoning request due to the traffic and congestion at the intersection of Highway 218 and McWhirter Road. He stated the funeral home parking could carry over to McWhirter and Ranburne Road. Mr. Foster was concerned about getting out into traffic during an emergency. He stated there were good points for the funeral home, but he was opposed to the proposed location.

Coleman Burnette, 7217 McWhirter Road, stated he had been in development for 30 years. He spoke in opposition to the rezoning request because of the traffic related to Highway 218, predetermined time of events to be scheduled at the funeral home, and the impact to the residents along McWhirter Road. Mr. Burnette stated the planners of the Veterans Park had taken parking and road system widening into consideration along that portion of Fairview Road/Highway 218; he spoke to planning standards and the possibility of restaurant pedestrian traffic crossing Fairview Road. He reminded the Board that McWhirter Road was the only entrance/exit for the residents; he asked them if they would want to be subjected to the consequences of a funeral home at their neighborhood entrance. He concluded by saying McEwen had a fully functional facility, located on Highway 51, that could be renovated or revamped.

Cindy Caudle Bobay, 2341 Hayloft Circle, stated she had the duplex that would face the funeral home. She grew up on McWhirter Road and spoke in support of the rezoning request. She stated it was the best option and would have the least impact on the residents of McWhirter Road. Ms. Bobay stated she did not believe it would decrease the value of the McWhirter Road homes. She preferred the funeral home to a gas station or restaurants. She stated the parcel had been for sale

for a long period of time. Ms. Bobay stated Hankins and Whittington along with Harry and Bryant were surrounded by residential neighborhoods.

Jonathan Meek, 3808 Sincerity Road, Monroe, NC, a real estate attorney, spoke in opposition to the rezoning request because it was “too big of an ask” due to the traffic concerns and decrease in property values. Mr. Meek stated the traffic would be shut down along Highway 218 during the funeral processions and this would cause major disruptions.

James Matthews, 7305 McWhirter Road, lived on McWhirter Road since 2016. He spoke in opposition to the rezoning request due to traffic concerns and public safety response times. He stated his child was learning to drive; he was fearful because of the potential traffic caused by the proposed funeral home. He thought there would be a better location suitable for the proposed funeral home. Mr. Matthews stated residents should not use the “it was better than the alternative” argument; he asked the Board to consider the residents along McWhirter Road because of traffic and emergency services. He suggested the funeral home consider locating near the Sunset Garden cemetery. Mr. Matthews stated a funeral home was just a storage facility for dead human bodies and many people were turned off by living near a funeral home.

Steve Godeski, 12001 Ranburne Road, and lived there since 2008. He spoke in opposition to the rezoning request and asked the Board to do the right thing for the citizens of Mint Hill. He stated McWhirter Road was a road with merely one entrance/exit.

Don (DJ) Spiker, 12209 Ranburne Road, spoke in opposition to the rezoning request because of the traffic and the fact that Highway 218 was a two-lane road; it just wouldn't work, and the request should be denied even though McEwen built beautiful buildings. Funeral processions would need Highway 218 to be widened; an addition of a right turn lane on McWhirter Road was not going to be enough. He wondered aloud where people would pull over to pay their respects since there would be no open lanes along Highway 218.

Richard Egli, 7319 McWhirter Road, spoke in opposition to the rezoning request. He lived in the neighborhood for more than three years; he wouldn't have bought a home there if a funeral home had been at the entrance. He urged the Board not to approve the development until Highway 218 was able to handle the traffic. Mr. Egli stated McEwen already had a nice property along Highway 51; he did not believe they needed a new building at the corner of McWhirter Road and Highway 218. He stated his primary concern was traffic along Highway 218.

Charles Tweed, 8444 Fairview Road, stated he had lived in Mint Hill since 1958. He spoke in opposition to the rezoning request because of the traffic generated by the new housing developments approved by the Board along with the existing traffic concerns on Highway 218. Mr. Tweed stated the location wasn't appropriate for the funeral home.

Bill Sagues, 11701 Ranburne Road, moved to Mint Hill approximately six months ago. He thought the funeral home was better than other uses on the property; he had concerns about the rezoning petition including the plans stating access was subject to change. He also mentioned it would be better not to have access off of McWhirter Road, an additional egress to the new dentist office would be better, the possibility of sewer versus septic, retention and storm water issues would need



to be addressed and privacy features would need to be added. Mr. Sagues appreciated the Board “nailing down” the plans ahead of the Planning Board meeting.

Wanda Grant, 7611 McWhirter Road, spoke in opposition to the rezoning request because of the traffic complications with McWhirter Road being a dead end along with the traffic situation along Highway 218. Ms. Grant suspected the residents needed to just stay home during a funeral and she felt this would be unfair.

Commissioner Long thanked everyone for attending the Public Hearing; he appreciated the public involvement. He wanted to clarify some of the information and address some of the concerns he received. One person had asked Commissioner Long about the McEwen heirs and how they would benefit from this project. Mr. Hodge stated there were no McEwen heirs involved with any of the companies related to McEwen Funeral Home. There was one gentleman, Dick Lamb, who was an employee, but he was not considered an heir. Commissioner Long asked who owned the proposed site currently. The applicant was unsure. Commissioner Long told the applicant that D&B Realty out of Stallings owned the property. Commissioner Long asked who owned the property where McEwen Funeral Home was currently operating. Mr. Hodge stated Service Corporation owned the property where the funeral home was currently located. Commissioner Long asked how long Service Corporation had owned the current McEwen. Mr. Hodge said they had owned it since the early 1980's. Commissioner Long asked how many funerals were held per month. Mr. Hodge stated approximately 30 families were served, through cremations, church services, and onsite services, per month. Mr. Hodge said there were approximately 35-40 funeral processions per year. Commissioner Long stated the property would be developed at some point; he was also seeing changes in his neighborhood where property had recently been developed after being vacant for the majority of his life. He understood the neighbors' feelings because it was different when development came in after being vacant for so long. He stated he was not supporting or opposing the project, he merely was saying that the property would be developed at some point. Commissioner Long thanked Representative Tricia Cotham for being in attendance to hear the concerns about the state-maintained Highway 218.

Mayor Simmons recognized NC Representative Tricia Cotham.

Commissioner Holton echoed Commissioner Long's sentiments regarding the attendance and passion of the residents. He stated there was a lot of information needed to make a decision on the rezoning petition. Commissioner Holton clarified that no embalming or cremation would be completed at the site in Mint Hill. Mr. Hodge stated the state of North Carolina required them to have the embalming capability; however, loved ones were taken away to the Care Center for those needs to be addressed. Mr. Hodge said no embalming or cremation would be done on site. Commissioner Holton asked Planning Director Hoard to list some of the uses allowed by right for the proposed location. Planning Director Hoard read off the following items: car wash (automatic and self service), parking garage, tv station, art galleries, welfare organization, service organization, funeral home, financial institution, office (medical/professional/business), outpatient facilities, wellness centers, health club, gymnasium, parks, playgrounds, theaters, hotels, motels, animal hospital, laundry mats, nail salon, auto parts store, farming supplies, and grooming (barber). Commissioner Holton reiterated that any of those uses could be placed there without a rezoning hearing. Commissioner Holton asked the applicant if the property would still be usable if there

was no entrance off of McWhirter Road. The applicant, Matt Mandle, ESP associates, said that was something they could look into. Commissioner Holton asked the applicant if they had spoken to Dr. Baker about possible access from the dentist office. Mr. Mandle stated that was a possibility that had been considered but he couldn't speak to whether an agreement had been reached. Commissioner Holton stated Dr. Baker told him today that an agreement most likely wouldn't be reached; Commissioner Holton stated the funeral home was in a similar situation a few years ago when a chicken restaurant came to Town. Commissioner Holton stated it was important to be good neighbors and there were discussions about privacy fencing for the residential component and possibly for the dentist office, too. Dr. Baker, per Commissioner Holton, did not want his patients looking out at a funeral home. Commissioner Holton said there had been a lot of improvements, but he said there was still work to be done; he was unsure as to whether it should be placed on the Planning Board agenda. Commissioner Holton thought there were still too many unknowns. He suggested the proposal be sewn up; he also suggested hosting another information meeting, so the neighbors were aware of what was actually being proposed because the new proposal was completely different than what was presented last summer.

Commissioner Dalton thanked everyone for coming out and for the emails and calls. Commissioner Dalton confirmed, with Planning Director Hoard, that had the funeral home not asked for additional parking in the rear, they could build by right. Commissioner Dalton asked what percentage of funerals would be held at the funeral homes' verses at a church. Mr. Hodge stated more funerals were held at the funeral home; not all families even wanted a service. Commissioner Dalton asked about the number of cars per service. Mr. Hodge suggested there may be 40-50 cars in a procession. Commissioner Dalton asked if a condition could be added that no cremation or embalming would be done at the location. Planning Director Hoard said a condition could be added. Commissioner Dalton asked about the number of parking spaces at the old and new facility. The new facility would have 112; the old facility had approximately 50-60 spaces with some overflow parking available. Commissioner Dalton asked about the privacy fence, curb and gutter, exterior finish and sidewalk. Mr. Mandle stated the current proposed exterior was brick and hardy plank siding. The landscape and fencing were based on code requirements but based on the comments tonight additional screening could be discussed.

Commissioner Henderson stated there were issues and questions that needed to be addressed. She stated many residents viewed McEwen as a stellar establishment in the community; Commissioner Henderson asked where McEwen was coming together to help the neighbors feel comfortable as the project moved forward. Commissioner Henderson suggested the funeral home would want to serve the families of the residents and she wanted to know how they would alleviate the concerns and make it a win-win. Mr. Jody Dupree – McEwen Funeral Director, stated McEwen hosted a community meeting last year where many of the concerns were raised; McEwen went on to make changes to the proposal to counter the concerns. He stated access from McWhirter Road had been raised as an issue and that was why there was a new access off of Highway 218/Fairview Road approved by NCDOT. Mr. Dupree stated there was quite a bit of conversation about overflow parking along McWhirter Road. McEwen Funeral Home could have been built by right; however, they were seeking to be rezoned to allow for adequate parking, in the rear, so that no cars were lining the narrow McWhirter Road. He stated they had heard the concerns of the McWhirter Road residents about seeing the hearse. Mr. Dupree stated they had redesigned the building so any hearses would be on the opposite side. Mr. Dupree stated he had heard it was an ugly building, at

the public meeting, and so they changed the architecture of the proposed funeral home to be more aesthetically pleasing. Mr. Dupree stated McEwen was not in the habit of upsetting the neighbors. Mr. Dupree stated a privacy fence could be erected for the residential neighbors.

Commissioner Dalton stated there was a retention pond for water runoff and asked the applicant to explain what was shown on the plan. Mr. Mandle stated a stormwater concept plan was followed and completed; it was approved by Mecklenburg County. The site was conceptual, at this time, because no grading had been done but it was expected the pond would go where it was shown on the plan. The pond would capture all of the storm runoff.

Mayor Simmons stated one of the speakers had asked about a potential development near the property site. Mayor Simmons stated the property referenced was owned by Mecklenburg County and was intended for future park use. He wanted to clear up the confusion.

Upon the motion of Commissioner Holton, seconded by Commissioner Long, the Board unanimously agreed to continue the Public Hearing on #ZC23-9 to the March 14, 2024 meeting.

**Black History Month Proclamation:** Mayor Simmons read the following Proclamation:

WHEREAS: the Mint Hill Board of Commissioners takes pride in recognizing February 2024 as Black History Month, celebrating the many notable contributions that people of African descent have made to our community; and,

WHEREAS: the origins of Black History Month date back to 1915 when Dr. Carter G. Woodson founded the organization known today as the Association for the Study of African American Life and History; and,

WHEREAS: Black History Month began as “Negro History Week” in February 1926 in the United States; and,

WHEREAS: in the 1960’s, the week expanded into Black History Month as it coincides with the birthdays of Frederick Douglass and Abraham Lincoln; and,

WHEREAS: during Black History Month we recognize the achievements of African American and their role in shaping our history along with the contributions that African Americans have made to enhance the economic, cultural, and spiritual development of our town; and,

WHEREAS: observing Black History Month provides opportunities to gain a deeper understanding of African American history and acknowledge the centuries of struggles for equality and freedom; and,

WHEREAS: during Black History Month, we honor the extraordinary contributions made by African Americans throughout the history of our town, and we renew our commitment to liberty and justice for all; and,

WHEREAS: we must not forget the men and women who worked tirelessly for freedom, civil rights and equality for all people and whose deeds helped to broaden and enrich American culture.

NOW, THEREFORE, BE IT RESOLVED, I, Brad Simmons, Mayor of the Town of Mint Hill, North Carolina do hereby proclaim February 2024, as

**BLACK HISTORY MONTH**

In the Town of Mint Hill, North Carolina and urge all citizens to celebrate our diverse heritage and culture.

**Public Comments:** None.

**Consider Adoption of a New Job Description and Position for Public Works Department: Public Works Facilities Maintenance Supervisor:** Town Engineer Frey submitted the following memo:

The Town currently owns and maintains seven building facilities and numerous smaller accessory structures totaling more than 65,000 square feet of space. Over the next two years, those numbers will grow to 13 buildings and more than 150,000 square feet of combined space. Managing the various maintenance, repair, and upgrade projects for these spaces is currently not assigned to a specific staff member or crew. Between the Deputy Town Manager, myself, and the Public Works Operations Manager, it is tasked to whomever has availability or it interrupts existing workflow.

To better manage the maintenance of Town facilities, staff is proposing the creation of the Facilities Maintenance Supervisor within the Public Works Department. The attached job description details the specific skill set, job duties, and requirements for the position. In summary, the position will be a handyman of sorts, capable of performing some work in-house while also managing vendors who perform specialized work (i.e. electrical, roofing, HVAC, etc.).

If approved, this position will add a full-time position to the Public Works Department, bringing the total to 16 (see attached org chart). The position would be filled at a later date, yet to be determined.

Town Engineer Frey reviewed the memo referenced above and offered to answer any questions.

Upon the motion of Commissioner Long, seconded by Commissioner Dalton, the Board unanimously adopted the New Job Description and Position for Public Works Department: Public Works Facilities Maintenance Supervisor.

**Other Business/Council Matters:** Commissioner Henderson stated the Mint Hill Board of Adjustment approved a variance request in January. She noted the Mint Hill Chamber of Commerce had a meeting with the Centralina Economic Development district leaders to work with business partners. They are also researching how to best serve the community. MHCC was working to create a community calendar that established a strong sense of community. They were partnering with three area high schools to host a student career expo in the fall.

Commissioner Dalton stated the Mint Hill Historical Society was hosting the annual rodeo on April 19-20, 2024. He asked that prayers were sent for no rain. Commissioner Dalton stated the CRTPO meeting on February 21, 2024, would be deciding the fate of three proposed sidewalks in Mint Hill along Bain School Road, Lawyers Road and Truelight Church Road.

Commissioner Holton stated he was thankful for the residents in attendance. He said Mecklenburg County would host a shred event in March; visit [www.wipeoutwaste.com](http://www.wipeoutwaste.com) for more information. Commissioner Holton stated Mint Hill Hometown Heroes banners were a tribute to honor fallen soldiers, active soldiers and veterans. Banners included a photo, name and branch of service; he urged residents to please call Town Hall to nominate someone. Elections would be held March 5, 2024 and November 5, 2024; he encouraged everyone to register to vote.

Commissioner Long stated traffic seemed to be a major theme and he offered kudos to the police, fire and public works departments for their assistance in helping our residents stay safe. He thanked the departments for everything they did for our Town.

Town Manager Welch stated Charlotte Mecklenburg Schools had finalized the Bain School building purchase agreement; the Town Attorney was working towards closing on the property at the end of the month. There would be upcoming workshops about the project.

Mayor Simmons thanked Representative Cotham for advocating for the residents of Mint Hill. He stated she had made the Community Center funding available to Mint Hill; the money also helped the police and fire departments, the Mint Hill Chamber of Commerce and the Mint Hill Historical Society. Mayor Simmons stated it was positively affecting everyone in Town; Mint Hill would always be indebted to her.

**Closed Session for Personnel Matter:** Mayor Simmons stated there would be no announcement after the Closed Session. By consensus, the Board agreed to move into Closed Session to speak about a Personnel Matter.

The Board moved out of Closed Session.

**Adjournment:** The Board agreed by consensus to adjourn the meeting. Mayor Simmons adjourned the meeting at 9:02.

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Michelle Wells Hudson, CMC, Town Clerk

**MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS  
TOWN OF MINT HILL, NORTH CAROLINA  
FEBRUARY 9, 2024**

The Board of Commissioners of the Town of Mint Hill met in called session on Friday, February 9, 2024. The retreat began at 10 a.m. at the Mint Hill Town Hall, 4430 Mint Hill Village Lane, Mint Hill, North Carolina.

**ATTENDANCE**

Mayor: Brad Simmons  
Commissioners: Dale Dalton, Twanna Henderson, Patrick Holton and Tony Long  
Town Manager: Brian L. Welch  
Deputy Town Manager: Lee Bailey  
Mint Hill Events: Sheryl Smith and Kristi Flitcraft  
Town Engineer: Steve Frey  
Planning Director: John Hoard  
Finance Director: Naida Sergel  
Fire Chief: David Leath  
Police Chief: Joseph Hatley  
Town Clerk: Michelle Wells Hudson

Mayor Simmons called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business. He stated the purpose of the called meeting was to hold a retreat to provide Board members an opportunity to discuss and take action as deemed appropriate on short-term and long-term planning for the Town of Mint Hill. The Mayor and Commissioners were provided with a work plan of various topics for discussion in which Board members had expressed interest.

**Review Retreat Schedule, Format and Expectations:** Staff indicated the plan was a guide and was not to be considered an agenda.

**Funding and Budget Updates:** The Board discussed all of the completed, in-progress, designed and planned projects, with Town Manager Welch, that were included in the 8.5 million received through the ARPA funding. The projects included, but were not limited to: parks, HVAC/maintenance, Habitat for Humanity, Fire Department (e.g. thermal drone, gear) Police Department (e.g. Flock cameras, radars, light towers), Lebanon Road Public Services Facility and Servants Heart.

**Police Department:** Chief Hatley provided information related to the organization and staffing of the department, the core functions and level of services. He stated there were two lateral entries, four vacancies and there would be one person who would be retiring in December. Chief Hatley stated there were 23,155 events in 2023 and 754 of those were crashes. MHPD training hours exceeded 6,943; the Volunteers in Police Service (VIPS) had over 2,918 volunteer hours in 2023. Chief Hatley stated the MHPD had been awarded \$10,000 from the North Carolina League of Municipalities and an additional \$1,500 grant was also awarded. Chief Hatley discussed other grants received from the Department of Justice, North Carolina General Assembly and the North

Carolina Governors Highway Safety Program. The MHPD had two additional grants they had submitted. The Mint Hill Board of Commissioners and Chief Hatley discussed the items purchased with each of the grants, the VIP program along with their duties, the upcoming Citizens Academy and the acronyms used in briefings. The Board thanked Chief Hatley for the information provided.

**Fire Department:** Chief Leath provided information related to the organization and staffing of the department. He stated Mint Hill Firefighters trained 6,418 hours; the average per firefighter was 189 hours. There were 4,214 calls for service in 2023, which averaged out to nearly 11.5 calls per day. The Department covered over 35 square miles and included five miles of I-485. The MHFD had an ISO rating of 2; they were a medium duty rescue operation. Chief Leath supplied the Board with a breakdown of the calls dispatched to the MHFD including the IMPACT; First Responder Only Responses. He spoke about the new ladder truck arriving in 2025, the new engine truck arriving in 2026, the new Matthews Fire Station, the Rowan Community College Fire Academy, and the thermal drone that was being used by the Mint Hill Fire Department. The Board discussed all of the information related to the Fire Department and thanked Chief Leath for the information provided.

**Public Works:** Engineer Frey provided information related to the organization and staffing of the department. He described the workload handled by the Public Works department which included Stormwater (40%), Right-of-Way (25%), Asphalt/Concrete (10%), Fleet Maintenance (10%), Special Events (10%) and Land Development (5%). There had been 26 new Stormwater Repair Requests in 2023; in 2023, 36 of the 109 total Stormwater requests were completed. He revealed the stormwater brochure and how it would be utilized to educate the residents and discussed the backlog of stormwater projects and how they were being addressed. Engineer Frey spoke about the possible call boxes, at Founders Park, that were discussed at the 2023 retreat; he stated that wayfinding signs were much more popular (and cost efficient), and they mimicked the large font, highway signs. Engineer Frey spoke to the Board about the restroom situation at Founders Park and options that could be implemented since septic was not feasible. He described the workload handled by the Parks portion of Public Works department which included Mowing/Grounds (60%), Landscaping (20%), Facilities (10%) and Equipment (10%). The Board discussed the information related to Public Works and thanked Engineer Frey for the information provided.

**Planning Department and Land Development Update:** Planning Director Hoard spoke to the Board about the recently adopted Land Use Plan. He noted there had been 750 permits issued and there were 260 code violations issued by the Mint Hill Planning Department in 2023. There had been a multitude of rezonings and subdivisions approved. Planning Director Hoard discussed the upcoming projects including but not limited to Woodford-Mint Hill and Phyllis Lane along with the small meetings developers have with the elected officials. The Board had questions about code enforcement, signage, and the rezoning process. The Board discussed the information related to the Planning Department and thanked Planning Director Hoard for the information provided.

**New Development Traffic Impact Review to Address Future Growth, Traffic Volume and Cut-through Traffic:** Engineer Frey stated traffic had increased; 1,173 homes were added between 2019-2023 making the total 9,963 houses at the end of 2023. Engineer Frey told the Board they could access the North Carolina Department of Transportation AADT maps to derive daily traffic counts for roads and intersections. Engineer Frey reviewed the number of cars along major

arteries in Town and some of the factors that impacted traffic: road condition, volume, number of connections, speed limit, and driver distractions. He noted driver patience, what we were used to, comparative tolerance, perceptions, preconceived ideas and misunderstandings all played a role in how individuals process “traffic”. He discussed how development impacted traffic: number and time of day of the trips, land use or business type, existing conditions, proposed improvement projects, and upcoming planned projects. Engineer Frey stated going forward development regulations, TIAs (Traffic Impact Analysis), practical solutions/requirements, and placement of sidewalks and greenways would help. He noted in retrospect that road widening, intersection improvements and the addition of new roads would have helped offset how residents view traffic issues. The Board spoke to Engineer Frey about how “cut through” traffic was perceived although all state and town roads are public and “cut through” traffic allowed for multiple access (egress) was preferred for residents and public safety. The Board and Engineer Frey discussed critical intersection analysis, working relationship with NCDOT, crash data, and overlay traffic maps.

**Pirate Signs at Intersections and in the Right-of-Way:** Planning Director Hoard told the Board that mobile signs were prohibited by the Town. However, temporary signs for events were permitted. He stated there were a large array of signs that would “pop-up” around Town and if they were clearly in the right-of-way then Code Enforcement Officer Nichols would collect the signs. Code Enforcement Officer Nichols also received help from Public Works if the sign was larger or more entrenched. If the signs weren’t clearly in the right-of-way or were on private property, she would contact the property owner and ask for the sign to be removed. Planning Director Hoard said the reason the signs appeared and reappeared was because they worked; removal of signs was complaint driven. Planning Director Hoard stated the Town had penalties/fines for this violation, but they were not seen as a deterrent. The Board thanked Planning Director Hoard for the information.

**Mint Hill Events Update and 2024 Schedule:** Mrs. Sheryl Smith reviewed the timeline of Mint Hill Events and spoke to the history of how it was created. She highlighted: the moving wall, Christmas parades, Fun Fact Friday, Santa’s Mailbox, Family Fun Night, Music and Brews, Fall Harvest Festival and the Veterans Breakfast. In 2024, Mrs. Flitcraft stated there would be the addition of a spring movie night for parents on April 12<sup>th</sup>. Mrs. Smith and Mrs. Flitcraft discussed the sponsorship opportunities, upcoming surprises at the events, food trucks/event vendors, groundbreaking, volunteers, and parking crews for events. The Board discussed all of the information presented and agreed Mrs. Smith and Mrs. Flitcraft should be commended because they were doing great things.

**Update on e-Notify Public Information and Update Service:** Currently there were 1,700 subscribers and 156 unique subscribers on e-notify. The Town Facebook and Instagram pages were followed by 6,500 and 1,700 individuals respectively. Social Media was used to provide updated public service announcements along with any events shared by the Police and Fire departments. Mrs. Smith spoke about timing of post and optimal launch times based on algorithms used by Meta and Google. Mrs. Smith also spoke about the opportunities for sponsorship recognition. The Board discussed having a tent at the events where they could encourage residents to become more involved and connected with the Town through social media, e-Notify and through volunteerism. The Board thanked Mrs. Smith for her presentation.



**Public Services Facility Update:** Engineer Frey gave an update on the 18.5 acres of land the Town purchased for the Public Services Facility located on Lebanon Road. The design included a Fire Department, Fuel Depot, Public Works facility, Police Department Storage Facility, Police Impound Lot and cover storage for equipment which would develop approximately 8 acres of the 18.5 total acreage. There was a conversation between the Board, Engineer Frey and Town Manager Welch about the possibility of relocating the police department storage to the Bain School Community Center project; it was decided that more discussion would be needed after the walk through when the Board could see all of the possibilities. Engineer Frey stated the cost estimate was \$17.6 million with the projected opening date being Fall/Winter of 2024. All of the buildings would have brick exteriors. The Board discussed the update for the Public Services Facility and thanked Engineer Frey for the update.

**Paving and Sidewalk Projects:** Engineer Frey spoke about the recently completed projects (currently the Town had 84 miles of existing sidewalks and 5.3 miles of pending sidewalks) and current projects included EB-6051 (which ran along Lawyers Road, Wilson Grove Road and Wilgrove-Mint Hill Road) and BL-0081 (which ran along Lebanon Road and Margaret Wallace Road); both of these projects were Charlotte Regional Transportation Planning Organization funding grants and the Town would continue to build these sidewalks through 2026. Discussion centered around roads and sidewalks as a financial asset for the Town. The Board discussed the information related to the sidewalks, sidewalk maintenance and paving list submittals and thanked Engineer Frey for the update.

**Bain Community Center Update:** The surveyor was carving out the portion for the Community Center using the existing driveways. The facility included 60,000 square feet which housed a cafeteria, multipurpose room and a playground. There would be a new front parking lot installed for visitors, a playground and a splash pad. Other additions may include a reservable community room, arts maker spaces, storage/staff offices, culinary space, community fitness room, youth active space and a theater/stage area. A tentative sequence of events was covered; it included: upcoming Board of Commissioner Workshops, programming and space layout, permitting and bids for construction, and staggered indoor/outdoor grand openings. The Board discussed the information related to the community center along with staffing associated with the facility. The Board agreed that all of the answers were not readily available, but they were gleaning more information as it came to light. The Board was appreciative of the update.

**Access Controls and Video Surveillance Upgrades:** Deputy Town Manager Bailey stated that Phase One would include the Police, Town Hall, Fire Station, the cameras at Veterans Park, the cameras at Wilgrove Park and the cameras at Founders Park. Phase Two would include the Public Services Facility (e.g. Police Evidence building and Fire Station) on Lebanon Road. The Board discussed the process and solicitation of the bids along with any change orders and/or a Phase Three portion of the project along with access for our first responders. The Board thanked Deputy Town Manager Bailey for his update.

**Public Information Officer and Town Togetherness:** Commissioner Henderson stated there was a feeling of disconnection among the residents of Mint Hill; the residents felt disconnected and the old ways of communication were no longer viable. She stated it was time for the Town to think differently. Commissioner Henderson spoke about the brand of Mint Hill, the communications

officer for Matthews and how to focus on getting the information out to the residents. Commissioner Henderson wanted increased participation and involvement; she wanted to make sure that everyone felt included. Commissioner Henderson suggested a Public Information Officer (PIO) be hired for the Town to celebrate what was going on in Mint Hill by developing and disseminating information to the community. The Board discussed the roles, responsibilities, and costs associated with adding a PIO. The elected officials and Staff spoke about the possibility of an intern, part-time staff or full-time staff member that could handle these duties and options for Town branding.

Commissioner Henderson stated Better Together was to unify the community. She stated she was glad to see the Martin Luther King, Jr. proclamation and the Black History Month proclamation; she felt as though the Town should host community service workdays so those in the community could come together to serve. Commissioner Henderson felt as though it was the responsibility of the Town to have intentional and planned efforts. The Board discussed developing relationships with others; they also discussed how to make residents feel valued and respected.

**Process for Reviewing Outside/External Agency Funding Requests:** The Board discussed the requirements for the external agencies that were requesting money from the Town; the requirements currently included financial audit/review among other documents. The Board and Staff discussed the in-person process where each group came before the Board and took questions from the Board, funding objectives that the Town would need to operate, and the overall goal of what kind of agencies would be considered an external agency funding request. The Board spoke about the submittal process, the ability to articulate how the organization was going to work themselves off the list, and how the Town would incorporate volunteerism with the external agency requests.

**Pay Scale for Mayor and Commissioners:** The Board and Staff discussed the pay scale for surrounding municipalities and other NC municipalities in the same population category based on the North Carolina League of Municipalities salary survey. The Board discussed future board members and the time spent advocating for the residents.

**League of Municipalities (costs, level of service, value):** The Town currently paid the North Carolina League of Municipalities \$6,000 a year for the services they provided the Town. Currently, the Town was contracting with the NCLM for the employee health benefits. The Board discussed the accessibility of the NCLM employees and the help rendered to Staff and Elected Officials.

**Revisit or Follow-Up on Previous Topics:** Topics discussed were ordinances related to rentals/affordable housing, Staff appreciation and Town branding.

**Recap of Actions Taken and Directives to Staff:** The Board of Commissioners would have a tent at events where they personally could invite residents to become more involved with the Town. The Board would look into the possibility of having a Town information person. The Board liked and would like to implement the wayfinding signs at Founders Park.

**Bain Elementary Site Visit:** The Board agreed by consensus, at 3:45, to reconvene at Bain School

for a site visit. The Board walked the site and discussed possible ideas to enhance the facility.

**Commissioner Comments and Wrap Up:** By consensus, the Board unanimously agreed that the meeting be adjourned. Mayor Simmons adjourned the meeting at 4:43 p.m.

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Michelle Wells Hudson, CMC, Town Clerk

**MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS  
TOWN OF MINT HILL, NORTH CAROLINA  
FEBRUARY 22, 2024**

The Board of Commissioners of the Town of Mint Hill met in called session on Thursday, February 22, 2024. The called meeting began at 4 p.m. at the Mint Hill Town Hall, 4430 Mint Hill Village Lane, Mint Hill, North Carolina.

**ATTENDANCE**

Mayor Pro Tem: Dale Dalton  
Commissioners: Twanna Henderson, Patrick Holton and Tony Long  
Town Manager: Brian L. Welch  
Deputy Town Manager: Lee Bailey  
Town Clerk: Michelle Wells Hudson

**CALL TO ORDER, INVOCATION AND PLEDGE**

Mayor Pro Tem Dalton called the meeting to order, ruled a quorum present and the meeting duly constituted to carry on business.

**ORDER OF BUSINESS**

Upon the motion of Commissioner Long, seconded by Commissioner Holton, the Board unanimously authorized the Town Manager to negotiate and execute a construction contract with Security 101 for telecommunications and security deployments, including equipment upgrades.

**Adjournment:** Upon the motion of Commissioner Long, seconded by Commissioner Holton, the Board unanimously voted to adjourn the meeting. Mayor Pro Tem Dalton adjourned the meeting at 4:02.

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Michelle Wells Hudson, CMC, Town Clerk

**TOWN OF MINT HILL - TREASURER'S REPORT**

**GENERAL FUND (10):**

	November-23	December-23	January-24
<b>CHECKING ACCOUNT - FIRST CITIZENS</b>			
Balance - Month Beginning	\$821,343.75	\$616,051.99	\$1,251,747.77
Receipts	\$824,511.35	\$1,751,413.89	\$1,000,000.00
Disbursements	\$1,029,803.11	\$1,115,718.11	\$1,011,249.55
<b>Balance - Month End</b>	<b>\$616,051.99</b>	<b>\$1,251,747.77</b>	<b>\$1,240,498.22</b>
<b>SAVINGS ACCOUNT - BB&amp;T</b>			
Balance - Month Beginning	\$1,622,957.50	\$1,600,864.64	\$1,584,751.32
Receipts	\$13.27	\$13.55	\$13.37
Disbursements	\$22,106.13	\$16,126.87	\$24,977.46
<b>Balance - Month End</b>	<b>\$1,600,864.64</b>	<b>\$1,584,751.32</b>	<b>\$1,559,787.23</b>
<b>CHECKING ACCOUNT - FIRST CITIZENS (Alarm Tracking)</b>			
Balance - Month Beginning	\$120,680.51	\$122,865.48	\$126,143.03
Receipts	\$2,184.97	\$3,277.55	\$789.78
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$122,865.48</b>	<b>\$126,143.03</b>	<b>\$126,932.81</b>
<b>SAVINGS ACCOUNT - NCCMT</b>			
Balance - Month Beginning	\$1,556,248.49	\$2,610,555.44	\$8,214,743.27
Receipts	\$1,914,168.15	\$6,716,652.89	\$3,413,694.54
Disbursements	\$859,861.20	\$1,112,465.06	\$1,127,451.04
<b>Balance - Month End</b>	<b>\$2,610,555.44</b>	<b>\$8,214,743.27</b>	<b>\$10,500,986.77</b>
<b>CHECKING ACCOUNT - FIRST CITIZENS (FSA)</b>			
Balance - Month Beginning	\$62,249.95	\$57,015.09	\$51,767.28
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$5,234.86	\$5,247.81	\$6,918.37
<b>Balance - Month End</b>	<b>\$57,015.09</b>	<b>\$51,767.28</b>	<b>\$44,848.91</b>
<b>MONEY MARKET ACCOUNT - PINNACLE</b>			
Balance - Month Beginning	\$1,537,901.33	\$1,544,234.00	\$1,550,805.15
Receipts	\$6,332.67	\$6,571.15	\$6,599.13
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$1,544,234.00</b>	<b>\$1,550,805.15</b>	<b>\$1,557,404.28</b>
<b>SAVINGS ACCOUNT - FIRST CITIZENS (Money Market)</b>			
Balance - Month Beginning	\$657,111.08	\$509,513.01	\$289,652.29
Receipts	\$2,318.00	\$179,970.79	\$28,203.82
Disbursements	\$149,916.07	\$399,831.51	\$159,963.73
<b>Balance - Month End</b>	<b>\$509,513.01</b>	<b>\$289,652.29</b>	<b>\$157,892.38</b>
<b>PETTY CASH - Balance (on Hand) @ Month-End</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$100.00</b>
<b>TOTAL GENERAL FUND</b>	<b>\$7,061,199.65</b>	<b>\$13,069,710.11</b>	<b>\$15,188,450.60</b>

**POWELL BILL FUND (20):**

	November-23	December-23	January-24
<b>CHECKING ACCOUNT - FIRST CITIZENS</b>			
Balance - Month Beginning	\$222,260.39	\$217,136.31	\$211,687.43
Receipts	\$0.00	\$4,815.97	\$0.00
Disbursements	\$5,124.08	\$10,264.85	\$7,056.98
<b>Balance - Month End</b>	<b>\$217,136.31</b>	<b>\$211,687.43</b>	<b>\$204,630.45</b>
<b>SAVING ACCOUNT - NCCMT</b>			
Balance - Month Beginning	\$1,441,451.28	\$1,447,682.73	\$1,937,658.59
Receipts	\$6,231.45	\$489,975.86	\$8,634.35
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$1,447,682.73</b>	<b>\$1,937,658.59</b>	<b>\$1,946,292.94</b>
<b>PETTY CASH - Balance (on Hand) @ Month-End</b>	<b>\$30.00</b>	<b>\$30.00</b>	<b>\$30.00</b>
<b>TOTAL POWELL BILL FUND</b>	<b>\$1,664,849.04</b>	<b>\$2,149,376.02</b>	<b>\$2,150,953.39</b>

**TOWN OF MINT HILL - TREASURER'S REPORT**

**STORMWATER FUND (25):**

	November-23	December-23	January-24
<b>CHECKING ACCOUNT - FIRST CITIZENS</b>			
Balance - Month Beginning	\$116,353.70	\$151,192.13	\$94,193.54
Receipts	\$100,000.00	\$1,433.14	\$0.00
Disbursements	\$65,161.57	\$58,431.73	\$1,215.94
<b>Balance - Month End</b>	<b>\$151,192.13</b>	<b>\$94,193.54</b>	<b>\$92,977.60</b>
<b>SAVINGS ACCOUNT - NCCMT</b>			
Balance - Month Beginning	\$543,512.43	\$492,799.07	\$536,680.75
Receipts	\$49,286.64	\$43,881.68	\$42,669.76
Disbursements	\$100,000.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$492,799.07</b>	<b>\$536,680.75</b>	<b>\$579,350.51</b>
<b>TOTAL STORM WATER FUND</b>	<b>\$643,991.20</b>	<b>\$630,874.29</b>	<b>\$672,328.11</b>

**ARPA FUND (40):**

	November-23	December-23	January-24
<b>CHECKING ACCOUNT- FIRST CITIZENS</b>			
Balance - Month Beginning	\$501,595.34	\$713,120.19	\$401,003.22
Receipts	\$500,000.00	\$14,241.74	\$1,000,000.00
Disbursements	\$288,475.15	\$326,358.71	\$207,909.07
<b>Balance - Month End</b>	<b>\$713,120.19</b>	<b>\$401,003.22</b>	<b>\$1,193,094.15</b>
<b>SAVING ACCOUNT - NCCMT</b>			
Balance - Month Beginning	\$3,208,090.36	\$2,720,949.40	\$2,733,102.56
Receipts	\$12,859.04	\$12,153.16	\$11,173.43
Disbursements	\$500,000.00	\$0.00	\$1,000,000.00
<b>Balance - Month End</b>	<b>\$2,720,949.40</b>	<b>\$2,733,102.56</b>	<b>\$1,744,275.99</b>
<b>TOTAL ARPA FUND</b>	<b>\$3,434,069.59</b>	<b>\$3,134,105.78</b>	<b>\$2,937,370.14</b>

**POLICE FUND (30):**

	November-23	December-23	January-24
<b>CHECKING ACCOUNT- FIRST CITIZENS (Police Fundraiser)</b>			
Balance - Month Beginning	\$40,697.25	\$38,427.59	\$44,675.10
Receipts	\$0.00	\$12,808.21	\$300.00
Disbursements	\$2,269.66	\$6,560.70	\$2,500.00
<b>Balance - Month End</b>	<b>\$38,427.59</b>	<b>\$44,675.10</b>	<b>\$42,475.10</b>
<b>CHEKCKING ACCOUNT- FIRST CITIZENS (Police Seized Funds)</b>			
Balance - Month Beginning	\$27,222.18	\$27,222.18	\$27,222.18
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$27,222.18</b>	<b>\$27,222.18</b>	<b>\$27,222.18</b>
<b>CHECKING ACCOUNT - FIRST CITIZENS (Federal Asset Forfeiture)</b>			
Balance - Month Beginning	\$698,685.70	\$707,699.54	\$713,875.98
Receipts	\$9,013.84	\$6,176.44	\$20,573.62
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$707,699.54</b>	<b>\$713,875.98</b>	<b>\$734,449.60</b>
<b>CHECKING ACCOUNT - FIRST CITIZENS (NC Asset Forfeiture)</b>			
Balance - Month Beginning	\$2,313.71	\$2,313.71	\$2,313.71
Receipts	\$0.00	\$0.00	\$0.00
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$2,313.71</b>	<b>\$2,313.71</b>	<b>\$2,313.71</b>
<b>TOTAL POLICE FUND</b>	<b>\$775,663.02</b>	<b>\$788,086.97</b>	<b>\$806,460.59</b>

**TOWN OF MINT HILL - TREASURER'S REPORT**

**PSF CAPITAL PROJECTS FUND (45):**

	November-23	December-23	January-24
<i>CHECKING ACCOUNT- PINNACLE</i>			
Balance - Month Beginning	\$19,471,008.81	\$18,727,732.31	\$17,670,466.87
Receipts	\$78,148.50	\$75,822.11	\$74,070.25
Disbursements	\$821,425.00	\$1,133,087.55	\$819,571.02
<b>Balance - Month End</b>	<b>\$18,727,732.31</b>	<b>\$17,670,466.87</b>	<b>\$16,924,966.10</b>
<b>TOTAL PSF CAPITAL PROJECTS FUND</b>	<b>\$18,727,732.31</b>	<b>\$17,670,466.87</b>	<b>\$16,924,966.10</b>

**INRASTRUCTURE FUND (50):**

	November-23	December-23	January-24
<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
<b>Balance - Month End</b>	<b>\$13,237.29</b>	<b>\$13,237.29</b>	<b>\$13,237.29</b>
<b>TOTAL INFRASTRUCTURE FUND</b>	<b>\$13,237.29</b>	<b>\$13,237.29</b>	<b>\$13,237.29</b>

**TOURISM FUND (60):**

	November-23	December-23	January-24
<i>CHECKING ACCOUNT - FIRST CITIZENS</i>			
Balance - Month Beginning	\$45,562.90	\$30,419.69	\$245,846.10
Receipts	\$0.00	\$222,673.09	\$0.00
Disbursements	\$15,143.21	\$7,246.68	\$338.88
<b>Balance - Month End</b>	<b>\$30,419.69</b>	<b>\$245,846.10</b>	<b>\$245,507.22</b>
<i>SAVING ACCOUNT - NCCMT</i>			
Balance - Month Beginning	\$434,949.18	\$436,829.48	\$438,780.59
Receipts	\$1,880.30	\$1,951.11	\$1,955.20
Disbursements	\$0.00	\$0.00	\$0.00
<b>Balance - Month End</b>	<b>\$436,829.48</b>	<b>\$438,780.59</b>	<b>\$440,735.79</b>
<b>TOTAL TOURISM FUND</b>	<b>\$467,249.17</b>	<b>\$684,626.69</b>	<b>\$686,243.01</b>

**SUMMARY CASH - ALL FUNDS**

	November-23	December-23	January-24
TOTAL GENERAL FUND (w/ Petty Cash)	\$7,061,199.65	\$13,069,710.11	\$15,188,450.60
TOTAL POWELL BILL FUND (w/ Petty Cash)	\$1,664,849.04	\$2,149,376.02	\$2,150,953.39
TOTAL STORM WATER FUND	\$643,991.20	\$630,874.29	\$672,328.11
TOTAL ARPA FUND	\$3,434,069.59	\$3,134,105.78	\$2,937,370.14
TOTAL POLICE FUND	\$775,663.02	\$788,086.97	\$806,460.59
TOTAL PSF/SIDEWALK CAPITAL PROJECT FUND	\$18,727,732.31	\$17,670,466.87	\$16,924,966.10
TOTAL INFRASTRUCTURE FUND	\$13,237.29	\$13,237.29	\$13,237.29
TOTAL TOURISM FUND	\$467,249.17	\$684,626.69	\$686,243.01
<b>TOTAL CASH (ALL FUNDS)</b>	<b>\$32,787,991.27</b>	<b>\$38,140,484.02</b>	<b>\$39,380,009.23</b>

REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

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Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>10 General Fund</b>					
<b>Revenue</b>					
<b>1000 Administrative</b>					
10-1000-3100 AD VALOREM TAXES - LEVY	11,700,000.00	2,641,994.40	11,730,589.60	-30,589.60	100
10-1000-3101 AD VALOREM TAXES - PRIOR YEAR	20,000.00	503.42	32,777.83	-12,777.83	164
10-1000-3102 AUTO FEE	235,000.00	17,940.00	143,839.72	91,160.28	61
10-1000-3103 AD VALOREM TAXES - INTEREST	10,000.00	5,787.48	10,545.79	-545.79	105
10-1000-3110 MOTOR VEHICLE TAX	770,000.00	66,615.24	553,038.89	216,961.11	72
10-1000-3220 TAXES - SOLID WASTE DISPOSAL	17,000.00	0.00	10,723.79	6,276.21	63
10-1000-3225 VEHICLE RENTAL TAX	5,000.00	953.85	5,304.34	-304.34	106
10-1000-3250 OTHER TAXES - ABC	110,000.00	42,929.12	156,743.11	-46,743.11	142
10-1000-3322 BEER & WINE TAX	110,000.00	0.00	0.00	110,000.00	0
10-1000-3324 UTILITY FRANCHISE TAX	1,200,000.00	0.00	620,767.75	579,232.25	52
10-1000-3325 SALES & USE TAX REFUND	3,300,000.00	300,052.63	2,112,927.79	1,187,072.21	64
10-1000-3800 OTHER FINANCING SOURCES	562,000.00	0.00	280,031.59	281,968.41	50
10-1000-3830 TRANSFERS FROM OTHER FUNDS	50,000.00	0.00	791,425.00	-741,425.00	1,583
10-1000-3831 EARNINGS ON INVESTMENTS	120,000.00	51,903.22	175,077.83	-55,077.83	146
10-1000-3834 ASSEMBLY ROOM DEPOSITS	0.00	0.00	330.00	-330.00	*100
10-1000-3838 PARK USER FEES	0.00	1,739.00	23,741.00	-23,741.00	*100
10-1000-3839 OTHER MISCELLANEOUS REVENUE	400,000.00	6,064.29	58,689.35	341,310.65	15
10-1000-3840 REVENUE - GRANTS	1,430,000.00	0.00	51,524.32	1,378,475.68	4
10-1000-3841 ZONING APPLICATION FEES	30,000.00	5,020.00	14,350.00	15,650.00	48
10-1000-3850 APPROPRIATED FUND BALANCE	1,574,881.00	0.00	0.00	1,574,881.00	0
<b>1000 Administrative Subtotal</b>	<b>\$21,643,881.00</b>	<b>\$3,141,502.65</b>	<b>\$16,772,427.70</b>	<b>\$4,871,453.30</b>	<b>77</b>
<b>3000 Fire</b>					
10-3000-3839 OTHER MISCELLANEOUS REVENUE	570,000.00	3,985.33	262,548.15	307,451.85	46
<b>3000 Fire Subtotal</b>	<b>\$570,000.00</b>	<b>\$3,985.33</b>	<b>\$262,548.15</b>	<b>\$307,451.85</b>	<b>46</b>
<b>5000 Police</b>					
10-5000-3833 FEES, CONTRIBUTIONS & GENERAL	0.00	181.20	769.20	-769.20	*100
10-5000-3839 OTHER MISCELLANEOUS REVEN	0.00	11,564.00	19,590.20	-19,590.20	*100
10-5000-3840 REVENUE - GRANTS (PUBLIC SAFETY)	0.00	5,085.66	10,085.66	-10,085.66	*100
10-5000-3849 POLICE ALARM REVENUE	0.00	789.78	8,096.04	-8,096.04	*100
<b>5000 Police Subtotal</b>	<b>\$0.00</b>	<b>\$17,620.64</b>	<b>\$38,541.10</b>	<b>-\$38,541.10</b>	<b>*100</b>
<b>Revenue Subtotal</b>	<b>\$22,213,881.00</b>	<b>\$3,163,108.62</b>	<b>\$17,073,516.95</b>	<b>\$5,140,364.05</b>	<b>77</b>
<b>Expenditure</b>					
<b>0100 Governing Body</b>					
10-0100-4121 SALARIES - FT	30,000.00	2,307.72	17,307.90	12,692.10	58
10-0100-4181 FICA	2,295.00	176.54	1,324.05	970.95	58
10-0100-4313 ALLOWANCES - TECHNOLOGY	16,500.00	1,000.00	7,000.00	9,500.00	42



REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

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Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>0100 Governing Body Subtotal</b>	<b>\$48,795.00</b>	<b>\$3,484.26</b>	<b>\$25,631.95</b>	<b>\$23,163.05</b>	<b>53</b>
<b>1000 Administrative</b>					
10-1000-4121 SALARIES - FT	1,150,000.00	89,352.88	652,663.97	497,336.03	57
10-1000-4126 SALARIES - PT	0.00	0.00	862.50	-862.50	*100
10-1000-4181 FICA	87,975.00	6,443.83	46,647.51	41,327.49	53
10-1000-4182 NC RETIREMENT	147,775.00	11,517.63	83,870.68	63,904.32	57
10-1000-4183 HOSPITAL INSURANCE	138,416.00	9,200.31	72,760.25	65,655.75	53
10-1000-4189 401(K) CONTRIBUTION	57,500.00	4,467.66	32,633.33	24,866.67	57
10-1000-4265 BANK SVC CHARGE	5,000.00	585.01	4,801.29	198.71	96
10-1000-4391 ADVERTISING	2,000.00	0.00	0.00	2,000.00	0
10-1000-4399 OTHER SERVICES/STUDIES	100,000.00	0.00	34,590.10	65,409.90	35
<b>1000 Administrative Subtotal</b>	<b>\$1,688,666.00</b>	<b>\$121,567.32</b>	<b>\$928,829.63</b>	<b>\$759,836.37</b>	<b>55</b>
<b>3000 Fire</b>					
10-3000-4121 SALARIES - FT	2,350,000.00	167,535.86	1,159,746.89	1,190,253.11	49
10-3000-4126 SALARIES - PT	10,000.00	180.64	8,382.60	1,617.40	84
10-3000-4181 FICA	180,540.00	12,242.64	84,817.29	95,722.71	47
10-3000-4182 NC RETIREMENT	301,975.00	20,974.13	146,464.28	155,510.72	49
10-3000-4183 HOSPITAL INSURANCE	337,440.00	24,565.76	176,417.80	161,022.20	52
10-3000-4189 401(K) CONTRIBUTION	117,500.00	8,190.63	57,464.62	60,035.38	49
10-3000-4212 UNIFORMS	65,000.00	1,806.46	41,400.78	23,599.22	64
10-3000-4251 FUEL	50,000.00	2,425.75	17,347.84	32,652.16	35
10-3000-4260 SUPPLIES & MATERIALS	20,000.00	2,278.17	14,489.12	5,510.88	72
10-3000-4311 TRAINING & MILEAGE	10,000.00	391.44	3,479.34	6,520.66	35
10-3000-4330 UTILITIES	23,000.00	2,191.34	10,199.11	12,800.89	44
10-3000-4350 REPAIRS & MAINT - COMPUTER	17,000.00	559.29	10,248.35	6,751.65	60
10-3000-4351 REPAIRS & MAINT - STATION	35,000.00	4,637.29	16,160.80	18,839.20	46
10-3000-4352 REPAIRS & MAINT - EQUIPMENT	27,000.00	727.07	14,385.47	12,614.53	53
10-3000-4353 REPAIRS & MAINT - VEHICLES	75,000.00	5,131.01	84,266.85	-9,266.85	112
10-3000-4375 DONATION - VFD	485,000.00	0.00	228,750.00	256,250.00	47
10-3000-4398 RADIO USER FEES	38,000.00	2,935.10	30,695.00	7,305.00	81
10-3000-4520 COMPUTERS / TECHNOLOGY	5,000.00	449.55	2,847.15	2,152.85	57
10-3000-8595 CAPITAL OUTLAY - FIRE	90,000.00	0.00	15,944.33	74,055.67	18
10-3000-9830 DEBT RETIREMENT (FIRE)	25,000.00	0.00	0.00	25,000.00	0
<b>3000 Fire Subtotal</b>	<b>\$4,262,455.00</b>	<b>\$257,222.13</b>	<b>\$2,123,507.62</b>	<b>\$2,138,947.38</b>	<b>50</b>
<b>3500 Streets &amp; Highways</b>					
10-3500-4121 SALARIES - FT	637,000.00	51,502.81	374,061.59	262,938.41	59
10-3500-4181 FICA	48,731.00	3,837.32	27,855.02	20,875.98	57
10-3500-4182 NC RETIREMENT	81,855.00	6,362.74	46,920.05	34,934.95	57
10-3500-4183 HOSPITAL INSURANCE	88,920.00	7,695.58	53,791.78	35,128.22	60

**REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND**  
 01/01/2024 To 01/31/2024

TOWN OF MINT HILL  
 FY 2023-2024

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Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
10-3500-4189 401(K) CONTRIBUTION	31,850.00	2,519.21	18,357.46	13,492.54	58
10-3500-4212 UNIFORMS	11,000.00	1,307.87	7,842.38	3,157.62	71
10-3500-4260 SUPPLIES & MATERIALS	20,000.00	358.94	5,406.50	14,593.50	27
10-3500-4311 TRAINING & MILEAGE	10,000.00	1,158.40	4,388.42	5,611.58	44
10-3500-4332 STREET LIGHTING	105,000.00	7,880.35	50,821.15	54,178.85	48
10-3500-4370 STORMWATER UTILITIES	120,000.00	0.00	60,134.80	59,865.20	50
10-3500-4513 STREET NAME SIGNS	20,000.00	0.00	1,734.16	18,265.84	9
10-3500-8580 GROUNDS MAINTENANCE	5,000.00	2,297.96	2,994.81	2,005.19	60
10-3500-8598 CAPITAL OUTLAY - PUBLIC WORKS	5,000.00	4,252.35	4,252.35	747.65	85
10-3500-8599 CAPITAL OUTLAY - SIDEWALKS	300,000.00	0.00	187,500.00	112,500.00	63
<b>3500 Streets &amp; Highways Subtotal</b>	<b>\$1,484,356.00</b>	<b>\$89,173.53</b>	<b>\$846,060.47</b>	<b>\$638,295.53</b>	<b>57</b>
<b>4000 Solid Waste</b>					
10-4000-4394 GARBAGE/RUBBISH - CONT SVC	2,300,000.00	190,553.28	1,315,448.78	984,551.22	57
10-4000-4441 LANDFILL FEES	430,000.00	51,122.50	292,187.08	137,812.92	68
<b>4000 Solid Waste Subtotal</b>	<b>\$2,730,000.00</b>	<b>\$241,675.78</b>	<b>\$1,607,635.86</b>	<b>\$1,122,364.14</b>	<b>59</b>
<b>5000 Police</b>					
10-5000-4121 SALARIES - FT	4,340,000.00	286,156.85	2,125,028.41	2,214,971.59	49
10-5000-4126 SALARIES - PT	20,000.00	0.00	3,450.00	16,550.00	17
10-5000-4131 EMERGENCY SEPARATION/VAC	40,000.00	1,157.03	1,157.03	38,842.97	3
10-5000-4181 FICA	336,600.00	21,281.27	157,082.76	179,517.24	47
10-5000-4182 NC RETIREMENT	620,400.00	39,040.21	285,627.60	334,772.40	46
10-5000-4183 HOSPITAL INSURANCE	501,600.00	35,060.78	249,085.54	252,514.46	50
10-5000-4185 ESC - UNEMPLOYMENT	15,000.00	0.00	0.00	15,000.00	0
10-5000-4186 WORKER'S COMPENSATION	60,000.00	0.00	72,243.12	-12,243.12	120
10-5000-4189 401(K) CONTRIBUTION	217,000.00	14,288.09	104,424.73	112,575.27	48
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	47.70	60.95	3,939.05	2
10-5000-4197 PROF SVCS - PHYSICALS/DRUG	4,000.00	310.00	1,683.00	2,317.00	42
10-5000-4198 PROF SVCS - PSYCTEST	5,000.00	50.00	100.00	4,900.00	2
10-5000-4199 PROF SVCS - DCI	13,000.00	3,180.00	3,362.00	9,638.00	26
10-5000-4200 COMM/RADIO	25,000.00	979.16	3,897.74	21,102.26	16
10-5000-4212 UNIFORMS	60,000.00	6,262.58	40,730.41	19,269.59	68
10-5000-4213 DUTY SUPPLIES & EQUIPMENT	74,000.00	4,739.94	41,651.16	32,348.84	56
10-5000-4250 INSURANCE & BONDS	40,000.00	0.00	10,745.51	29,254.49	27
10-5000-4251 FUEL	120,000.00	19.18	71,460.95	48,539.05	60
10-5000-4252 TIRES	15,000.00	532.24	10,115.92	4,884.08	67
10-5000-4253 AUTO SUPPLIES	5,500.00	0.00	866.78	4,633.22	16
10-5000-4260 SUPPLIES & MATERIALS	30,000.00	2,264.39	20,752.74	9,247.26	69
10-5000-4270 GRANT MATCHING FUNDS	445,941.00	0.00	9,999.00	435,942.00	2

REVENUE & EXPENDITURE STATEMENT FOR 10 GENERAL FUND

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

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10-5000-4311 TRAINING & MILEAGE	35,000.00	5,250.88	23,402.81	11,597.19	67
10-5000-4321 TELEPHONE	25,000.00	1,404.84	9,136.39	15,863.61	37
10-5000-4325 POSTAGE	5,000.00	42.42	1,588.88	3,411.12	32
10-5000-4330 UTILITIES	24,000.00	3,120.10	14,453.31	9,546.69	60
10-5000-4341 PRINTING	5,000.00	902.03	2,501.51	2,498.49	50
10-5000-4344 CLEANING/HOUSEKEEPING	9,000.00	463.07	4,126.31	4,873.69	46
10-5000-4350 REPAIRS & MAINT - COMPUTER	192,000.00	9,561.04	119,832.13	72,167.87	62
10-5000-4352 REPAIRS & MAINT - EQUIPMENT	25,000.00	1,825.90	11,757.49	13,242.51	47
10-5000-4353 REPAIRS & MAINT- AUTO	70,000.00	5,018.93	44,720.85	25,279.15	64
10-5000-4391 ADVERTISING	1,000.00	0.00	0.00	1,000.00	0
10-5000-4398 DISPATCHING	168,827.00	0.00	168,826.32	0.68	100
10-5000-4452 AUTO INSURANCE	45,000.00	0.00	51,635.53	-6,635.53	115
10-5000-4491 DUES & SUBSCRIPTIONS	3,000.00	780.00	2,701.75	298.25	90
10-5000-4520 COMPUTERS / TECHNOLOGY	79,000.00	11,678.45	19,889.19	59,110.81	25
10-5000-4540 VEHICLES	742,000.00	1,474.84	39,864.80	702,135.20	5
10-5000-4550 K-9 PROGRAM	7,500.00	645.65	4,143.51	3,356.49	55
10-5000-5030 INVESTIGATIONS	20,000.00	100.00	2,883.63	17,116.37	14
10-5000-5070 MHPD - TASER	14,000.00	0.00	0.00	14,000.00	0
10-5000-9830 DEBT RETIREMENT (POLICE)	174,000.00	0.00	0.00	174,000.00	0
<b>5000 Police Subtotal</b>	<b>\$8,645,368.00</b>	<b>\$457,637.57</b>	<b>\$3,739,489.76</b>	<b>\$4,905,878.24</b>	<b>43</b>
<b>6000 Parks</b>					
10-6000-4126 SALARIES - PT	85,000.00	5,902.50	45,232.50	39,767.50	53
10-6000-4181 FICA	6,503.00	424.01	3,432.75	3,070.25	53
10-6000-4223 STORMWATER UTILITIES	7,100.00	5.00	2,708.32	4,391.68	38
10-6000-4240 REPAIRS & MAINT - SUPPLIES	1,500.00	0.00	1,113.60	386.40	74
10-6000-4260 SUPPLIES & MATERIALS	6,000.00	134.68	2,428.29	3,571.71	40
10-6000-4330 UTILITIES	27,000.00	1,050.99	10,716.26	16,283.74	40
10-6000-4351 REPAIRS & MAINT - BUILDINGS	7,000.00	784.60	4,096.63	2,903.37	59
10-6000-4352 REPAIRS & MAINT - EQUIPMENT	11,000.00	12.99	6,576.25	4,423.75	60
10-6000-4355 REPAIRS & MAINT - GROUNDS	22,000.00	3,094.67	22,388.93	-388.93	102
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 - PARKS	50,000.00	0.00	45,060.60	4,939.40	90
<b>6000 Parks Subtotal</b>	<b>\$228,603.00</b>	<b>\$11,409.44</b>	<b>\$143,754.13</b>	<b>\$84,848.87</b>	<b>63</b>
<b>7000 Debt Service</b>					
10-7000-4512 DEBT SVC - PRINCIPAL (FLEET)	529,870.00	0.00	0.00	529,870.00	0
10-7000-4513 DEBT SVC - PRINCIPAL (FIRE)	298,203.00	12,718.90	234,218.71	63,984.29	79
10-7000-4522 DEBT SVC - INTEREST (FLEET)	17,567.00	0.00	0.00	17,567.00	0
10-7000-4523 DEBT SVC - INTEREST (FIRE)	8,787.00	446.91	6,941.54	1,845.46	79

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TOWN OF MINT HILL

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<b>7000 Debt Service Subtotal</b>	<b>\$854,427.00</b>	<b>\$13,165.81</b>	<b>\$241,160.25</b>	<b>\$613,266.75</b>	<b>28</b>
<b>7500 Non-Departmental</b>					
10-7500-4190 CONTRACTED TAX BILLING SVC	26,000.00	0.00	0.00	26,000.00	0
10-7500-4191 PROFESSIONAL SVCS - ACCOUNTING	27,000.00	0.00	0.00	27,000.00	0
10-7500-4192 PROFESSIONAL SVCS - LEGAL	65,000.00	10,260.00	27,750.00	37,250.00	43
10-7500-4193 PROFESSIONAL SVCS - CODE	3,000.00	0.00	0.00	3,000.00	0
10-7500-4195 PROF SVCS - ANIMAL CONTROL	100,000.00	5,975.00	41,347.00	58,653.00	41
10-7500-4223 STORMWATER UTILITIES	5,000.00	52.52	297.75	4,702.25	6
10-7500-4250 INSURANCE & BONDS	185,000.00	3,205.15	230,605.96	-45,605.96	125
10-7500-4251 FUEL	4,000.00	0.00	0.00	4,000.00	0
10-7500-4260 SUPPLIES & MATERIALS	45,000.00	7,199.45	37,994.46	7,005.54	84
10-7500-4311 TRAINING & MILEAGE	25,000.00	355.00	5,032.26	19,967.74	20
10-7500-4312 ALLOWANCES - AUTO	6,000.00	500.00	3,500.00	2,500.00	58
10-7500-4321 TELEPHONE	40,000.00	2,201.59	21,853.64	18,146.36	55
10-7500-4325 POSTAGE	7,500.00	250.62	3,153.34	4,346.66	42
10-7500-4330 UTILITIES	40,000.00	3,652.03	20,640.02	19,359.98	52
10-7500-4350 REPAIRS & MAINT - COMPUTER	54,000.00	6,950.00	21,022.48	32,977.52	39
10-7500-4351 REPAIRS & MAINT - BUILDINGS	25,000.00	1,878.35	13,076.47	11,923.53	52
10-7500-4352 REPAIRS & MAINT - EQUIPMENT	5,000.00	0.00	581.04	4,418.96	12
10-7500-4353 REPAIRS & MAINT - AUTO	0.00	0.00	1,396.78	-1,396.78	*100
10-7500-4375 DONATIONS	150,711.00	0.00	143,211.00	7,500.00	95
10-7500-4391 ADVERTISING	2,000.00	75.00	582.31	1,417.69	29
10-7500-4393 MISC CONTRACTUAL SVCS	110,000.00	4,071.28	61,762.64	48,237.36	56
10-7500-4491 DUES & SUBSCRIPTIONS	36,000.00	232.24	38,007.03	-2,007.03	106
10-7500-4585 OFFICE EQUIPMENT	10,000.00	0.00	11,363.00	-1,363.00	114
10-7500-8580 CAPITAL OUTLAY - PUBLIC SERVICES	1,300,000.00	0.00	161,144.57	1,138,855.43	12
<b>7500 Non-Departmental Subtotal</b>	<b>\$2,271,211.00</b>	<b>\$46,858.23</b>	<b>\$844,321.75</b>	<b>\$1,426,889.25</b>	<b>37</b>
<b>Expenditure Subtotal</b>	<b>\$22,213,881.00</b>	<b>\$1,242,194.07</b>	<b>\$10,500,391.42</b>	<b>\$11,713,489.58</b>	<b>47</b>
Before Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$1,920,914.55</b>	<b>\$6,573,125.53</b>	<b>*100</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$1,920,914.55</b>	<b>\$6,573,125.53</b>	<b>*100</b>

REVENUE & EXPENDITURE STATEMENT FOR 20 POWELL BILL FUND

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>20 Powell Bill Fund</b>					
<b>Revenue</b>					
<b>7500 Non-Departmental</b>					
20-7500-3321 ALLOCATION	700,000.00	0.00	874,908.19	-174,908.19	125
20-7500-3831 EARNINGS ON INVESTMENTS	5,000.00	8,634.35	42,224.38	-37,224.38	844
20-7500-3850 UNDESIGNATED FUND BALANCE	69,000.00	0.00	0.00	69,000.00	0
<b>7500 Non-Departmental Subtotal</b>	<b>\$774,000.00</b>	<b>\$8,634.35</b>	<b>\$917,132.57</b>	<b>-\$143,132.57</b>	<b>118</b>
<b>Revenue Subtotal</b>	<b>\$774,000.00</b>	<b>\$8,634.35</b>	<b>\$917,132.57</b>	<b>-\$143,132.57</b>	<b>118</b>
<b>Expenditure</b>					
<b>2000 Planning</b>					
20-2000-4440 ST MAINT - CONTRACTUAL	500,000.00	0.00	0.00	500,000.00	0
<b>2000 Planning Subtotal</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>0</b>
<b>7500 Non-Departmental</b>					
20-7500-4241 ST MAINT - GRAVEL	15,000.00	0.00	0.00	15,000.00	0
20-7500-4242 ST MAINT - ASPHALT	20,000.00	0.00	3,497.26	16,502.74	17
20-7500-4244 ST MAINT - TRAFFIC SIGNS	6,000.00	2,749.74	3,328.74	2,671.26	55
20-7500-4251 ST MAINT - FUEL	40,000.00	2,692.42	25,094.94	14,905.06	63
20-7500-4252 ST MAINT - TIRES & TUBES	5,000.00	21.40	728.33	4,271.67	15
20-7500-4253 ST MAINT - PARTS	5,000.00	0.00	1,796.23	3,203.77	36
20-7500-4260 SUPPLIES & MATERIALS	1,000.00	0.00	345.52	654.48	35
20-7500-4352 REPAIRS & MAINT - EQUIPMENT	25,000.00	577.71	10,065.39	14,934.61	40
20-7500-4353 REPAIRS & MAINT - AUTO	20,000.00	808.15	10,617.87	9,382.13	53
20-7500-4354 ST MAINT - RIGHT OF WAY	5,000.00	205.75	1,013.57	3,986.43	20
20-7500-4393 MISC CONTRACTUAL SVCS	2,000.00	0.00	2,400.00	-400.00	120
20-7500-4442 SIDEWALKS	100,000.00	0.00	534.66	99,465.34	1
<b>7500 Non-Departmental Subtotal</b>	<b>\$244,000.00</b>	<b>\$7,055.17</b>	<b>\$59,422.51</b>	<b>\$184,577.49</b>	<b>24</b>
<b>8000 Capital Outlay</b>					
20-8000-4555 CAPITAL OUTLAY - 218 IMPROVE	30,000.00	0.00	0.00	30,000.00	0
<b>8000 Capital Outlay Subtotal</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>	<b>0</b>
<b>Expenditure Subtotal</b>	<b>\$774,000.00</b>	<b>\$7,055.17</b>	<b>\$59,422.51</b>	<b>\$714,577.49</b>	<b>8</b>
Before Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$1,579.18</b>	<b>\$857,710.06</b>	<b>*100</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$1,579.18</b>	<b>\$857,710.06</b>	<b>*100</b>

REVENUE & EXPENDITURE STATEMENT FOR 25 STORM WATER FUND

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>25 Storm Water Fund</b>					
<b>Revenue</b>					
<b>7500 Non-Departmental</b>					
25-7500-3800 OTHER FINANCING SOURCES	380,000.00	0.00	0.00	380,000.00	0
25-7500-3831 EARNINGS ON INVESTMENTS	5,000.00	2,478.13	16,166.06	-11,166.06	323
25-7500-3840 REVENUE - GRANTS (SW)	50,000.00	0.00	0.00	50,000.00	0
25-7500-3842 STORM WATER FEES COLLECTED	550,000.00	40,191.63	336,641.50	213,358.50	61
25-7500-3850 FUND BALANCE - UNRESERVED	168,344.00	0.00	0.00	168,344.00	0
<b>7500 Non-Departmental Subtotal</b>	<b>\$1,153,344.00</b>	<b>\$42,669.76</b>	<b>\$352,807.56</b>	<b>\$800,536.44</b>	<b>31</b>
<b>Revenue Subtotal</b>	<b>\$1,153,344.00</b>	<b>\$42,669.76</b>	<b>\$352,807.56</b>	<b>\$800,536.44</b>	<b>31</b>
<b>Expenditure</b>					
<b>1000 Administrative</b>					
25-1000-4121 SALARIES - FT	343,000.00	23,006.54	167,511.05	175,488.95	49
25-1000-4181 FICA	26,239.00	1,706.52	12,407.86	13,831.14	47
25-1000-4182 NC RETIREMENT	44,075.00	2,955.75	21,518.87	22,556.13	49
25-1000-4183 HOSPITAL INSURANCE	47,880.00	3,730.46	26,071.62	21,808.38	54
25-1000-4189 401(K) CONTRIBUTION	17,150.00	1,206.28	8,721.38	8,428.62	51
<b>1000 Administrative Subtotal</b>	<b>\$478,344.00</b>	<b>\$32,605.55</b>	<b>\$236,230.78</b>	<b>\$242,113.22</b>	<b>49</b>
<b>7500 Non-Departmental</b>					
25-7500-4730 STORM WATER REPAIRS	30,000.00	1,238.15	14,410.46	15,589.54	48
25-7500-4732 SW - PHASE II PROGRAM COSTS	80,000.00	0.00	42,278.86	37,721.14	53
25-7500-8550 CAPITAL OUTLAY - STORMWATER	430,000.00	0.00	61,987.58	368,012.42	14
25-7500-9830 SW - DEBT RETIREMENT	135,000.00	0.00	0.00	135,000.00	0
<b>7500 Non-Departmental Subtotal</b>	<b>\$675,000.00</b>	<b>\$1,238.15</b>	<b>\$118,676.90</b>	<b>\$556,323.10</b>	<b>18</b>
<b>Expenditure Subtotal</b>	<b>\$1,153,344.00</b>	<b>\$33,843.70</b>	<b>\$354,907.68</b>	<b>\$798,436.32</b>	<b>31</b>
Before Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$8,826.06</b>	<b>-\$2,100.12</b>	<b>*100</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$8,826.06</b>	<b>-\$2,100.12</b>	<b>*100</b>

**REVENUE & EXPENDITURE STATEMENT FOR 30 MINT HILL POLICE**

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>30 Mint Hill Police Fund</b>					
<b>Revenue</b>					
<b>5000 Police</b>					
30-5000-3847 FED FORFEITURE REVENUE	50.00	15,487.96	76,333.81	-76,283.81	152,668
30-5000-3848 FUNDRAISER REVENUE	0.00	300.00	19,998.00	-19,998.00	*100
<b>5000 Police Subtotal</b>	<b>\$50.00</b>	<b>\$15,787.96</b>	<b>\$96,331.81</b>	<b>-\$96,281.81</b>	<b>192,664</b>
<b>Revenue Subtotal</b>	<b>\$50.00</b>	<b>\$15,787.96</b>	<b>\$96,331.81</b>	<b>-\$96,281.81</b>	<b>192,664</b>
<b>Expenditure</b>					
<b>5000 Police</b>					
30-5000-4265 BANK FEES	50.00	0.00	0.00	50.00	0
30-5000-4848 FUNDRAISER EXPENDITURES	0.00	2,500.00	13,619.36	-13,619.36	*100
<b>5000 Police Subtotal</b>	<b>\$50.00</b>	<b>\$2,500.00</b>	<b>\$13,619.36</b>	<b>-\$13,569.36</b>	<b>27,239</b>
<b>Expenditure Subtotal</b>	<b>\$50.00</b>	<b>\$2,500.00</b>	<b>\$13,619.36</b>	<b>-\$13,569.36</b>	<b>27,239</b>
Before Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$13,287.96</b>	<b>\$82,712.45</b>	<b>*100</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$13,287.96</b>	<b>\$82,712.45</b>	<b>*100</b>

**REVENUE & EXPENDITURE STATEMENT FOR 35 MHPD STATE GRANT**

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>35 Mhpd State Grant Fund</b>					
<b>Expenditure</b>					
<b>5000 Police</b>					
35-5000-4550 MHPD GRANT EQUIPMENT	0.00	10,138.31	10,274.53	-10,274.53	*100
<b>5000 Police Subtotal</b>	<b>\$0.00</b>	<b>\$10,138.31</b>	<b>\$10,274.53</b>	<b>-\$10,274.53</b>	<b>*100</b>
<b>Expenditure Subtotal</b>	<b>\$0.00</b>	<b>\$10,138.31</b>	<b>\$10,274.53</b>	<b>-\$10,274.53</b>	<b>*100</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$10,138.31</b>	<b>-\$10,274.53</b>	<b>*100</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$10,138.31</b>	<b>-\$10,274.53</b>	<b>*100</b>



REVENUE & EXPENDITURE STATEMENT FOR 40 GRANT PROJECT -  
01/01/2024 To 01/31/2024

TOWN OF MINT HILL  
FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>40 Grant Project - Arpa</b>					
<b>Revenue</b>					
<b>1000 Administrative</b>					
40-1000-3850 APPROPRIATED FUND BALANCE	4,460,000.00	0.00	0.00	4,460,000.00	0
<b>1000 Administrative Subtotal</b>	<b>\$4,460,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,460,000.00</b>	<b>0</b>
<b>7500 Non-Departmental</b>					
40-7500-3831 EARNINGS ON INVESTMENTS	0.00	11,173.43	103,104.98	-103,104.98	*100
<b>7500 Non-Departmental Subtotal</b>	<b>\$0.00</b>	<b>\$11,173.43</b>	<b>\$103,104.98</b>	<b>-\$103,104.98</b>	<b>*100</b>
<b>Revenue Subtotal</b>	<b>\$4,460,000.00</b>	<b>\$11,173.43</b>	<b>\$103,104.98</b>	<b>\$4,356,895.02</b>	<b>2</b>
<b>Expenditure</b>					
<b>1000 Administrative</b>					
40-1000-4400 ARPA - ADMIN	800,000.00	0.00	0.00	800,000.00	0
<b>1000 Administrative Subtotal</b>	<b>\$800,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$800,000.00</b>	<b>0</b>
<b>3000 Fire</b>					
40-3000-4400 ARPA -FIRE	585,000.00	4,899.00	4,899.00	580,101.00	1
<b>3000 Fire Subtotal</b>	<b>\$585,000.00</b>	<b>\$4,899.00</b>	<b>\$4,899.00</b>	<b>\$580,101.00</b>	<b>1</b>
<b>5000 Police</b>					
40-5000-4400 ARPA -POLICE	1,550,000.00	9,396.70	253,506.61	1,296,493.39	16
<b>5000 Police Subtotal</b>	<b>\$1,550,000.00</b>	<b>\$9,396.70</b>	<b>\$253,506.61</b>	<b>\$1,296,493.39</b>	<b>16</b>
<b>6000 Parks</b>					
40-6000-4400 ARPA -PARKS	1,275,000.00	180,302.50	1,248,027.47	26,972.53	98
<b>6000 Parks Subtotal</b>	<b>\$1,275,000.00</b>	<b>\$180,302.50</b>	<b>\$1,248,027.47</b>	<b>\$26,972.53</b>	<b>98</b>
<b>9000 Contingency</b>					
40-9000-4400 ARPA - EXTERNAL ALLOCATIONS	250,000.00	0.00	250,000.00	0.00	100
40-9000-9999 CONTINGENCY	0.00	0.00	25,000.00	-25,000.00	*100
<b>9000 Contingency Subtotal</b>	<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$275,000.00</b>	<b>-\$25,000.00</b>	<b>110</b>
<b>Expenditure Subtotal</b>	<b>\$4,460,000.00</b>	<b>\$194,598.20</b>	<b>\$1,781,433.08</b>	<b>\$2,678,566.92</b>	<b>40</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$183,424.77</b>	<b>-\$1,678,328.10</b>	<b>*100</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$183,424.77</b>	<b>-\$1,678,328.10</b>	<b>*100</b>

**REVENUE & EXPENDITURE STATEMENT FOR 45 CAPITAL PROJECTS**

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>45 Capital Projects - Psf</b>					
<b>Revenue</b>					
<b>1000 Administrative</b>					
45-1000-3800 OTHER FINANCING SOURCES	17,000,000.00	0.00	19,300,000.00	-2,300,000.00	114
45-1000-3850 APPROPRIATED FUND BALANCE	250,000.00	0.00	0.00	250,000.00	0
<b>1000 Administrative Subtotal</b>	<b>\$17,250,000.00</b>	<b>\$0.00</b>	<b>\$19,300,000.00</b>	<b>-\$2,050,000.00</b>	<b>112</b>
<b>7500 Non-Departmental</b>					
45-7500-3830 TRANSFERS FROM OTHER FUNDS	1,300,000.00	0.00	0.00	1,300,000.00	0
45-7500-3831 EARNINGS ON INVESTMENTS	0.00	74,070.25	430,262.12	-430,262.12	*100
<b>7500 Non-Departmental Subtotal</b>	<b>\$1,300,000.00</b>	<b>\$74,070.25</b>	<b>\$430,262.12</b>	<b>\$869,737.88</b>	<b>33</b>
<b>Revenue Subtotal</b>	<b>\$18,550,000.00</b>	<b>\$74,070.25</b>	<b>\$19,730,262.12</b>	<b>-\$1,180,262.12</b>	<b>106</b>
<b>Expenditure</b>					
<b>7500 Non-Departmental</b>					
45-7500-4830 TRANSFERS TO OTHER FUNDS	0.00	0.00	791,425.00	-791,425.00	*100
45-7500-8510 CP - DESIGN	200,000.00	0.00	0.00	200,000.00	0
45-7500-8520 CP - CONSTRUCTION	16,400,000.00	809,977.77	1,943,065.32	14,456,934.68	12
45-7500-8530 CP - FURNISHINGS	200,000.00	0.00	8,960.42	191,039.58	4
45-7500-8540 CP - INSPECTIONS, TESTING	50,000.00	9,593.25	9,593.25	40,406.75	19
45-7500-9830 CP - DEBT RETIREMENT	1,300,000.00	0.00	0.00	1,300,000.00	0
<b>7500 Non-Departmental Subtotal</b>	<b>\$18,150,000.00</b>	<b>\$819,571.02</b>	<b>\$2,753,043.99</b>	<b>\$15,396,956.01</b>	<b>15</b>
<b>9000 Contingency</b>					
45-9000-9999 CONTINGENCY	400,000.00	0.00	61,212.45	338,787.55	15
<b>9000 Contingency Subtotal</b>	<b>\$400,000.00</b>	<b>\$0.00</b>	<b>\$61,212.45</b>	<b>\$338,787.55</b>	<b>15</b>
<b>Expenditure Subtotal</b>	<b>\$18,550,000.00</b>	<b>\$819,571.02</b>	<b>\$2,814,256.44</b>	<b>\$15,735,743.56</b>	<b>15</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$745,500.77</b>	<b>\$16,916,005.68</b>	<b>*100</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$745,500.77</b>	<b>\$16,916,005.68</b>	<b>*100</b>

**REVENUE & EXPENDITURE STATEMENT FOR 50 INFRASTRUCTURE**

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

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

**REVENUE & EXPENDITURE STATEMENT FOR 60 TOURISM FUND**

TOWN OF MINT HILL

01/01/2024 To 01/31/2024

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
<b>60 Tourism Fund</b>					
<b>Revenue</b>					
<b>7500 Non-Departmental</b>					
60-7500-3270 TOURISM TAX REVENUE	360,000.00	0.00	221,819.41	138,180.59	62
60-7500-3831 EARNINGS ON INVESTMENTS	150.00	1,955.20	14,923.65	-14,773.65	9,949
<b>7500 Non-Departmental Subtotal</b>	<b>\$360,150.00</b>	<b>\$1,955.20</b>	<b>\$236,743.06</b>	<b>\$123,406.94</b>	<b>66</b>
<b>Revenue Subtotal</b>	<b>\$360,150.00</b>	<b>\$1,955.20</b>	<b>\$236,743.06</b>	<b>\$123,406.94</b>	<b>66</b>
<b>Expenditure</b>					
<b>7500 Non-Departmental</b>					
60-7500-4220 CULTURAL EVENTS	50,000.00	479.62	39,101.58	10,898.42	78
60-7500-4225 ARTS & SCIENCE DONATION	10,000.00	0.00	10,000.00	0.00	100
60-7500-4376 DONATIONS	138,000.00	20,000.00	122,000.00	16,000.00	88
60-7500-4830 TRANSFERS TO OTHER FUNDS	50,000.00	0.00	0.00	50,000.00	0
60-7500-8510 CAPITAL OUTLAY - TOURISM	100,000.00	0.00	1,355.58	98,644.42	1
<b>7500 Non-Departmental Subtotal</b>	<b>\$348,000.00</b>	<b>\$20,479.62</b>	<b>\$172,457.16</b>	<b>\$175,542.84</b>	<b>50</b>
<b>9000 Contingency</b>					
60-9000-9999 CONTINGENCY	12,150.00	0.00	12,100.00	50.00	100
<b>9000 Contingency Subtotal</b>	<b>\$12,150.00</b>	<b>\$0.00</b>	<b>\$12,100.00</b>	<b>\$50.00</b>	<b>100</b>
<b>Expenditure Subtotal</b>	<b>\$360,150.00</b>	<b>\$20,479.62</b>	<b>\$184,557.16</b>	<b>\$175,592.84</b>	<b>51</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$18,524.42</b>	<b>\$52,185.90</b>	<b>*100</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>-\$18,524.42</b>	<b>\$52,185.90</b>	<b>*100</b>

**REVENUE & EXPENDITURE STATEMENT FOR 60 TOURISM FUND**

01/01/2024 To 01/31/2024

TOWN OF MINT HILL

FY 2023-2024

\*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD (\$)	Remaining Balance (\$)	% Used
GRAND TOTAL	\$0.00	\$987,019.48	\$22,791,036.87	-\$22,791,036.87	*100

TAX COLLECTOR'S REPORT FOR FEBRUARY 2024

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 February 2024:

Current/Prior Year Real Estate/Personal Property**:	\$130,357.40
Interest Collected on All Taxes:	\$1,754.79
Registered Motor Vehicle Tax (less 1.5%***):	\$0
Registered Motor Vehicle Fee (less 1.5%***):	\$0
Total Collected During February 2024	\$132,112.19

\*\* 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: **2/1/2024**

Date Sent to Finance End: **2/29/2024**

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

Tax District: **MINT HILL**

Tax Year: **ALL**

Year For: **2023, 2022, 2021, 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.	% Un-coll.
			Assessor Refunds (\$)	Additional Levy (\$)		Assmt Fees (\$)	Coll. Fees (\$)	Net Collect. (\$)	Unpaid Balance (\$)		
<b>TAX DISTRICT: MINT HILL LEVY TYPE: LATE LIST PENALTY</b>											
2023	3,667.86	5.99	0.00	857.95	4,419.30	0.00	4,530.99	8.79	327.85	67.08 %	32.92 %
			5.99	5.18		0.00	0.00	333.84	1,454.90		
2022	4,136.36	0.00	0.00	2,668.45	6,053.71	0.00	6,899.09	0.26	2.43	81.69 %	18.31 %
			0.00	94.28		0.00	0.00	2.43	1,108.65		
2021	4,876.50	0.00	0.00	917.53	3,562.22	0.00	6,039.48	0.00	0.00	87.55 %	12.45 %
			0.00	245.45		0.00	0.00	0.00	443.56		
2020	3,530.81	0.00	0.00	2,304.65	4,688.68	0.00	5,835.46	0.00	0.00	90.30 %	9.70 %
			0.00	0.00		0.00	0.00	0.00	454.74		
2019	3,029.81	0.00	0.00	3,346.60	5,596.91	0.00	6,376.41	2.70	9.66	92.73 %	7.27 %
			0.00	0.00		0.00	0.00	9.66	407.09		
2018	3,020.97	0.00	0.00	1,747.94	3,297.75	0.00	5,101.07	0.00	0.00	85.05 %	14.95 %
			0.00	332.16		0.00	0.00	0.00	493.11		
2017	2,350.37	0.00	0.00	376.55	2,449.64	0.00	2,726.92	0.00	0.00	86.62 %	13.38 %
			0.00	0.00		0.00	0.00	0.00	327.75		
2016	1,968.03	0.00	0.00	2,305.50	3,116.26	0.00	4,290.69	0.00	0.00	89.07 %	10.93 %

			0.00	17.16		0.00	0.00	0.00	340.52		
2015	1,728.34	0.00	0.00	2,987.13	2,677.36	0.00	4,716.47	0.00	0.00	89.90 %	10.10 %
			0.00	1.00		0.00	0.00	0.00	270.52		
2014	2,112.76	0.00	0.00	618.04	2,212.80	0.00	2,742.95	0.00	0.00	85.91 %	14.09 %
			0.00	12.15		0.00	0.00	0.00	311.82		
2013	1,746.82	0.00	0.00	737.20	2,403.55	0.00	2,489.70	0.00	0.00	89.32 %	10.68 %
			0.00	5.68		0.00	0.00	0.00	256.70		
2012	1,697.77	0.00	0.00	768.08	2,379.68	0.00	2,469.01	0.00	0.00	88.40 %	11.60 %
			0.00	3.16		0.00	0.00	0.00	275.94		
2011	2,129.19	0.00	0.00	3,171.44	3,872.53	0.00	5,301.44	0.00	0.00	93.13 %	6.87 %
			0.00	0.81		0.00	0.00	0.00	266.14		
2010	3,083.01	0.00	0.00	4,286.80	7,871.70	0.00	9,144.88	0.00	0.00	62.00 %	38.00 %
			0.00	1,775.07		0.00	0.00	0.00	2,991.16		
2009	2,072.67	0.00	0.00	209.41	1,737.93	0.00	2,291.43	0.00	0.00	91.45 %	8.55 %
			0.00	9.35		0.00	0.00	0.00	148.54		
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 %	6.66 %
			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 %	7.61 %
			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 %	2.20 %
			0.00	0.00		0.00	0.00	0.00	198.60		
2005	1,220.48	0.00	0.00	395.41	1,583.99	0.00	1,615.89	0.00	0.00	89.68 %	10.32 %
			0.00	0.00		0.00	0.00	0.00	163.52		
2004	1,167.95	0.00	0.00	132.15	1,293.46	0.00	1,300.10	0.00	0.00	91.68 %	8.32 %
			0.00	0.00		0.00	0.00	0.00	107.65		
2003	909.62	0.00	0.00	509.91	1,334.00	0.00	1,419.53	0.00	0.00	91.29 %	8.71 %
			0.00	0.00		0.00	0.00	0.00	116.14		
2002	135.80	0.00	0.00	137.86	244.85	0.00	273.66	0.00	0.00	69.90 %	30.10 %
			0.00	0.00		0.00	0.00	0.00	73.69		
2001	131.41	0.00	0.00	4.13	114.50	0.00	135.54	0.00	0.00	5.87 %	94.13 %
			0.00	0.00		0.00	0.00	0.00	107.78		



2000	119.41	0.00	0.00	5.72	106.84	0.00	125.13	0.00	0.00	17.18 %	82.82 %
			0.00	0.00		0.00	0.00	0.00	88.48		
<b>Subtot.</b>	<b>49,795.70</b>	<b>5.99</b>	<b>0.00</b>	<b>38,772.50</b>	<b>75,413.33</b>	<b>0.00</b>	<b>91,069.65</b>	<b>11.75</b>	<b>339.94</b>	<b>85.70 %</b>	<b>14.30 %</b>
			<b>5.99</b>	<b>2,501.45</b>		<b>0.00</b>	<b>0.00</b>	<b>345.93</b>	<b>10,782.10</b>		

**TAX DISTRICT: MINT HILL    LEVY TYPE: TAX**

2024	0.00	0.00	0.00	6,153.31	6,153.31	6,153.31	0.00	0.00	0.00	100 %	0 %
			0.00	0.00		0.00	0.00	0.00	0.00		
2023	12,105,160.17	4,132.75	0.66	21,888.70	12,078,584.58	12,142,375.93	0.00	1,231.00	124,572.57	97.99 %	2.01 %
			1,909.59	15,327.06		0.00	0.00	126,482.16	242,886.63		
2022	9,068,823.54	0.00	0.00	23,485.19	9,059,265.81	9,120,026.81	0.00	272.04	4,321.54	99.73 %	0.27 %
			0.00	27,718.08		0.00	0.00	4,321.54	24,629.43		
2021	8,776,057.73	0.00	0.00	22,654.51	8,800,805.25	8,830,966.51	0.00	26.76	155.70	99.85 %	0.15 %
			0.00	32,254.27		0.00	0.00	155.70	13,583.74		
2020	8,516,071.91	0.00	0.00	28,859.99	8,540,507.89	8,570,076.21	0.00	0.00	0.00	99.90 %	0.10 %
			0.00	25,144.31		0.00	0.00	0.00	8,198.23		
2019	8,349,869.53	0.00	0.00	21,043.47	8,302,449.91	8,422,401.05	0.00	32.34	115.81	99.89 %	0.11 %
			0.00	51,488.05		0.00	0.00	115.81	8,762.52		
2018	6,445,097.83	0.00	0.00	15,589.04	6,438,782.25	6,487,865.21	0.00	0.00	0.00	99.91 %	0.09 %
			0.00	27,178.34		0.00	0.00	0.00	6,007.00		
2017	6,292,395.84	0.00	0.00	11,445.42	6,280,347.24	6,359,117.72	0.00	0.00	0.00	99.93 %	0.07 %
			0.00	55,276.46		0.00	0.00	0.00	4,246.60		
2016	6,122,075.14	0.00	0.00	24,541.12	6,117,903.93	6,215,694.87	0.00	183.22	553.37	99.93 %	0.07 %
			0.00	69,078.61		0.00	0.00	553.37	3,986.18		
2015	6,220,503.06	0.00	0.00	70,279.54	5,855,883.79	6,479,585.93	0.00	0.00	0.00	99.95 %	0.05 %
			0.00	188,803.33		0.00	0.00	0.00	2,752.77		
2014	5,791,215.02	0.00	0.00	12,837.46	5,596,398.74	5,815,841.43	0.00	0.00	0.00	99.93 %	0.07 %
			0.00	11,788.95		0.00	0.00	0.00	3,786.99		
2013	5,718,131.77	0.00	0.00	5,867.71	5,490,178.88	5,729,466.78	0.00	0.00	0.00	99.94 %	0.06 %
			0.00	5,467.30		0.00	0.00	0.00	3,199.12		
2012	5,662,797.95	0.00	0.00	16,553.46	5,448,970.79	5,767,461.72	0.00	0.00	0.00	99.94 %	0.06 %
			0.00	88,110.31		0.00	0.00	0.00	3,061.01		

2011	5,673,909.72	0.00	0.00	9,241.61	5,364,328.20	5,702,863.27	0.00	0.00	0.00	99.95 %	0.05 %
			0.00	19,711.94		0.00	0.00	0.00	2,896.54		
2010	5,118,690.81	0.00	0.00	17,717.18	5,128,049.10	5,166,330.67	0.00	0.00	0.00	99.71 %	0.29 %
			0.00	29,922.68		0.00	0.00	0.00	14,941.89		
2009	5,012,669.43	0.00	0.00	1,119.79	5,005,830.28	5,021,015.15	0.00	0.00	0.00	99.92 %	0.08 %
			0.00	7,225.93		0.00	0.00	0.00	4,070.56		
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 %	0.08 %
			0.00	1,888.64		0.00	0.00	0.00	3,712.08		
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 %	0.10 %
			0.00	0.00		0.00	0.00	0.00	4,243.15		
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	99.89 %	0.11 %
			0.00	0.00		0.00	0.00	0.00	4,413.15		
2005	3,895,131.33	0.00	0.00	15,803.93	3,903,099.02	3,910,935.26	0.00	0.00	0.00	99.90 %	0.10 %
			0.00	0.00		0.00	0.00	0.00	4,090.80		
2004	3,631,356.78	0.00	0.00	28,923.83	3,651,252.24	3,660,280.61	0.00	0.00	0.00	99.88 %	0.12 %
			0.00	0.00		0.00	0.00	0.00	4,311.16		
2003	3,533,766.80	0.00	0.00	12,524.77	3,531,443.74	3,546,291.57	0.00	0.00	0.00	99.88 %	0.12 %
			0.00	0.00		0.00	0.00	0.00	4,240.76		
2002	77,647.79	0.00	0.00	516.10	77,620.98	78,163.89	0.00	0.00	0.00	96.94 %	3.06 %
			0.00	0.00		0.00	0.00	0.00	2,372.22		
2001	23,357.80	0.00	0.00	16.11	23,073.62	23,373.91	0.00	0.00	0.00	90.01 %	9.99 %
			0.00	0.00		0.00	0.00	0.00	2,305.05		
2000	29,281.21	0.00	0.00	70.94	29,169.23	29,352.15	0.00	0.00	0.00	90.75 %	9.25 %
			0.00	0.00		0.00	0.00	0.00	2,698.81		
<b>Subtot.</b>	<b>129,517,321.88</b>	<b>4,132.75</b>	<b>0.66</b>	<b>423,605.36</b>	<b>128,170,373.63</b>	<b>130,597,311.50</b>	<b>0.00</b>	<b>1,745.36</b>	<b>129,718.99</b>	<b>99.70 %</b>	<b>0.30 %</b>
			<b>1909.59</b>	<b>656,384.26</b>		<b>0.00</b>	<b>0.00</b>	<b>131,628.58</b>	<b>379,396.39</b>		

**TAX DISTRICT: MINT HILL    LEVY TYPE: VEHICLE FEE**

2023	370.00	0.00	0.00	0.00	340.00	0.00	0.00	-2.32	137.68	82.35 %	17.65 %
			0.00	0.00		370.00	0.00	137.68	60.00		
2022	610.00	0.00	0.00	10.00	620.00	0.00	0.00	0.00	0.00	96.77 %	3.23 %
			0.00	0.00		620.00	0.00	0.00	20.00		

2021	370.00	0.00	0.00	0.00	370.00	0.00	0.00	0.00	0.00	0.00	91.89 %	8.11 %
			0.00	0.00		370.00	0.00	0.00	0.00	30.00		
2020	360.00	0.00	0.00	10.00	360.00	0.00	0.00	0.00	0.00	0.00	88.89 %	11.11 %
			0.00	0.00		370.00	0.00	0.00	0.00	40.00		
2019	310.00	0.00	0.00	0.00	290.00	0.00	0.00	0.00	0.00	0.00	86.21 %	13.79 %
			0.00	0.00		310.00	0.00	0.00	0.00	40.00		
2018	330.00	0.00	0.00	0.00	320.00	0.00	0.00	0.00	0.00	0.00	87.50 %	12.50 %
			0.00	20.00		350.00	0.00	0.00	0.00	40.00		
2017	280.00	0.00	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	96.30 %	3.70 %
			0.00	0.00		280.00	0.00	0.00	0.00	10.00		
2016	160.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	93.33 %	6.67 %
			0.00	0.00		160.00	0.00	0.00	0.00	10.00		
2015	90.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	100 %	0 %
			0.00	0.00		90.00	0.00	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	0.00	100 %	0 %
			0.00	0.00		100.00	0.00	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	0.00	100 %	0 %
			0.00	0.00		70.00	0.00	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	0.00	100 %	0 %
			0.00	0.00		10.00	0.00	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	0.00	100 %	0 %
			0.00	0.00		10.00	0.00	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	0.00	100 %	0 %
			0.00	0.00		10.00	0.00	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	0.00	100 %	0 %
			0.00	0.00		60.00	0.00	0.00	0.00	0.00		
<b>Subtot.</b>	<b>3,140.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>3,070.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-2.32</b>	<b>137.68</b>	<b>91.86 %</b>	<b>8.14 %</b>
			<b>0</b>	<b>20.00</b>		<b>3,180.00</b>	<b>0.00</b>	<b>137.68</b>	<b>250.00</b>			
<b>Total</b>	<b>129,570,257.58</b>	<b>4,138.74</b>	<b>0.66</b>	<b>462,397.86</b>	<b>128,248,856.96</b>	<b>130,597,311.50</b>	<b>91,069.65</b>	<b>1,754.79</b>	<b>130,196.61</b>	<b>99.70 %</b>	<b>0.30 %</b>	
			<b>1,915.58</b>	<b>658,905.71</b>		<b>3,180.00</b>	<b>0.00</b>	<b>132,112.19</b>	<b>390,428.49</b>			

Signature (Tax Collector) \_\_\_\_\_

**TR-401F Net Collections Report**

**Report Parameters:**

Date Sent to Finance Start: **2/1/2024**

Date Sent to Finance End: **2/29/2024**

Abstract Type: **RMV**

Tax District: **MINT HILL**

Tax Year: **ALL**

Year For: **2023, 2022, 2021, 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.	% Un-coll.
			Assessor Refunds (\$)	Additional Levy (\$)		Assmt Fees (\$)	Coll. Fees (\$)	Net Collect. (\$)	Unpaid Balance (\$)		
<b>TAX DISTRICT: MINT HILL LEVY TYPE: TAX</b>											
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	98.30 %	1.70 %
			0.00	0.00		0.00	0.00	0.00	5,384.85		
2012	550,264.19	0.00	0.00	0.00	542,323.54	550,419.11	0.00	0.00	0.00	98.73 %	1.27 %
			0.00	154.92		0.00	0.00	0.00	6,875.41		
2011	513,213.51	0.00	0.00	0.00	506,501.35	513,307.88	0.00	0.00	0.00	98.98 %	1.02 %
			0.00	94.37		0.00	0.00	0.00	5,151.35		
2010	488,951.08	0.00	0.00	0.00	481,831.32	489,518.80	0.00	0.00	0.00	98.63 %	1.37 %
			0.00	567.72		0.00	0.00	0.00	6,619.61		
2009	501,368.74	0.00	0.00	0.00	494,162.07	502,170.92	0.00	0.00	0.00	98.65 %	1.35 %
			0.00	802.18		0.00	0.00	0.00	6,689.34		
2008	542,235.83	0.00	0.00	0.00	534,007.05	542,859.70	0.00	0.00	0.00	98.81 %	1.19 %
			0.00	623.87		0.00	0.00	0.00	6,380.67		
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		
<b>Subtot.</b>	<b>4,265,448.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,196,593.60</b>	<b>4,276,175.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>98.49 %</b>	<b>1.51 %</b>
			<b>0</b>	<b>10,726.69</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>63,508.09</b>		

**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	110,792.52	0.00	0.00	0.00	0.00	97.20 %	2.80 %
			0.00	0.00		111,822.63	0.00	0.00	3,104.26		
2012	197,645.01	0.00	0.00	0.00	195,896.63	0.00	0.00	0.00	0.00	97.51 %	2.49 %
			0.00	30.00		197,675.01	0.00	0.00	4,873.12		
2011	193,644.99	0.00	0.00	0.00	192,187.73	0.00	0.00	0.00	0.00	97.99 %	2.01 %
			0.00	10.00		193,654.99	0.00	0.00	3,870.14		
2010	189,020.83	0.00	0.00	0.00	187,598.18	0.00	0.00	0.00	0.00	97.46 %	2.54 %
			0.00	80.00		189,100.83	0.00	0.00	4,762.63		
2009	189,032.51	0.00	0.00	0.00	187,555.64	0.00	0.00	0.00	0.00	97.56 %	2.44 %
			0.00	180.00		189,212.51	0.00	0.00	4,576.65		
2008	192,005.00	0.00	0.00	0.00	190,298.74	0.00	0.00	0.00	0.00	97.83 %	2.17 %
			0.00	170.00		192,175.00	0.00	0.00	4,121.05		
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		
<b>Subtot.</b>	<b>1,527,833.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,514,235.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>97.35 %</b>	<b>2.65 %</b>
			<b>0</b>	<b>2,275.85</b>		<b>1,530,109.07</b>	<b>0.00</b>	<b>0.00</b>	<b>40,157.62</b>		
<b>Total</b>	<b>5,793,282.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,710,828.92</b>	<b>4,276,175.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>98.18 %</b>	<b>1.82 %</b>

			0.00	13,002.54		1,530,109.07	0.00	0.00	103,665.71		
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Signature (Tax Collector) \_\_\_\_\_

**TOWN OF MINT HILL, NORTH CAROLINA**

*Audited Financial Statements*

*For the Fiscal Year Ended June 30, 2023*

**Board of Commissioners**

*Brad Simmons, Mayor*  
*Dale Dalton, Mayor, Pro Tempore*  
*Twanna Henderson*  
*Tony Long*  
*Patrick Holton*

**Administrative and Financial Staff**

*Brian L. Welch, Town Manager*  
*D. Lee Bailey, Deputy Town Manager*  
*Naida Sergel, Finance Director*

TOWN OF MINT HILL, NORTH CAROLINA

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TOWN OF MINT HILL, NORTH CAROLINA

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**TOWN OF MINT HILL, NORTH CAROLINA**

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**FINANCIAL SECTION**

ANN R. CRAVEN, CPA, PLLC  
1100 REVOLUTION MILL DRIVE, STUDIO 2  
GREENSBORO, NORTH CAROLINA 27405  
(336) 632-0060

**INDEPENDENT AUDITOR'S REPORT**

To the Honorable Mayor  
and Board of Commissioners  
Town of Mint Hill, North Carolina

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Mint Hill, North Carolina, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Mint Hill, North Carolina, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the ***Auditor's Responsibilities for the Audit of the Financial Statements*** section of our report. We are required to be independent of the Town of Mint Hill, North Carolina, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Mint Hill, North Carolina's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Mint Hill, North Carolina's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Mint Hill, North Carolina's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 11, the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Total Pension Liability and Contributions on pages 63 through 64 and the Law Enforcement Officers' Special Separation Allowance schedules of the Changes in Total Pension Liability and the Total Pension Liability as a Percentage of Covered Payroll on pages 54 through 58, be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Mint Hill, North Carolina's basic financial statements. The accompanying combining and individual nonmajor fund financial statements, budgetary schedules, and schedule of expenditures of federal awards, as required by Title 2 U.S. Code of *Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates

directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on our audit and the procedures performed as described above, the combining and individual nonmajor fund statements, budgetary schedules, and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued the following reports:

- Our report dated January 5, 2024 on our consideration of Town of Mint Hill's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements, and other matters. The purpose of the report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Mint Hill's internal control over financial reporting and compliance.
- Our report dated January 5, 2024 on our consideration of Town of Mint Hill, North Carolina's compliance for each major program and on internal control over compliance required by the Uniform Guidance. The purpose of the report is to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance.

*Ann R. Craven, CPA, PLLC  
Greensboro, North Carolina  
January 5, 2024*

## Management's Discussion and Analysis

### Introduction

As management of the Town of Mint Hill (the Town), we offer readers of the Town of Mint Hill's financial statements this narrative overview and analysis of the financial activities of the Town of Mint Hill for the fiscal year ended June 30, 2023. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

### Financial Highlights of the Year

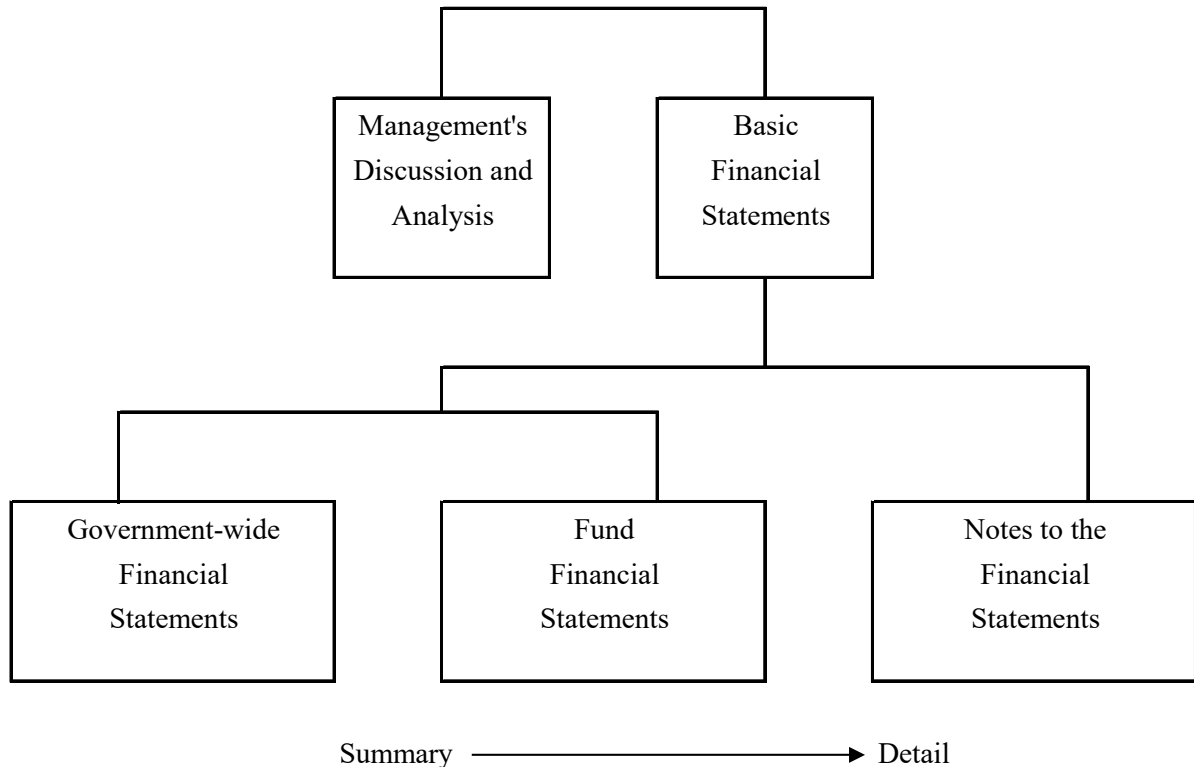
- The assets of the Town *exceeded* its liabilities and deferred inflow of resources at the close of the fiscal year by \$93,331,122.
- The Town's total net position *increased* by \$13,001,083 primarily due to streets added to the infrastructure.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$14,338,683, an *increase* of \$1,161,321 in fund balance, primarily due to increased revenues and conservative spending. Approximately 32.42% of this total amount or \$4,648,528 is restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$6,899,626 or 38.21% of total general fund expenditures for the fiscal year.
- The Town's total debt decreased by \$225,753 to \$1,267,482 (15.12%) during the current fiscal year. The key factor(s) in this decrease was installment debt payments exceeding new debt issued for the purchase of capital assets.
- The Town maintained its A1 bond rating in fiscal year 2023.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town of Mint Hill's basic financial statements. The Town's basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Mint Hill.

## Required Components of Annual Financial Report

Figure 1



### Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 7) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town government. These statements provide more detail than the government-wide statements. There are two parts to the Fund Financial Statements: 1) the governmental funds statements; and 2) the budgetary comparison statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes can also be found in this part of the statements.

### Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.



The two government-wide statements report the Town's net position and how they have changed. Net position is the difference between the Town's total assets and total liabilities and deferred inflow of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statement has one category: 1) governmental activities. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

### **Fund Financial Statements**

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Mint Hill, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements such as the General Statutes or the Town's budget ordinance. All of the Town of Mint Hill's funds are classified as governmental funds.

**Governmental Funds** - Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting*, which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Mint Hill adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the board, 2) the final budget as amended by the board, 3) the actual resources, charges to appropriations, and ending balances in the funds, and 4) the difference or variance between the final budget and the actual resources and charges.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 21 through 53 of this report.

**Other Information** - In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Mint Hill's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 54 through 58 of this report.

**Interdependence with Other Entities** - The Town depends on financial resources flowing from, or associated with, both the Federal Government and the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to Federal and State laws and Federal and State appropriations.

It is also subject to changes in investment earnings and asset values associated with U.S. Treasury Securities because of actions by foreign governments and other holders of publicly held U.S. Treasury Securities.

*Government-Wide Financial Analysis*

**The Town of Mint Hill's Net Position  
Figure 2**

	<b>Governmental-Type Activities</b>	
	2023	2022
Current and other assets	\$ 19,555,871	\$ 17,949,602
Capital assets	90,572,203	77,720,906
Deferred outflows of resources	<u>3,484,793</u>	<u>2,493,191</u>
Total assets and deferred outflows of resources	<u>113,612,867</u>	<u>98,163,699</u>
Long-term liabilities outstanding	11,558,727	9,518,174
Other liabilities	6,233,712	5,651,503
Deferred inflows of resources	<u>2,489,306</u>	<u>2,663,983</u>
Total liabilities and deferred inflows of resources	<u>20,281,745</u>	<u>17,833,660</u>
Net position:		
Invested in capital assets, net of related debt	89,304,721	76,227,671
Restricted	4,675,732	4,274,572
Unrestricted	<u>(649,331)</u>	<u>(172,203)</u>
Total net position	<u>\$ 93,331,122</u>	<u>\$ 80,330,039</u>

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets of the Town of Mint Hill exceeded liabilities and deferred inflow of resources by \$93,331,122 as of June 30, 2023. The net position of the Town increased by \$13,001,083 for the fiscal year ended June 30, 2023. The largest portion (95.69%) reflects the Town's investment in capital assets (e.g. land, buildings, machinery and equipment), less any related debt still outstanding that was issued to acquire those items. The Town of Mint Hill uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Mint Hill's investment in its capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town's net position, \$4,675,732, represents resources that are subject to external restrictions on how they may be used. The unavailability of the capital assets and the restricted assets create a negative unrestricted net position.

Several particular aspects of the Town's financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes by maintaining a tax collection percentage of 98%, which is comparable to the statewide average of 99.08%.
- Continued low cost of debt due to the Town's high bond rating and on-going relationship with financing source(s).

**Town of Mint Hill Changes in Net Position**  
**Figure 3**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
<b>Revenues:</b>		
Program revenues:		
Operating grants and contributions	\$ 2,889,016	\$ 2,755,294
Capital grants and contributions	15,026,599	4,732,000
General revenues:		
Property taxes	9,998,801	9,648,944
Other taxes	5,854,813	5,348,558
Grants and contributions not restricted to specific programs	-	2,500
Other	656,430	591,474
Total revenues	<u>34,425,659</u>	<u>23,078,770</u>
<b>Expenses:</b>		
General government	3,202,112	3,138,377
Public safety	10,172,166	9,021,627
Transportation	4,066,749	4,065,163
Environmental protection	3,097,102	2,920,412
Culture and recreation	848,593	818,177
Interest on long-term debt	37,854	36,773
Total expenses	<u>21,424,576</u>	<u>20,000,529</u>
Increase (decrease) in net position	13,001,083	3,078,241
Net position, July 1 (consolidated)	80,330,039	77,251,798
Net position, June 30	<u>\$ 93,331,122</u>	<u>\$ 80,330,039</u>

**Governmental activities.** Governmental activities increased the Town’s net position by \$13,001,083 thereby accounting for 16.19% increase in the net position of the Town of Mint Hill. Key elements of this increase are as follows:

- Maximized tax collections on a substantially increased levy contributed positively to the net position.

**Financial Analysis of the Town Funds**

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the Town of Mint Hill’s governmental funds is to provide information on near-term inflows and outflows. Such information is useful in assessing the Town’s financing requirements. Specifically, unassigned fund balance may serve as a useful measure of net resources available for spending at the end of the fiscal year.

The general fund is the chief operating fund of the Town of Mint Hill. At the end of the current fiscal year, the Town’s unassigned fund balance in the General Fund was \$6,899,626 while total fund balance reached \$13,770,747. The Governing Body of the Town has determined that the Town should maintain an available fund balance of 25% of general fund expenditures in case of unforeseen needs or opportunities, in addition to meeting cash flow needs of the Town. The Town currently has an available fund balance of 38.21% of general fund expenditures, while total fund balance represents 48.12% of the same amount.

At June 30, 2023, the governmental funds of the Town reported a combined fund balance of \$14,338,683 with a net increase in fund balance of \$1,161,321. Included in this change in fund balance is an increase in the fund balance of the General Fund and increases in the special revenue fund and the Stormwater Funds. The main reason for the increase in the General Fund was revenues exceeding budget amounts and expenditures less than budget due to conservative budgeting and attention to details of expenditures.

**Budgetary Highlights:** Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services. There were several reasons the Town revised its General Fund budget throughout the year including: additional spending on solid waste residential collection as well as the land use plan. The Town also revised its Powell Bill Fund budget to account for additional sidewalk construction and its Stormwater Fund budget to account for a culvert replacement.

### Capital Asset and Debt Administration

**Capital Assets.** The Town’s investment in capital assets for its governmental activities as of June 30, 2023, totals \$90,572,203 (net of accumulated depreciation). These assets include land, buildings, roads, machinery and equipment, park facilities and vehicles. Major capital asset transactions during the year include the following additions and disposals:

- \$4,817,191 for capital asset additions for Town vehicles for public safety and public works, and equipment, for public works, public safety, and improvements for parks.
- Sale of a various equipment and vehicles for \$45,960.

**Town of Mint Hill’s Capital Assets  
(Net of Depreciation)  
Figure 4**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Land	\$ 5,751,796	\$ 5,751,796
Construction in progress	904,740	297,864
Buildings	8,140,104	8,434,594
Land improvements	2,228,929	2,314,905
Transportation equipment	3,676,471	4,050,925
General equipment	712,465	523,680
Police equipment	600,420	301,075
Recreation equipment	3,288,689	264,507
Infrastructure	65,268,589	55,781,560
<b>Total</b>	<b>\$ 90,572,203</b>	<b>\$ 77,720,906</b>

Additional information on the Town’s capital assets can be found in Note 3 of the Basic Financial Statements.

**Long-term Debt.** As of June 30, 2023, the Town of Mint Hill had total outstanding debt of \$1,267,482. The entire debt is backed by the full faith and credit of the Town.

**Town of Mint Hill’s Outstanding Debt  
General Obligation Bonds and Installment Purchase Obligations**

**Figure 5**

	Governmental Activities	
	2023	2022
Installment purchase obligations	1,267,482	1,493,235
Total	\$ 1,267,482	\$ 1,493,235

The Town of Mint Hill’s total debt decreased by \$225,753 or (15.12%) during the past fiscal year.

As mentioned in the financial highlights section of this document, the Town maintained its A1 bond ratings from Moody’s. This bond rating is a clear indication of the sound financial condition of the Town. The Town is one of the few municipal governments in the country that maintains the highest financial rating from major rating agencies. This achievement is a primary factor in keeping interest costs low on the Town’s outstanding debt.

North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8 percent of the total assessed value of taxable property located within that government’s boundaries. The legal debt margin for the Town is \$312,528,220.

Additional information regarding the Town’s long-term debt can be found in Note 3.

**Economic Factors and Next Year’s Budgets and Rates**

The following key economic indicator reflects the growth and prosperity of the Town:

- Total assessed valuation for ad valorem taxes was \$3,906,602,745 at June 30, 2023. At June 30, 2022, this valuation was \$3,775,635,686. This represents an increase in valuation of approximately 3.47%.
- The American Rescue Plan Act of 2021 (ARPA) was a stimulus bill passed by the US Congress in response to the COVID pandemic. ARPA was a once-in-a-generation infusion of funds to local governments where Mint Hill was awarded \$8,800,000, that were received in two direct payments from the State of North Carolina. The Town will utilize these funds on multiple projects aimed at providing services and opportunities that will positively impact most residents.
- The Town was awarded \$16,000,000 from the State of North Carolina in their 2023-2024 fiscal year budget earmarked for a new community center. The Mint Hill police department received \$750,000 from the same budget that will be used to replace failing and outdated equipment and make necessary building repairs.

## **Budget Highlights for the Fiscal Year Ending June 30, 2024**

The Town of Mint Hill relies on property taxes for approximately 56% of the General Fund Budget Revenues. The assessment of all property located in the Town of Mint Hill is provided to us by Mecklenburg and Union Counties. The assessed property value is projected at \$5,643,339,104. The General Fund tax rate remains at 25.5¢ per one hundred dollars (\$100) valuation of property with an average collection rate of 98%. Ad Valorem tax revenues (including prior year taxes to be collected) for the coming fiscal year are budgeted at \$12,500,000.

The State of North Carolina grants local governments the authority to levy a local sales tax of up to 2.5%, with the state sales tax. Mecklenburg County levies this tax with Mint Hill receiving sales tax revenues based on an Ad Valorem basis. The fiscal year 2023-2024 sales tax projection is \$3,300,000.

The Town has not annexed any industrial areas that will significantly impact Franchise Tax revenue. This revenue source is expected to be \$1,200,000 for the 2023-2024 fiscal year.

State estimates report that the Powell Bill distribution will be higher for fiscal year 2023-2024. Recent increases in fuel prices may negatively affect this expected increase. The total estimated Powell Bill Tax Revenues for the FY24 proposed budget is \$700,000.

The fiscal year 2023-2024 budgeted expenditures include funding for four additional sworn positions in the Police Department, one additional position in the Administration Department and three additional positions in the Fire Department. The budget also includes an 8% market rate cost of living adjustment for Town employees.

## **Requests for Information**

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to Brian L. Welch, Town Manager at (704)545-9726, [bwelch@admin.minthill.com](mailto:bwelch@admin.minthill.com).

*Statement of Net Position*  
*June 30, 2023*

	<u>Primary Government</u> <u>Governmental Activities</u>	<u>Mint Hill Events, Inc.</u>
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents	\$ 10,088,074	\$ 141,217
Taxes receivable	112,343	-
Accounts receivable, net	2,488,766	15,669
Restricted cash and cash equivalents	6,866,688	-
Total current assets	<u>19,555,871</u>	<u>156,886</u>
Non-current assets:		
Capital assets (Note 3):		
Land, non-depreciable improvements, and construction in progress	6,656,536	-
Other capital assets, net of depreciation	83,915,667	863
Total capital assets	<u>90,572,203</u>	<u>863</u>
Total non-current assets	<u>90,572,203</u>	<u>863</u>
Total assets	<u>110,128,074</u>	<u>157,749</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred outflows related to pensions	1,227,081	-
Contributions to pension plan in current fiscal year	808,845	-
Deferred outflows related to pensions - LEOSSA	366,539	-
Deferred outflows related to OPEB	1,082,328	-
Total deferred outflows of resources	<u>3,484,793</u>	<u>-</u>
<b>LIABILITIES</b>		
Current liabilities:		
Accounts payable and accrued liabilities	420,596	30,525
Payable from restricted assets	75,886	-
Accrued interest payable	7,290	-
Current portion of long-term debt	1,121,578	-
Unearned revenues	4,608,362	-
Total current liabilities	<u>6,233,712</u>	<u>30,525</u>
Long-term liabilities:		
Due in more than one year	11,558,727	-
Total liabilities	<u>17,792,439</u>	<u>30,525</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred inflows related to pensions - LGERS	141,903	-
Deferred inflows related to pensions - LEOSSA	307,723	-
Deferred inflows related to OPEB	2,039,680	-
Total deferred inflows of resources	<u>2,489,306</u>	<u>-</u>
<b>NET POSITION</b>		
Net investment in capital assets	89,304,721	863
Restricted for:		
Stabilization by state statute	2,716,620	-
Streets - Powell Bill	1,291,394	-
Police - Drug forfeiture	640,844	-
ARPA Funding	26,874	-
Unrestricted	(649,331)	127,224
Total net position	<u>\$ 93,331,122</u>	<u>\$ 128,087</u>

*The notes to the financial statements are an integral part of this statement.*

*Statement of Activities  
For the Fiscal Year Ended June 30, 2023*

	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Assets Primary Government	Mint Hill Events, Inc.
		Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>Functions/Programs:</b>					
Primary government:					
Governmental activities:					
General government	3,202,112	80,356	\$ 11,956,000	\$ 8,834,244	
Public safety	10,172,166	1,115,187	-	(9,056,979)	
Transportation	4,066,749	789,448	-	(3,277,301)	
Environmental protection	3,097,102	575,528	-	(2,521,574)	
Culture and recreation	848,593	328,497	3,070,599	2,550,503	
Interest and other charges	37,854	-	-	(37,854)	
Total governmental activities and primary government	<u>\$ 21,424,576</u>	<u>\$ 2,889,016</u>	<u>\$ 15,026,599</u>	<u>\$ (3,508,961)</u>	
Component Unit:					
Mint Hill Events, Inc.	<u>\$ 117,745</u>	<u>\$ 133,502</u>			<u>\$ 15,757</u>
General revenues:					
Taxes:					
Property taxes, levied for general purposes				9,998,801	-
Other taxes				5,854,813	-
Unrestricted investment earnings				503,837	-
Miscellaneous				106,633	-
Insurance recoveries/Sales proceeds				45,960	-
Total general revenues				<u>16,510,044</u>	<u>-</u>
Change in net position				13,001,083	15,757
Net position, beginning				<u>80,330,039</u>	<u>111,467</u>
Net position, ending				<u>\$ 93,331,122</u>	<u>\$ 127,224</u>

*The notes to the financial statements are an integral part of this statement.*



TOWN OF MINT HILL, NORTH CAROLINA

Exhibit 3

*Balance Sheet  
Governmental Funds  
June 30, 2023*

	Major Funds			Total Governmental Funds
	General	Storm Water	Grant Project ARPA	
<b>ASSETS</b>				
Cash and cash equivalents	\$ 9,495,247	\$ 535,977	56,850	\$ 10,088,074
Restricted cash and cash equivalents	1,968,351	-	4,898,337	6,866,688
Taxes receivable	112,343	-	-	112,343
Auto taxes and fees receivable	341,003	-	-	341,003
Accounts receivable (net)	7,376	-	-	7,376
Due from other funds	259,645	(1,338)	(258,307)	-
Due from other governments	2,081,066	45,078	14,243	2,140,387
Total assets	<u>\$ 14,265,031</u>	<u>\$ 579,717</u>	<u>\$ 4,711,123</u>	<u>\$ 19,555,871</u>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ 381,941	\$ 38,655	\$ -	\$ 420,596
Payable from restricted assets	-	-	75,886	75,886
Unearned revenues	-	-	4,608,362	4,608,362
Total liabilities	<u>381,941</u>	<u>38,655</u>	<u>4,684,248</u>	<u>5,104,844</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property taxes receivable	112,343	-	-	112,343
Total deferred inflows of resources	<u>112,343</u>	<u>-</u>	<u>-</u>	<u>112,343</u>
<b>FUND BALANCES</b>				
Restricted				
Stabilization by state statute	2,716,290	-	-	2,716,290
Streets - Powell Bill	1,291,394	-	-	1,291,394
Police - Drug forfeiture	640,844	-	-	640,844
ARPA Funds	-	-	-	-
Committed				
Environmental projects	-	541,062	-	541,062
Tourism	611,599	-	-	611,599
Capital projects	-	-	-	-
Assigned				
Subsequent year's expenditures	1,574,881	-	-	1,574,881
Police - Fundraiser	36,113	-	-	36,113
Unassigned	6,899,626	-	26,874	6,926,500
Total fund balances	<u>13,770,747</u>	<u>541,062</u>	<u>26,874</u>	<u>14,338,683</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 14,265,031</u>	<u>\$ 579,717</u>	<u>\$ 4,711,122</u>	<u>\$ 19,555,870</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF MINT HILL, NORTH CAROLINA**

*Exhibit 3,  
Continued*

*Reconciliation of Balance Sheet of  
Governmental Funds to the Statement of Net Position  
June 30, 2023*

Amounts reported for governmental activities in the statement of net position (Exhibit 1) are different because:

Total fund balance- governmental funds	\$	14,338,683
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Gross capital assets at historical cost	\$ 123,272,347	
Accumulated depreciation	<u>(32,700,144)</u>	90,572,203
Contributions to the pension plan in the current fiscal year are deferred outflows of resources on the Statement of Net Position.		
		808,845
Deferred outflows of resources related to pensions are not reported in the funds		
		1,593,620
Deferred outflows of resources related to OPEB are not reported in the funds		
		1,082,328
Other long-term assets are not available to pay for current-period expenditures and, therefore, are not reported in the funds.		
		-
Liabilities for earned but deferred revenues in fund statements.		
		112,343
Deferred inflows of resources related to pensions are not reported in the funds		
		(449,626)
Deferred inflows of resources related to OPEB are not reported in the funds		
		(2,039,680)
Some liabilities, including bonds payable, accrued interest, pension and other postemployment benefits, and compensated absences are not due and payable in the current period and, therefore, are not reported in the funds.		
		<u>(12,687,594)</u>
<b>Net position of governmental activities</b>	<b>\$</b>	<b><u><u>93,331,122</u></u></b>

*The notes to the financial statements are an integral part of this statement.*

TOWN OF MINT HILL, NORTH CAROLINA

Exhibit 4

*Statement of Revenues, Expenditures and Changes in Fund Balance  
Governmental Funds  
For the Fiscal Year Ended June 30, 2023*

	<b>Major Funds</b>			<b>Total Governmental Funds</b>
	<b>General</b>	<b>Storm Water</b>	<b>Grant Project ARPA</b>	
<b>REVENUES</b>				
Ad valorem taxes	\$ 10,019,629	\$ -	\$ -	\$ 10,019,629
Other taxes	239,767	-	-	239,767
Unrestricted intergovernmental	5,181,896	-	-	5,181,896
Restricted intergovernmental	1,211,516	575,528	3,786,784	5,573,828
Investment earnings	249,558	21,140	233,140	503,838
Miscellaneous	971,529	-	-	971,529
Total revenues	<u>17,873,895</u>	<u>596,668</u>	<u>4,019,924</u>	<u>22,490,487</u>
<b>EXPENDITURES</b>				
Current:				
General government	2,990,879	359,165	80,356	3,430,400
Public safety	9,361,267	-	50,166	9,411,433
Transportation	1,626,548	-	-	1,626,548
Environmental protection	2,598,891	-	-	2,598,891
Culture and recreation	419,170	-	3,399,096	3,818,266
Storm water repairs	-	119,710	-	119,710
External allocations	-	-	-	-
Debt Service:				
Principal retirement	1,017,628	-	-	1,017,628
Interest and other charges	41,490	-	-	41,490
Capital outlay	-	56,800	-	56,800
Total expenditures	<u>18,055,873</u>	<u>535,675</u>	<u>3,529,618</u>	<u>22,121,166</u>
Excess (deficiency) of revenues over expenditures	<u>(181,978)</u>	<u>60,993</u>	<u>490,306</u>	<u>369,321</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Installment purchase obligation issued	792,000	-	-	792,000
Transfers to other funds	470,028	-	(470,028)	0
Total other financing sources (uses)	<u>1,262,028</u>	<u>-</u>	<u>(470,028)</u>	<u>792,000</u>
Net change in fund balance	1,080,050	60,993	20,278	1,161,321
Fund balance, beginning	12,690,697	480,069	6,596	13,177,362
Fund balance, ending	<u>\$ 13,770,747</u>	<u>\$ 541,062</u>	<u>\$ 26,874</u>	<u>\$ 14,338,683</u>

*The notes to the financial statements are an integral part of this statement.*

***Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance  
of Governmental Funds to the Statement of Activities  
For the Fiscal Year Ended June 30, 2023***

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds		\$ 1,161,321
---	--	--------------

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.

Capital outlay expenditures, which were capitalized	4,816,741	
Depreciation expense for government assets	<u>(3,921,444)</u>	895,297

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Amount of donated assets	11,956,000	
Change in deferred revenues	<u>(20,828)</u>	11,935,172

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

New long-term debt issued	(792,000)	
Principal payments on long-term debt	1,017,628	
Interest expense on long-term debt	<u>3,636</u>	229,264

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	(114,175)	
Pension expense	(454,167)	
Other postemployment benefits	(462,932)	
Net pension obligation for LEOSSA	<u>(188,697)</u>	<u>(1,219,971)</u>
Total changes in net position of governmental activities		<u>\$ 13,001,083</u>

*The notes to the financial statements are an integral part of this statement.*

**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the Fiscal Year Ended June 30, 2023**

	<b>General Fund</b>			<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>	<b>Actual Amounts</b>	
Revenues:				
Ad valorem taxes	\$ 6,200,000	\$ 9,630,000	\$ 10,019,629	\$ 389,629
Other taxes	180,000	225,000	239,767	14,767
Unrestricted intergovernmental	2,595,000	4,020,000	5,181,896	1,161,896
Restricted intergovernmental	852,850	3,144,000	1,211,516	(1,932,484)
Investment earnings	5,700	50,700	249,558	198,858
Miscellaneous	1,415,632	689,050	971,529	282,479
Total revenues	<u>11,249,182</u>	<u>17,758,750</u>	<u>17,873,895</u>	<u>115,145</u>
Expenditures:				
Current:				
General government	2,120,507	3,141,108	2,990,879	150,229
Public safety	5,477,001	10,858,427	9,361,267	1,497,160
Transportation	1,468,135	5,210,877	1,626,548	3,584,329
Environmental protection	2,040,000	2,599,800	2,598,891	909
Culture and recreation	386,984	543,753	419,170	124,583
Debt service:				
Principal retirement	522,580	1,653,695	1,017,628	636,067
Interest and other charges	105,081	22,378	41,490	(19,112)
Total expenditures	<u>12,120,288</u>	<u>24,030,038</u>	<u>18,055,873</u>	<u>5,974,165</u>
Revenues over (under) expenditures	(871,106)	(6,271,288)	(181,978)	6,089,310
Other financing uses:				
Installment purchase obligations issued	150,000	3,792,000	792,000	3,000,000
Transfers from/(to) other funds	-	-	470,028	470,028
Total other financing sources	<u>150,000</u>	<u>3,792,000</u>	<u>1,262,028</u>	<u>(2,529,972)</u>
Fund balance appropriated	<u>721,106</u>	<u>2,479,288</u>	<u>-</u>	<u>(2,479,288)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>1,080,050</u>	<u>\$ 1,080,050</u>
Fund balance, beginning			<u>12,690,697</u>	
Fund balance, ending			<u>\$ 13,770,747</u>	

*The notes to the financial statements are an integral part of this statement.*

TOWN OF MINT HILL, NORTH CAROLINA

Exhibit 6,  
Continued

Annually Budgeted Major Special Revenue Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
For the Fiscal Year Ended June 30, 2023

	Storm Water Fund			Variance with Final Budget Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Restricted intergovernmental	\$ 330,000	\$ 608,203	\$ 575,528	\$ (32,675)
Investment earnings	2,000	500	21,140	20,640
Total revenues	<u>332,000</u>	<u>608,703</u>	<u>596,668</u>	<u>(12,035)</u>
Expenditures:				
Current:				
General government	278,980	430,703	359,165	71,538
Storm water repairs	165,000	110,000	119,710	(9,710)
Total expenditures	<u>443,980</u>	<u>608,703</u>	<u>535,675</u>	<u>73,028</u>
Revenues over (under) expenditures	<u>(111,980)</u>	<u>-</u>	<u>60,993</u>	<u>60,993</u>
Other financing sources (uses)				
Installment purchase obligation	-	-	-	-
Transfers to other funds	-	-	-	-
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance appropriated	<u>111,980</u>	<u>0</u>		
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	60,993	<u>\$ (85,063)</u>
Fund balance, beginning			415,187	
Fund balance, ending			<u>\$ 476,180</u>	

The notes to the financial statements are an integral part of this statement.

TOWN OF MINT HILL, NORTH CAROLINA

Exhibit 7

**Grant Project – ARPA Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the Fiscal Year Ended June 30, 2023**

	Project Authorization	Prior Years	Current Year	Total To date	Variance Positive (Negative)
Revenues:					
Restricted intergovernmental funds	\$ 8,801,467	\$ 406,321	3,786,784	\$ 4,193,105	\$ (4,608,362)
Investment earnings	-	6,596	233,140	239,736	239,736
Total revenues	<u>8,801,467</u>	<u>412,917</u>	<u>4,019,924</u>	<u>4,432,841</u>	<u>(4,368,626)</u>
Expenditures:					
ARPA - Administrative costs	120,256	39,900	80,356	120,256	-
ARPA - Fire	14,666	-	14,666	14,666	-
ARPA - Police	35,500	-	35,500	35,500	-
ARPA - Parks	444,918	116,421	328,497	444,918	-
ARPA - Parks - Capital Outlay	3,070,599	-	3,070,599	3,070,599	-
ARPA - External allocations	250,000	250,000	-	250,000	-
Unassigned ARPA expenditures	<u>4,608,362</u>	<u>8,395,146</u>	<u>-</u>	<u>4,608,362</u>	<u>-</u>
Total expenditures	<u>8,544,301</u>	<u>406,321</u>	<u>3,529,618</u>	<u>3,935,939</u>	<u>-</u>
Other financing sources (uses)					
Transfer to - General Fund	<u>(470,028)</u>	<u>-</u>	<u>(470,028)</u>	<u>(470,028)</u>	<u>-</u>
Total other financing sources (uses)	<u>(470,028)</u>	<u>-</u>	<u>(470,028)</u>	<u>(470,028)</u>	<u>-</u>
Revenues over (under) expenditures	<u>\$ 727,194</u>	<u>\$ 6,596</u>	20,278	<u>\$ 966,930</u>	<u>\$ (4,368,626)</u>
Fund balance, beginning			<u>6,596</u>		
Fund balance, ending			<u>\$ 26,874</u>		

- Continued -

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the Town of Mint Hill conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Mint Hill is a municipal corporation that is governed by an elected mayor and a four member council. The accompanying financial statements present the Town and its component unit, an entity for which the Town is financially accountable. The discretely presented component unit noted below is reported in a separate column in the Town's financial statements in order to emphasize that it is legally separate from the Town:

Mint Hill Events, Inc.

Although legally separate, Mint Hill Events, Inc. (Corporation), a component unit of the Town of Mint Hill is reported within these statements. The Corporation was formed on December 3, 2013 and applied for and received tax exempt status as a 501(c)(3) entity. The Town provides sponsorship to the Corporation to plan, stage and execute various authorized community events. Because the primary purpose of Mint Hill Events, Inc., which has a June 30 year-end, is to benefit the Town, it is presented as if it were a proprietary fund and has been discretely presented with those of the Town. Separate financial statements for Mint Hill Events, Inc. may be obtained from Town of Mint Hill, 4430 Mint Hill Village Lane, Mint Hill, NC 28227.

B. Basis of Presentation

*Government-wide Statements:* The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, inter-governmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.



**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** - Continued

*Fund Financial Statements:* The fund financial statements provide information about the Town's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as non-major funds.

The Town reports the following major governmental funds:

**General Fund.** The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, State grants, and various other taxes and licenses. The primary expenditures are for public safety, street maintenance and sanitation services.

**Stormwater Special Revenue Fund.** This fund receives stormwater fees from the county to be used for stormwater repairs and maintenance.

The Town also reports an **Agency Fund.** Agency funds are custodial in nature and do not involve the measurement of operating results. An agency fund is used to account for assets the Town holds on behalf of others. The Town maintains the Police Seized Cash Fund, which accounts for cash held on behalf of incarcerated persons until such time those persons are released from incarceration.

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

*Government-wide Financial Statements.* The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

*Governmental Fund Financial Statements.* Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources. The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as the beer and wine tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Mint Hill because the tax is levied by Mecklenburg County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes, including those dedicated for specific purposes are reported as general revenues rather than program revenues. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund and Special Revenue Fund. All annual appropriations lapse at the fiscal-year end. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the department level for all annually budgeted funds and project level for the multi-year funds. All amendments must be approved by the governing board. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

- Continued -

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** – Continued

E. Assets, Liabilities, and Fund Equity

1. Deposits and Investments

All deposits of the Town are made in board-designated official depositories and are secured as required by State Law (G.S. 159-31). The Town may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers’ acceptances and the North Carolina Capital Management Trust (NCCMT). The Town’s investments are reported at fair value as determined by quoted market prices. The securities of the NCCMT Government Portfolio, a SEC-registered (2a-7) external investment pool are measured at fair value. STIF investments are measured at fair value by the custodian using Level 2 inputs. The STIF is valued at \$1 per share. The STIF portfolio is unrated and had a weighted average maturity at June 30, 2021 of 1.3 years. Because the NCCMT Government has a weighted average maturity of less than 90 days, it is presented as an investment with a maturity of less than 6 months.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

3. Restricted Assets

Powell Bill funds are classified as restricted because they represent balances available to be spent only for the purposes of maintaining, repairing, constructing, reconstructing, or widening of local streets per G.S. 136-41.1 through G.S. 136-41.4. Police Drug Forfeiture Funds, Police Fundraiser Funds and ARPA Funds are classified as restricted because they represent balances available to be spent only for purposes designated by Federal agencies or the Board from time to time.

Governmental Activities		
General Fund		
	Streets	\$ 1,291,394
	Police fund raiser	36,113
	Police drug forfeiture	640,844
Grant Project - ARPA		4,928,312
Total restricted cash		<u><u>\$ 6,896,663</u></u>

- Continued -

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values as of January 1, 2020.

5. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of two years. Minimum capitalization costs are as follows: land and right of way easements, \$10,000; buildings, improvements, substations, lines, and other plant and distribution systems, \$15,000; infrastructure, \$20,000; furniture and equipment, \$5,000; and vehicles, \$10,000. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of donation. The Town has elected not to report major general infrastructure assets retroactively in the Statement of Net position as permitted for Phase Three governments under Governmental Auditing Standards Board Statement 34. Thus, any amounts for infrastructure prior to July 1, 2003, are not reported as capital assets. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Infrastructure	30
Buildings	39
Improvements	15
Vehicles	3-7
Furniture and equipment	5-10
Computer equipment	3

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

6. Deferred outflows and inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. For the 2023 fiscal year the Town of Mint Hill has two items that meet this criterion, pension deferrals and OPEB deferrals. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The City has several items that meet the criterion for this category - prepaid taxes, property taxes receivable and pension and OPEB deferrals.

7. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Prepaid insurance costs are expensed over the life of the debt.

8. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to either thirty days or sixty days earned vacation leave with such leave being fully vested when earned. The number of days depends on whether the hire date was before or after April 12, 2007. For the Town's government-wide financial statements, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

9. Net Position/Fund Balances

Net position

Net position in government-wide financial statements are classified as invested in capital assets, restricted and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Restricted Fund Balance- This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State statute- North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State statute, (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute." *Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget.* Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as non-spendable. Outstanding Encumbrances are included within RSS. RSS is included as a component of Restricted Net position and Restricted fund balance on the face of the balance sheet.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

Fund Balances – Continued

Restricted Fund Balance- Continued

Restricted for Streets- Powell Bill portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures. This amount represents the balance of the total unexpended Powell Bill funds.

Restricted for Police Activities – a portion of fund balance that is restricted by revenue source for police fund raisers and drug forfeiture.

Committed Fund Balance - portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town of Mint Hill’s governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Committed for Environmental Projects- portion of fund balance assigned by the Board for infrastructure and stormwater expenditures.

Committed for Tourism Projects- portion of fund balance assigned by the Board for tourism expenditures.

Committed for Capital Projects – portion of fund balance assigned by the Board for water sewer lines and town hall.

Assigned fund balance – portion of fund balance that the Town of Mint Hill intends to use for specific purposes.

Subsequent year’s expenditures- portion of fund balance that is appropriated in the next year’s budget that is not already classified in restricted or committed. The governing body approves the appropriation; however, the budget ordinance authorizes the manager to modify the appropriation within funds as manager believes necessary.

Unassigned fund balance - the portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds.

For the purpose of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and, lastly, unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the Town.

- Continued -

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 1- **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

Fund Balances – Continued

The Town of Mint Hill has adopted a minimum fund balance policy for the general fund which instructs management to conduct the business of the Town in such a manner that they maintain at least 40% of the previous year's General Fund's actual expenditures.

10. Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

12. Defined Benefit Cost-Sharing Plans

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Mint Hill's employer contributions are recognized when due and the Town of Mint Hill has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

NOTE 2- **STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

Significant Violations of Finance-Related Legal and Contractual Provisions

None



**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 3- **DETAIL NOTES ON ALL FUNDS**

A. **ASSETS**

1. Deposits

All the deposits of the Town are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's agent in the Town's name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's agents in their name. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent.

Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for under-collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured. At June 30, 2023, the Town's deposits had a carrying amount of \$6,508,224 and a bank balance of \$6,723,781. Of the bank balance, \$750,000 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method. At June 30, 2023, the Town's petty cash fund totaled \$130.

2. Investments

At June 30, 2023 the Town of Mint Hill had \$10,446,538 invested with the North Carolina Capital Management Trust's Government Portfolio which carried a credit rating of AAAM by Standard and Poor's. The Town has no policy regarding credit risk.

All investments are measured using the marked approach: using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets.

*Interest Rate Risk:* The Town does not have a formal investment policy regarding interest rate risk. The Finance Director has authority to use the Government investment portfolios.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 3- **DETAIL NOTES ON ALL FUNDS - Continued**

A. ASSETS

2. Investments - continued

*Credit Risk:* The Town does not have a formal policy regarding credit risk, but has internal management procedures that limits the Town's investments to the provisions of G.S 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. The Town's investment in the NC Capital Management Trust Government Portfolio carried a credit rating of AAAM by Standard & Poor's as of June 30, 2023. The Town's investment in the NC Capital Management Trust Term Portfolio is unrated. The Term Portfolio is authorized to invest in obligations of the U.S. government and agencies, and in high grade money market instruments as permitted under North Carolina General Statutes 159-30 as amended.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS** – Continued

A. ASSETS

3. Capital Assets

Primary Government

Capital asset activity for the Primary Government for the year ended June 30, 2023, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental activities:</b>				
<b>Capital assets not being depreciated:</b>				
Land	\$ 5,751,796	\$ -	\$ -	\$ 5,751,796
Construction in progress	297,864	606,876	-	904,740
Total capital assets not being depreciated	6,049,660	606,876	-	6,656,536
<b>Governmental activities:</b>				
<b>Capital assets being depreciated:</b>				
Buildings	11,487,858	-	-	11,487,858
Land improvements	4,765,750	56,800	-	4,822,550
Transportation equipment	8,045,421	611,602	177,361	8,479,662
General equipment	1,924,830	282,140	-	2,206,970
Police equipment	1,462,302	188,724	-	1,651,026
Recreation equipment	738,645	3,070,599	-	3,809,244
Infrastructure	72,202,501	11,956,000	-	84,158,501
Total capital assets being depreciated	100,627,307	16,165,865	177,361	116,615,811
<b>Less accumulated depreciation for:</b>				
Buildings	3,053,264	294,490	-	3,347,754
Land improvements	2,450,845	142,776	-	2,593,621
Transportation equipment	4,282,181	698,371	177,361	4,803,191
General equipment	1,401,150	93,355	-	1,494,505
Police equipment	873,542	177,064	-	1,050,606
Recreation equipment	474,138	46,417	-	520,555
Infrastructure	16,420,941	2,468,971	-	18,889,912
Total accumulated depreciation	28,956,061	3,921,444	177,361	32,700,144
Total capital assets being depreciated, net	71,671,246			83,915,667
<b>Governmental activity capital assets, net</b>	<b>\$ 77,720,906</b>			<b>\$ 90,572,203</b>

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 219,740
Public safety	948,053
Transportation	2,642,853
Culture and recreation	110,798
	<b>\$ 3,921,444</b>

- Continued -

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

**B. LIABILITIES**

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

*Plan Description.* The Town of Mint Hill is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Government Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410 or by calling (919) 981-5454, or at [www.osc.nc.gov](http://www.osc.nc.gov).

*Benefits Provided.* LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

TOWN OF MINT HILL, NORTH CAROLINA

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 3 - **DETAIL NOTES ON ALL FUNDS – Continued**

B. LIABILITIES

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or return of the member's contributions.

*Contributions.* Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. The Town of Mint Hill employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town of Mint Hill's contractually required contribution rate for the year ended June 30, 2023 was 13.04% of compensation for law enforcement officers and 12.14% for general employees and firefighters, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town of Mint Hill were \$808,845 for the year ended June 30, 2023.

*Refunds of Contributions* – Town employees who have terminated service as a contributing member of LGERS may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60 day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3 - **DETAIL NOTES ON ALL FUNDS** – Continued

B. LIABILITIES

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

At June 30, 2023, the Town reported a liability of \$4,707,772 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2021. The total pension liability was then rolled forward to the measurement date of June 30, 2022 utilizing updated procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2022, the Town's proportion was 0.08345%, which was an increase of 0.00388% from its proportion measured as of June 30, 2021.

For the year ended June 30, 2023, the Town recognized pension expense of \$454,167. At June 30, 2023, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 202,854	\$ 19,889
Changes of assumptions	469,730	-
Net difference between projected and actual earnings on pension plan investments	1,555,968	
Changes in proportion and differences between Town of Mint Hill contributions and proportionate share of contributions	15,221	100,133
Town of Mint Hill contributions subsequent to the measurement date	-	
Total	808,845	-
	\$ 3,052,618	\$ 120,022

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3 - **DETAIL NOTES ON ALL FUNDS** – Continued

B. LIABILITIES

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – continued*

\$808,845 reported as deferred outflows of resources related to pensions resulting from Town of Mint Hill contributions subsequent to the measurement date will be recognized as an increase of the net pension asset in the year ended June 30, 2023. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year ended June 30:</b>			
2024	\$	631,537	
2025		570,694	
2026		180,228	
2027		741,292	
2028		-	
Thereafter		-	
	<u>\$</u>	<u>2,123,751</u>	

*Actuarial Assumptions.* The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.25 to 8.25 percent, including inflation and productivity factor
Discount rate	6.50%

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study for the period January 1, 2015 through December 31, 2019.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 3 - **DETAIL NOTES ON ALL FUNDS** – Continued

**B. LIABILITIES**

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

Future ad hoc COLA amounts are not considered to be substantively automatic and are, therefore, not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2020 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	33.0%	0.9%
Global Equity	38.0%	6.5%
Real Estate	8.0%	5.9%
Alternatives	8.0%	8.2%
Credit	7.0%	5.0%
Inflation Protection	6.0%	2.7%
Total	100.0%	

The information above is based on 30-year expectations developed with the consulting actuary for the 2019 asset liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.



**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3 - **DETAIL NOTES ON ALL FUNDS – Continued**

**B. LIABILITIES**

**1. Pension Plan and Postemployment Obligations**

**a. Local Governmental Employees’ Retirement System**

*Discount rate.* The discount rate used to measure the total pension liability was 6.50%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Sensitivity of the Town of Mint Hill’s share of the net pension asset to changes in the discount rate.* The following presents the Town of Mint Hill’s proportionate share of the net pension asset calculated using the discount rate of 6.50 percent, as well as what the Town of Mint Hill’s proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.50 percent) or one percentage point higher (7.50 percent) than the current rate:

	<b>1% Decrease (5.50%)</b>	<b>Discount Rate (6.50%)</b>	<b>1% Increase (7.50%)</b>
Town's proportionate share of the net pension liability (asset)	\$ 8,496,933	\$ 4,707,772	\$ 1,585,292

*Pension Plan fiduciary net position.* Detail information about the pension plan’s fiduciary net position is available in the separately issued Annual Comprehensive Financial Report for the State of North Carolina.

**2. Law Enforcement Officers Special Separation Allowance**

**a. *Plan Description***

The Town administers a public employee retirement system (the “Separation Allowance”), a single-employer defined benefit pension plan that provides retirement benefits to the Town’s qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to .85 percent of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

**B. LIABILITIES**

**2. Law Enforcement Officers Special Separation Allowance**

**a. *Plan Description – continued***

The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of the F.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. All full-time law enforcement officers of the Town are covered by the Separation Allowance. At December 31, 2021, the Separation Allowance’s membership consisted of:

Category	Number
Inactive Members Currently Receiving Benefits	-
Active Plan Members	38
Total	38

**b. *Summary of Significant Accounting Policies:***

*Basis of Accounting.* The Town has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the following criteria which are outlined in the GASB Statements 73.

**c. *Actuarial Assumptions***

The entry age actuarial cost method was used in the December 31, 2020 valuation. The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

Salary increases	3.25 to 7.75 percent, including inflation and productivity factor
Discount rate	4.31%

The discount rate used to measure the Total Pension Liability is the S&P Municipal Bond 20 Year High Grade Rate Index.

Mortality rates use Pub-2010 amount-weighted tables and are projected from 2010 using generational improvement with Scale MP-2019.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

A. LIABILITIES

1. Law Enforcement Officers Special Separation Allowance – continued

**d. Contributions**

The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the benefit payments on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The Town’s obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The Town paid no benefits for the reporting period.

***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

At June 30, 2023, the Town reported a total pension liability of \$1,238,708. The total pension liability was measured as of December 31, 2021 based on a December 31, 2021 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2021 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2023, the Town recognized pension expense of \$188,697. The following table provides a summary of the deferred outflows of resources and deferred inflows of resources as of December 31, 2022 (Measurement Date).

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 107,521	\$ 62,692
Changes of assumptions and other inputs	259,018	245,031
Benefit payments and administrative expenses subsequent to the measurement date	-	-
Total	\$ 366,539	\$ 307,723

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
<b>Year ended June 30:</b>		
2024	102,089	62,194
2025	93,890	53,761
2026	85,037	50,664
2027	81,135	50,664
2027	4,388	49,155
Thereafter	-	41,285
	\$ 366,539	\$ 307,723

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**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

B. LIABILITIES

2. Law Enforcement Officers Special Separation Allowance – continued

*Sensitivity of the Town’s total pension liability in changes in the discount rate.* The following presents the Town’s total pension liability calculated using the discount rate of 2.25 percent, as well as what the Town’s total pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (1.25 percent) or 1 percentage point higher (3.25 percent) than the current rate:

	<b>1% Decrease (3.31%)</b>	<b>Discount Rate (4.31%)</b>	<b>1% Increase (5.31%)</b>
Total Pension Liability	\$ 1,350,507	\$ 1,238,708	\$ 1,137,139

The plan currently uses mortality tables that vary by age, and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2021 valuation were based on the results of an actuarial experience study for the Local Governmental Employees’ Retirement System for the five year period ending December 31, 2019.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

***Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources Related to Pensions***

Following is information related to the proportionate share and pension expense for all pension plans:

	<b>LGERS</b>	<b>LEOSSA</b>	<b>Total</b>
Pension Expense	\$ 454,167	\$ 188,697	\$ 642,864
Pension Liability	4,707,772	1,238,708	5,946,480
Proportionate share of the net pension liability	0.08345%	N/A	
<b>Deferred Outflows of Resources</b>			
Differences between expected and actual experience	202,854	139,159	342,013
Changes of Assumptions	469,730	330,373	800,103
Net difference between projected and actual earnings on plan investments	1,555,968	-	1,555,968
Changes in proportion and differences between contributions and proportionate share of contributions	15,521	-	-
Benefit payments and administrative costs paid subsequent to the measurement date	808,845	-	808,845
<b>Deferred Inflows of Resources</b>			
Differences between expected and actual experience	19,889	65,366	85,255
Changes of Assumptions	-	242,247	242,247
Net difference between projected and actual earnings on plan investments	-	-	-
Changes in proportion and differences between contributions and proportionate share of contributions	100,133	-	100,133

**Supplemental Retirement Income Plan**

*Plan Description.* The Town of Mint Hill contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and Board of Trustees. The Plan provides retirement benefits to law enforcement officers and other full-time Town employees. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan is included in the Annual Comprehensive Annual Financial Report for the State of North Carolina. The State’s Annual Comprehensive Financial Report includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh North Carolina 27699-1410, or by calling (919) 981-5454.

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**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

1. Supplemental Retirement Income Plan - Continued

*Funding Policy.* Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to five percent of each law enforcement officer’s salary, and all amounts contributed are vested immediately. The Town has elected to contribute five percent of all full-time Town employees’ salary. Also, the law enforcement officers and other full-time Town employees may make voluntary contributions to the plan. Contributions by the Town for the year ended June 30, 2023 and 2022, were \$323,888 and \$252,719, respectively.

2. Other Postemployment Benefits

a. Healthcare Benefits

*Plan Description.* According to a Town resolution, the Town administers a single-employer defined benefit Healthcare Benefits Plan (the HCB Plan). The Town provides post-employment health care benefits to retirees of the Town, provided they participate in the North Carolina Local Government Employees’ Retirement System and have completed at least ten years of creditable service, of which five must be with the Town, and are eligible to participate in the Town’s Health Insurance Plan. The Town will contribute to the cost of retiree health insurance premiums based on a percentage depending on the number of years of service with the Town. A separate report was not issued for the plan.

Membership of the HCB Plan consisted of the following at June 30,2021, the date of the latest actuarial valuation:

	General Employees
Retirees and dependents receiving benefits.	5
Terminated plan members entitled to but not yet receiving benefits.	-
Active plan members.	90
Total	95

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

4. Other Postemployment Benefits - continued

a. Healthcare Benefits - continued

*Benefits Provided.* Employees who retire under the North Carolina Local Governmental Retirement System (NCLGRS) and have completed at least ten years of creditable service, of which five must be with the Town, are eligible to participate in the Town’s Health insurance Plan.

The Town will contribute to the cost of retiree health insurance premiums based on the following:

Years of Service with the Town	Percent of Premiums Paid by the Town
Less than 5	Not eligible
5-10	20%
10-20	25%
20-24	50%
25	75%
26	80%
27	85%
28	90%
29	95%
30 or more	100%

At age 65, Medicare supplement and Part D premiums will be shared as shown above. Additionally, for those employees retiring prior to July 1, 2004 only, the Town will reimburse a percentage of the retiree’s Medicare Part B premium in the same manner as the Medicare supplement premium based on the percentages listed above and the standard monthly Part B premium.

Healthcare and prescription drugs are provided in the Town’s retiree healthcare plan.

The retiree may continue dependent coverage by paying the full premium amount. Dependent coverage ends upon the retiree or dependent becoming eligible for Medicare or upon the death of the retiree, whichever comes first.

For the fiscal year ended June 30, 2023, the Town made payments for post-employment health benefit premiums of \$18,102. The Town’s obligation to contribute to HCB Plan is established and may be amended by the Board of Commissioners.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

4. Other Postemployment Benefits - continued

a. Healthcare Benefits - continued

*Summary of Significant Accounting Policies.* Postemployment expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. No funds are set aside to pay benefits and administration costs. These expenditures are paid as they come due.

**Total OPEB Liability**

The Town’s total OPEB liability of \$4,487,991 was measured as of June 30, 2021 and was determined by an actuarial valuation as of June 30, 2021.

*Actuarial assumptions and other inputs.* The total OPEB liability was determined using the following key actuarial assumptions and other inputs:

Inflation	2.50%
Real wage growth	0.75%
Wage inflation	3.25%
Salary increases, including wage inflation:	
General Employees	3.25% - 8.41%
Firefighters	3.25% - 8.15%
Law Enforcement Officers	3.25% - 7.90%
Municipal Bond Index Rate:	
Prior Measurement Date	2.16%
Measurement Date	3.54%
Healthcare cost trend rates:	
Pre-Medicare Medical and Prescription Drug	7.00% for 2021 decreasing to an ultimate rate of 4.50% by 2031
Medicare Medical and Prescription Drug	5.125% for 2021 decreasing to an ultimate rate of 4.50% by 2024

Discount rates for financial accounting purposes are determined based on the methods prescribed by GASB accounting rules.



**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

1. Other Postemployment Benefits - continued
  - a. Healthcare Benefits – continued

**Total OPEB Liability – continued**

**Changes in the Total OPEB Liability**

	<b>Total OPEB Liability</b>
<b>Total OPEB Liability as of June 30, 2021</b>	<b>\$ 5,524,057</b>
<b>Changes for the year</b>	
Service cost	480,124
Interest on Total OPEB liability and Cash Flows	129,496
Changes of benefit terms	-
Differences between expected and actual experience	1,631
Changes in assumptions or other inputs	(1,629,215)
Benefit Payments	(18,102)
<b>Net changes</b>	<b>(1,036,066)</b>
<b>Total OPEB Liability as of June 30, 2021</b>	<b>\$ 4,487,991</b>

Changes in assumptions and other inputs reflect a change in the discount rate from 2.21% to 3.54%.

Mortality rates were based on the PUB-2010 mortality tables, with adjustments for LGERS experience and generational mortality improvements using Scale MP-2019.

The demographic actuarial assumptions for retirement, disability incidence withdrawal and salary increases used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the period January 2015 – December 2019 adopted by the LGERS Board.

The remaining actuarial assumptions (e.g. initial per capita costs, health care cost trends, rate of plan participation, rates of plan election, etc.) used in the June 30, 2021 valuation were based on a review of recent plan experience done concurrently with the June 30, 2021 valuation.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

- 4. Other Postemployment Benefits - continued
  - a. Healthcare Benefits – continued

**Total OPEB Liability – continued**

**Changes in the Total OPEB Liability - continued**

*Sensitivity of the total OPEB liability to changes in the discount rate.* The following presents the total OPEB liability of the Town, as well as what the Town’s total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.16 percent) or 1-percentage-point higher (3.16 percent) than the current rate:

	<b>Discount Rate Sensitivity</b>		
	<b>1%</b>	<b>Discount</b>	<b>1%</b>
	<b>Decrease (2.54%)</b>	<b>Rate (3.54%)</b>	<b>Increase (4.54%)</b>
Total OPEB Liability	\$ 5,601,101	\$ 4,487,991	\$ 3,646,787

*Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates.* The following presents the total OPEB liability of the Town, as well as what the Town’s total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	<b>Healthcare Cost Trend Rate Sensitivity</b>		
	<b>1% Decrease</b>	<b>Current</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 3,479,338	\$ 4,487,991	\$ 5,889,291

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

- 4. Other Postemployment Benefits - continued
  - a. Healthcare Benefits – continued

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

For the year ended June 30, 2021, the Town recognized OPEB expense of \$458,704. At June 30, 2021, the Town reported deferred outflows of resources and deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 3,374	\$ 231,287
Changes of assumptions or other inputs	1,078,954	1,808,393
	\$ 1,082,328	\$ 2,039,680

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB benefits were/will be recognized in OPEB Expense as follows:

Fiscal Year Ending June 30:	
2024	\$ (128,586)
2025	(128,586)
2026	(128,586)
2027	(128,586)
2028	(125,655)
Therafter	(317,353)
	\$ (957,352)

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

4. Other Postemployment Benefits - continued
- b. Other Employment Benefits

The Town has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Government Employees' Retirement System (Death Benefit Plan), a multiple employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest month's salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000.

All death benefit payments are made from the Death Benefit Plan. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. The Town considers these contributions to be immaterial.

C. Risk Management:

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disaster. The Town participates in three self-funded risk financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of \$1 million per occurrence, property coverage up to statutory limits, and employee health coverage of up a \$2 million lifetime limit. The pools are reinsured through commercial companies for single occurrence claims against general liability, auto liability and property in excess of \$500,000 and \$300,000 up to statutory limits for workers' compensation. The pools are reinsured for annual employee health claims in excess of \$150,000. The property liability pool has an aggregate limit for the total property losses in a single year, with the reinsurance limit based upon a percentage of the total insurance values. The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the past three fiscal years.

The Town carries flood insurance with a \$5 million aggregate limit. The Town, based on prior year's experience, feels that their insurance coverage is adequate for their entity.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS - Continued**

D. Risk Management - Continued:

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The finance officer is bonded for \$50,000, whereas the treasurer is bonded for \$10,000. The remaining employees that have access to funds are bonded under a blanket bond for \$10,000.

E. Long Term Obligations

Installment purchases payable at June 30, 2023 are comprised of the following individual issues:

\$803,048 - payable in annual installments of principal and interest at 2.33% until September 2023 secured by fire truck	148,999
\$736,041 - payable in monthly installments of principal and interest at 2.783% until June 2025 secured by fire station	329,252
\$798,000 - payable in 3 annual installments of principal and interest at .830% until June 2024 secured by vehicles	269,389
\$792,000 - payable in 3 annual installments of principal and interest at 2.88% until June 2025 secured by vehicles	556,094
Total installment purchase payments	1,303,734
Less: Amount representing interest	(36,252)
	\$ 1,267,482

The future minimum principal and interest payments for the Town's installment purchase agreements as of June 30, 2023 are as follows:

Year Ending June 30	Governmental Activities		
	Principal	Interest	Total
2024	828,071	26,354	854,425
2025	426,162	9,875	436,037
2026	13,249	23	13,272
	1,267,482	36,252	1,303,734

E. Legal Debt Margin

At June 30, 2023, the Town of Mint Hill had a legal debt margin of \$302,050,855.

- Continued -

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

F. Changes in Long-Term Liabilities

	Balance July 01, 2022	Increases	Decreases	Balance June 30, 2023	Current Portion Balance
Governmental Activities:					
Compensated absences	\$ 864,177	\$ 114,175	\$ -	\$ 978,352	\$ 293,506
Installment purchase	1,493,235	792,000	1,017,753	1,267,482	828,072
Other post-employment benefits	5,524,057	-	1,036,066	4,487,991	-
Net pension liability (LGERS)	1,220,282	3,487,490	-	4,707,772	-
LEO Pension liability	1,417,570	-	178,862	1,238,708	-
	<u>\$ 10,519,321</u>	<u>\$ 4,393,665</u>	<u>\$ 2,232,681</u>	<u>\$ 12,680,305</u>	<u>\$ 1,121,578</u>

Compensated absences typically have been liquidated in the General Fund.

G. Deferred Compensation

The Town has established a deferred compensation program. This program allows each employee the option to defer savings on a pre-tax basis. The Town has chosen not to contribute to this program. Thus, the plan asset values are exclusive employee contributions. According to the unaudited, Nationwide Retirement Solutions insurance report, as of June 30, 2023, the plan asset value was \$44,530.

H. Commitments

Interfund Balances and Activity

Balances due to/from other funds at June 30, 2023, consist of the following:

	Receivable	Payable
General Fund	\$ 258,307	\$ 1,338
Stormwater Fund	\$ 1,338	\$ -
Grant Project - ARPA		\$ 258,307

The interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. Balances represent payroll and land use and environmental service fees paid by the General Fund related to Storm Water. These expenditures are reimbursed to the General Fund in the subsequent fiscal year.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

NOTE 3- **DETAIL NOTES ON ALL FUNDS – Continued**

I. Fund Balance

The following schedule provides management and citizens with information on the portion of General Fund balance that is available for appropriation:

Total fund balance-General Fund	\$	13,770,747
Less:		
Stabilization by state statute		2,716,290
Streets - Powell Bill		1,291,394
Police - Drug forfeiture		640,844
Police - Fundraiser		36,113
Committed for Tourism		611,599
Appropriated Fund Balance in 2022 Budget		1,574,881
Unassigned		6,899,626

Encumbrances at year end were \$21,750.

J. On-Behalf Payments for Fringe Benefits and Salaries

The Town of Mint Hill recognizes no on-behalf payments for pension contributions made by the State for volunteer firefighters and emergency medical personnel and employed firefighters and emergency medical personnel who perform firefighting and emergency medical duties for the Town. These payments are made by Mint Hill Volunteer Fire Department and Emergency Ambulance Service through their restricted relief fund.

NOTE 3- **JOINTLY GOVERNED ORGANIZATION**

The Centralina Council of Governments (Council) was formed in 1968. Funding comes from member dues, state and federal grants, and fees for services. Each participating government appoints one member to the Council’s governing board. The Town paid membership fees of \$6,664 to the Council during the fiscal year ended June 30, 2023.

NOTE 4- **SUMMARY DISCLOSURE OF SIGNIFICANT CONTINGENCIES**

Federal and State Assisted Programs

The Town has received proceeds from several federal and State grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant monies to the grantor agencies. Management believes that any required refunds would be immaterial. No provision has been made in the accompanying financial statements for the refund of grant monies.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Notes to the Financial Statements  
For the Fiscal Year Ended June 30, 2023*

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**NOTE 5- DATE OF MANAGERMENTS' REVIEW**

In preparing the financial statements, the Town of Mint Hill has evaluated events and transactions for potential recognition or disclosure through January 5, 2024, the date that the financial statements were available to be issued.



## REQUIRED SUPPLEMENTAL FINANCIAL DATA

This section contains additional information required by generally accepted accounting principles.

- Law Enforcement Officers' Special Separation Allowance –  
Schedule of Changes in Total Pension Liability
- Law Enforcement Officers' Special Separation Allowance –  
Schedule of Total Pension Liability as a Percentage of Covered Payroll
- Other Post-Employment Benefits -  
Schedule of Changes in the total OPEB Liability and Related Ratios
- Town of Mint Hill's Proportionate Share of Net Pension Liability (Asset).
- Town of Mint Hill's Contributions to the Local Government Employees' Retirement System.

**TOWN OF MINT HILL, NORTH CAROLINA**

***Law Enforcement Officers' Special Separation Allowance  
Schedule of Changes in Total Pension Liability***

***June 30, 2023***

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Beginning Balance</b>	\$ 1,417,570	\$ 1,297,791	\$ 686,757	\$ 587,250	\$ 495,902	\$ 451,373	\$ 411,137
Service Cost	96,856	98,111	56,567	41,942	43,638	36,719	40,321
Interest on the total pension liability	31,895	25,047	22,388	21,376	15,671	17,423	14,678
Changes of benefit terms	-	-	-	-	-	-	-
Differences between expected and actual experience in the measurement of the total pension liability	(65,366)	39,044	105,448	10,787	61,290	(53,894)	-
Changes of assumptions or other inputs	(242,247)	(42,423)	426,631	25,402	(29,251)	44,281	(14,763)
Benefit payments	-	-	-	-	-	-	-
Other changes	-	-	-	-	-	-	-
<b>Ending balance of the total pension liability</b>	<b>\$ 1,238,708</b>	<b>\$ 1,417,570</b>	<b>\$ 1,297,791</b>	<b>\$ 686,757</b>	<b>\$ 587,250</b>	<b>\$ 495,902</b>	<b>\$ 451,373</b>

The amounts presented for each fiscal year were determined as of the prior fiscal year ending December 31.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Law Enforcement Officers' Special Separation Allowance  
Schedule of Total Pension Liability as a Percentage of Covered Payroll*

*June 30, 2023*

	2023	2022	2021	2020	2019	2018	2017
Total pension liability	\$ 1,238,708	\$ 1,417,570	\$ 1,297,791	\$ 686,757	\$ 587,250	\$ 495,902	\$ 451,373
Covered payroll	2,456,609	2,369,147	2,145,277	1,745,308	1,736,083	1,621,520	1,721,602
Total pension liability as a percentage of covered employee payroll	50.42%	59.83%	60.50%	39.35%	33.83%	30.58%	26.22%

Notes to the schedules:

The Town of Mint Hill has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

**TOWN OF MINT HILL, NORTH CAROLINA**

***Other Post-Employment Benefits  
Schedule of Changes in the Total OPEB Liability and Related Ratios  
Required Supplementary Information***

***June 30, 2023***

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Total OPEB Liability</b>						
Service cost	\$ 480,124	\$ 494,056	\$ 316,146	\$ 279,587	\$ 298,257	\$ 340,877
Interest on Total OPEB liability and Cash Flows	129,496	116,053	119,696	118,845	103,385	86,845
Changes of benefit terms			-	-	-	-
Differences between expected and actual experience	1,631	(68,972)	2,629	(264,169)	(6,561)	(11,132)
Changes in assumptions or other inputs	(1,629,215)	233,567	1,229,319	(73,051)	(232,330)	(389,351)
Benefit payments	(18,102)	(15,663)	(12,931)	(12,278)	(11,131)	(5,687)
Other			-	-	-	-
<b>Net change in total OPEB liability</b>	<u>(1,036,066)</u>	<u>759,041</u>	<u>1,654,859</u>	<u>48,934</u>	<u>151,620</u>	<u>21,552</u>
<b>Total OPEB Liability - beginning</b>	<u>5,524,057</u>	<u>4,765,016</u>	<u>3,110,157</u>	<u>3,061,223</u>	<u>2,909,603</u>	<u>2,888,051</u>
<b>Total OPEB Liability - ending</b>	<u>\$ 4,487,991</u>	<u>\$ 5,524,057</u>	<u>\$ 4,765,016</u>	<u>\$ 3,110,157</u>	<u>\$ 3,061,223</u>	<u>\$ 2,909,603</u>
<b>Covered payroll</b>	\$ 5,382,891	\$ 5,382,891	\$ 4,960,765	\$ 4,960,765	\$ 3,748,268	\$ 3,748,268
<b>Total OPEB liability as a percentage of covered payroll</b>	83.38%	102.62%	96.05%	62.70%	81.67%	77.63%

**Notes to Schedule**

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate of each period. The following are the discount rates used in each period.

<u>Fiscal Year</u>	<u>Rate</u>
2023	3.54%
2022	2.16%
2021	2.21%
2020	3.50%
2019	3.89%

**TOWN OF MINT HILL, NORTH CAROLINA**

*Town of Mint Hill's Proportionate Share of Net Pension Liability (Asset)  
Required Supplementary Information  
Last Nine Fiscal Years\**

*Local Government Employees' Retirement System*

**Town of Mint Hill  
Town of Mint Hill's Proportionate Share of Net Pension Liability (Asset)  
Required Supplementary Information  
Last Ten Fiscal Years \***

**Local Government Employees' Retirement System**

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Town of Mint Hill's proportion of the net pension liability (asset) (%)	0.08345%	0.07957%	0.08289%	0.08379%	0.08517%	0.08258%	0.09019%	0.08116%	0.08710%	0.08630%
Town of Mint Hill's proportion of the net pension liability (asset) (\$)	\$ 4,707,772	\$ 1,220,282	\$ 2,962,013	\$ 2,288,420	\$ 2,020,524	\$ 1,261,596	\$ 1,914,136	\$ 364,242	\$ (513,669)	\$ 1,040,246
Town of Mint Hill's covered-employee payroll	6,458,549	\$ 5,267,847	\$ 5,004,167	\$ 4,944,397	\$ 4,444,307	\$ 4,361,654	\$ 3,958,123	\$ 3,783,150	\$ 3,314,581	\$ 3,151,773
Town of Mint Hill's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	72.89%	23.16%	59.19%	46.28%	45.46%	28.92%	48.36%	9.63%	( 15.50%)	33.01%
Plan fiduciary net position as a percentage of the total pension liability**	84.14%	95.51%	91.63%	94.18%	91.47%	98.09%	99.07%	102.64%	94.35%	96.45%

\* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

\*\* This will be the same percentage for all participant employers in the LGERS plan.

**TOWN OF MINT HILL, NORTH CAROLINA**

*Town of Mint Hill's Contributions  
Required Supplementary Information  
Last Ten Fiscal Years*

*Local Government Employees' Retirement System*

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Contractually required contribution	\$ 808,845	\$ 668,343	\$ 551,644	\$ 465,048	\$ 398,633	\$ 337,544	\$ 329,514	\$ 272,288	\$ 271,616	\$ 237,480
Contributions in relation to the contractually required contribution	808,845	668,343	551,644	465,048	398,633	337,544	329,514	272,288	271,616	237,480
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town of Mint Hill's covered-employee payroll	\$6,458,549	\$5,729,290	\$5,267,847	\$5,004,167	\$4,944,397	\$4,444,307	\$4,361,654	\$3,958,123	\$3,783,150	\$3,314,581
Contributions as a percentage of covered-employee payroll	12.52%	11.67%	10.47%	9.29%	8.06%	7.59%	7.55%	6.88%	7.18%	7.16%

**SUPPLEMENTAL SCHEDULES**

## General Fund

*Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
For the Fiscal Year Ended June 30, 2023*

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Ad valorem taxes:			
Taxes	\$ -	\$ 9,998,839	\$ -
Interest and penalties		20,790	
	<u>9,630,000</u>	<u>10,019,629</u>	<u>389,629</u>
Other taxes:			
Motor vehicle fees	<u>225,000</u>	<u>239,767</u>	<u>14,767</u>
Unrestricted intergovernmental:			
Beer and wine tax		119,975	
Utility franchise tax		1,301,199	
ABC profit distribution		180,812	
Local option sales taxes		3,579,910	
Total	<u>4,020,000</u>	<u>5,181,896</u>	<u>1,161,896</u>
Restricted intergovernmental			
Powell Bill allocation		778,368	
Solid Waste Fee		25,965	
Tourism tax		407,183	
Interlocal CARES grant		-	
Federal and state grants		-	
Total	<u>3,144,000</u>	<u>1,211,516</u>	<u>(1,932,484)</u>
Investment earnings	<u>50,700</u>	<u>249,558</u>	<u>198,858</u>
Arts and sciences local grant		0	
Miscellaneous		925,569	
Sale of equipment		45,960	
Total	<u>689,050</u>	<u>971,529</u>	<u>282,479</u>
Total revenues	<u>17,758,750</u>	<u>17,873,895</u>	<u>115,145</u>



## General Fund

*Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
For the Fiscal Year Ended June 30, 2023*

	Budget	Actual	Variance Positive (Negative)
Expenditures:			
General government:			
Administration:			
Salaries and employee benefits	\$ -	\$ 1,396,035	\$ -
Other operating expenditures		124,953	
Total administration	<u>1,517,258</u>	<u>1,520,988</u>	<u>(3,730)</u>
Non-Departmental:			
Professional services		132,501	
Town hall maintenance		61,560	
Donations		-	
Other operating expenditures		625,242	
Capital outlay		650,588	
Total non-departmental	<u>1,623,850</u>	<u>1,469,891</u>	<u>153,959</u>
Total general government	<u>3,141,108</u>	<u>2,990,879</u>	<u>150,229</u>
Public Safety:			
Police:			
Salaries and employee benefits		4,288,544	
Professional services		26,017	
Vehicle maintenance		174,444	
Other operating expenditures		848,338	
Capital outlay		775,714	
Total police	<u>7,202,400</u>	<u>6,113,057</u>	<u>1,089,343</u>
Fire:			
Salaries and employee benefits		2,453,842	
Other operating expenditures		794,368	
Total fire	<u>3,656,027</u>	<u>3,248,210</u>	<u>407,817</u>
Total public safety	<u>10,858,427</u>	<u>9,361,267</u>	<u>1,497,160</u>

*General Fund*  
*Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual*  
*For the Fiscal Year Ended June 30, 2023*

	Budget	Actual	Variance Positive (Negative)
Transportation:			
Streets and highways:			
Salaries and employee benefits	\$ -	\$ 773,479	\$ -
Street maintenance		82,736	
Other operating expenditures		517,165	
Capital outlay		253,168	
Total transportation	<u>5,210,877</u>	<u>1,626,548</u>	<u>3,584,329</u>
Environmental protection:			
Solid waste			
Contracted services		2,100,138	
Landfill fees		498,753	
Total environmental protection	<u>2,599,800</u>	<u>2,598,891</u>	<u>909</u>
Culture and recreation:			
Parks and recreation:			
Salaries and employee benefits		85,705	
Other operating expenses		323,593	
Capital outlay		9,872	
Total culture and recreation	<u>543,753</u>	<u>419,170</u>	<u>124,583</u>
Debt Service:			
Principal retirement		1,017,628	
Interest and other charges		41,490	
Total debt service	<u>1,676,073</u>	<u>1,059,118</u>	<u>616,955</u>
Total expenditures	<u>24,030,038</u>	<u>18,055,873</u>	<u>5,974,165</u>
Revenues over (under) expenditures	(6,271,288)	(181,978)	6,089,310
Other financing sources (uses):			
Installment purchase obligations issued		792,000	
Transfers from Grant Project - ARPA Fund		470,028	
Total other financing sources (uses)	<u>3,792,000</u>	<u>1,262,028</u>	<u>(2,529,972)</u>
Fund balance appropriated	<u>2,479,288</u>	-	<u>(2,479,288)</u>
Net change in fund balance	<u>\$ -</u>	1,080,050	<u>\$ 1,080,050</u>
Fund balance, beginning		12,690,697	
Fund balance, ending		<u>\$ 13,770,747</u>	

*Stormwater Fund*  
*Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual*  
*For the Fiscal Year Ended June 30, 2023*

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Revenues:			
Storm water fees collected	\$ -	\$ 575,528	\$ -
Investment earnings		21,140	
Total revenues	<u>608,703</u>	<u>596,668</u>	<u>(12,035)</u>
Expenditures:			
Administrative costs		359,165	
Storm water repairs		119,710	
Capital outlay		56,800	(56,800)
Total expenditures	<u>608,703</u>	<u>535,675</u>	<u>(73,028)</u>
Revenues over (under) expenditures	<u>-</u>	<u>60,993</u>	<u>60,993</u>
Net change in fund balance	<u>\$ -</u>	<u>60,993</u>	<u>\$ 60,993</u>
Fund balance, beginning		<u>480,069</u>	
Fund balance, ending		<u>\$ 541,062</u>	

*Police Seized Cash Agency Fund  
Statement of Changes in Assets and Liabilities  
For the Fiscal Year Ended June 30, 2023*

	Beginning Balance	Additions	Deductions	Ending Balance
Assets:				
Cash and cash equivalents	\$ 38,571	\$ (11,469)	\$ -	\$ 27,102
Liabilities:				
Seized funds payable	\$ 38,571	\$ -	\$ -	27,102

## **OTHER SCHEDULES**

This section contains additional information required on property taxes.

- Schedule of Ad Valorem Taxes Receivable
- Analysis of Current Tax Levy
- Schedule of Ten Largest Taxpayers

*Schedule of Ad Valorem Taxes Receivable  
June 30, 2023*

	Uncollected Balance June 30, 2022	Additions	Collections and Credits	Uncollected Balance June 30, 2023
2022 - 2023	\$ -	\$ 9,961,837	\$ 9,910,224	51,613
2021 - 2022	57,627	-	40,295	17,332
2020 - 2021	24,944	-	13,849	11,095
2019 - 2020	21,235		10,986	10,249
2018 - 2019	9,022		2,686	6,336
2017 - 2018	5,445		1,031	4,414
2016 - 2017	4,578		70	4,508
2015 - 2016	2,924		48	2,876
2014 - 2015	3,995		75	3,920
2013 - 2014	3,401		3,401	-
	<u>\$ 133,171</u>	<u>\$ 9,961,837</u>	<u>\$ 9,982,665</u>	<u>\$ 112,343</u>

Reconciliation with revenues:

Ad Valorem Taxes - General Fund	\$ 10,019,629
Reconciling items:	
Interest collected	(20,790)
Miscellaneous other credits	(19,493)
10 year write off	3,319
Total collections and credits	<u>\$ 9,982,665</u>

TOWN OF MINT HILL, NORTH CAROLINA

Schedule 5  
Page 1 of 2

Analysis of Current Tax Levy  
For the Fiscal Year Ended June 30, 2023

	Property Valuation	Town-wide Rate	Total Levy	Total Levy	
				Property Excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current year's rate	\$ 3,556,401,569	0.255	9,068,824	9,068,824	\$ -
Motor vehicles taxed at current year's rate	<u>353,810,980</u>	0.255	<u>902,218</u>	<u>-</u>	<u>902,218</u>
Total	3,910,212,549		9,971,042	9,068,824	902,218
Discoveries:					
Current year taxes	20,079,608	0.255	51,203	51,203	-
Abatements					
Total property valuation	<u>(23,689,412)</u>	0.255	<u>(60,408)</u>	<u>(60,408)</u>	<u>-</u>
Total property valuation	<u>\$ 3,906,602,745</u>				
Net levy			9,961,837	9,059,619	902,218
Less, uncollected tax at June 30, 2023			<u>51,613</u>	<u>51,613</u>	<u>-</u>
Current year's taxes collected			<u>\$ 9,910,224</u>	<u>\$ 9,008,006</u>	<u>\$ 902,218</u>
Current levy collection percentage			<u>99.48%</u>	<u>99.43%</u>	<u>100.00%</u>

**TOWN OF MINT HILL, NORTH CAROLINA**

*Schedule 5  
Page 2 of 2*

*Analysis of Current Tax Levy  
For the Fiscal Year Ended June 30, 2023*

Assessed Valuation:	
Assessment ratio	100%
Real property	\$ 3,552,791,765
Personal property	<u>353,810,980</u>
Total assessed valuation at 0.255 rate	\$ 3,906,602,745
Tax rate per \$100	<u>0.255</u>
Total levy (includes discoveries, releases and abatements)	<u><u>\$ 9,961,837</u></u>



*Schedule of Ten Largest Taxpayers  
For the Fiscal Year Ended June 30, 2023*

Taxpayer	Type of Business	Assessed Valuation	Percentage of Total Assessed Valuation
Duke Energy Carolinas, LLC	Utilities	\$ 18,846,318	0.48%
Union EMC	Utility Cooperative	\$ 5,574,003	0.14%
Piedmont Natural Gas Co, Inc.	Utilities	\$ 3,641,419	0.09%
BellSouth Tel Co, LLC dba AT&T NC	Cellular Service	\$ 3,536,514	0.09%
Cellco Partnersihp (dba Verizon Wireless)	Cellular Service	\$ 1,715,366	0.04%
AT&T Mobility, LLC	Cellular Service	\$ 1,317,657	0.03%
T-Mobile South, LLC	Cellular Service	\$ 970,480	0.02%
MCI Metro Access Trans Serv Inc.	Automotive Repair	\$ 689,468	0.02%
Spectrum Advanced Services, LLC	Telecommunications	\$ 417,184	0.01%
American Tower Corporation	Wireless Communication	\$ 368,301	0.01%

**COMPLIANCE SECTION**

ANN R. CRAVEN, CPA, PLLC  
1100 REVOLUTION MILL DRIVE, STUDIO 2  
GREENSBORO, NORTH CAROLINA 27405  
(336) 632-0060

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Honorable Mayor and  
Board of Commissioners  
Town of Mint Hill, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Mint Hill, North Carolina, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Town of Mint Hill's basic financial statements, and have issued our report thereon, dated November 29, 2022.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Town of Mint Hill's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Mint Hill's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town of Mint Hill's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe our testing of internal control and compliance and the result of that testing, and to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Ann R. Craven, CPA, PLLC  
Greensboro North Carolina  
January 5, 2024*

ANN R. CRAVEN, CPA, PLLC  
1100 REVOLUTION MILL DRIVE, STUDIO 2  
GREENSBORO, NORTH CAROLINA 27405  
(336) 632-0060

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM  
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor and  
Board of Commissioners  
Town of Mint Hill, North Carolina

**Report on Compliance for Each Major Program**

**Opinion of Each Major Program**

We have audited the Town of Mint Hill, North Carolina's, compliance with the types of compliance requirements described in the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission, that could have a direct and material effect on each of the Town of Mint Hill, North Carolina's major state programs for the year ended June 30, 2023. The Town of Mint Hill, North Carolina's major state programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Town of Mint Hill, North Carolina complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

**Basis for Opinion on Each Major Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).<sup>j</sup> Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Town of Mint Hill, North Carolina and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Town of Mint Hill, North Carolina's compliance with the compliance requirements referred to above.

## **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Town of Mint Hill, North Carolina's state programs.

## **Auditor's Responsibility for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Town of Mint Hill, North Carolina's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Town of Mint Hill, North Carolina's compliance with the requirements of each major state program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Town of Mint Hill, North Carolina's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Town of Mint Hill, North Carolina's control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Town of Mint Hill, North Carolina's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Ann R. Craven, CPA, PLLC  
Greensboro North Carolina  
January 5, 2024*

Findings and Questioned Costs  
For the Fiscal Year Ended June 30, 2023

Section I. Summary of Auditors' Results

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?  yes  no
- Significant Deficiency(s) identified that are not considered to be material weaknesses  yes  no
- Noncompliance material to financial statements noted  yes  no

State Awards

Internal control over major State programs:

- Material weakness(es) identified?  yes  no
- Significant Deficiency(s) identified that are not considered to be material weaknesses  yes  no

Type of auditor's report issued on compliance for major State programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with the State Single Audit Implementation Act  yes  no

Identification of major State programs:

Program Name  
Powell Bill

Major State programs for the Town of Mint Hill include the Powell Bill program from the Department of State Transportation and Grant in Aid from the Office of State Management and Budget for sidewalks. Therefore, these programs have been included in the list of major programs above.



*Findings and Questioned Costs*  
*For the Fiscal Year Ended June 30, 2023*

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**Section II. Financial Statement Findings**

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MATERIAL WEAKNESS

None reported.

SIGNIFICANT DEFICIENCIES

None reported.

NON-COMPLIANCE

None reported.

*Findings and Questioned Costs*  
*For the Fiscal Year Ended June 30, 2023*

---

**Section III. Federal and State Award Findings and Questioned Costs**

---

None reported.

*Summary Schedule of Prior Audit Findings  
For the Fiscal Year Ended June 30, 2023*

**Finding:** None Reported

TOWN OF MINT HILL, NORTH CAROLINA

Schedule 8

*Schedule of Expenditures of Federal and State Awards  
For the Fiscal Year Ended June 30, 2023*

<u>Grantor/Pass-Through Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Grantor's Number</u>	<u>Federal (Direct and Pass-Through) Expenditures</u>	<u>State Expenditures</u>	<u>Local Expenditures</u>
<b>Federal Grants:</b>					
U.S. Department of Justice:					
Passed-through the NC Department of Public Safety					
Byrne JAG Program	16.738		\$ 13,325	\$ -	\$ -
U.S. Dept. of Treasury					
Coronavirus State and Local Fiscal Fiscal Recovery Fund	21.027		\$ 3,786,784		
Total Assistance -Federal Programs			<u>3,800,109</u>		
<b>State Grants:</b>					
N.C. Department of Transportation:					
Powell Bill			-	333,707	-
Total Assistance -State Programs			<u>-</u>	<u>333,707</u>	<u>-</u>
Total Federal and State Assistance			<u>\$ 3,800,109</u>	<u>\$ 333,707</u>	<u>\$ -</u>

**Note to the Schedule of Expenditures of Federal and State Financial Awards**

The accompanying schedule of expenditures of federal and State awards includes the federal and State grant activity of the Town of Mint Hill and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the Uniform Guidance.

<sup>j</sup> In accordance with 2 CFR section 200.515, a reference to the Uniform Guidance has been added to the references to GAAS and *Government Auditing Standards* in the Basis for Opinion on Each Major Federal Program section.



# PUBLIC HEARING

CASE# ZC23-9

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Town of  
**MINT HILL**  
*North Carolina*

# APPLICATION

<b>CASE:</b>	<b>ZC23-9</b>
<b>EXISTING ZONING:</b>	<b>B-G and R</b>
<b>PROPOSED ZONING:</b>	<b>B-G (CZD)</b>
<b>PROPERTY OWNER:</b>	<b>D &amp; B Reality Group LLC</b>
<b>APPLICANT:</b>	<b>Service Corporation International (Attn: Cameron Alexander)</b>
<b>LOCATION:</b>	<b>7844 McWhirter Road</b>
<b>PROPERTY ACREAGE</b>	<b>4.901</b>
<b>TAX PARCEL NUMBER(S):</b>	<b>197-031-12</b>
<b>REQUEST:</b>	<b>Funeral Home</b>

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Town of  
**MINT HILL**  
*North Carolina*

# PUBLIC HEARING

## APPLICATION SUMMARY

The applicant is proposing an 8,800 square foot *Funeral Home* with associated parking. A driveway connection is shown for McWhirter Road and 218.

*7.1.6 Special Requirements for Funeral Homes. In addition to the parking requirements of Subsection 6.3.1(L) (Off-Street Parking and Loading), off-street area(s) shall be provided, on the site, to accommodate thirty (30) passenger vehicles for the purpose of forming a funeral procession. In the event on-site area is not available, such off-street area may be provided within three hundred (300) feet of the funeral home, as measured to the nearest property lines.*

*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*

## MEETING DATES

Public Hearing	<b>February 8, 2024</b>
Public Hearing Continued	<b>March 14, 2024</b>
Planning Board Meeting	<b>March 18, 2024</b>
Decision	<b>April 11, 2024</b>

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# LOCATION MAP





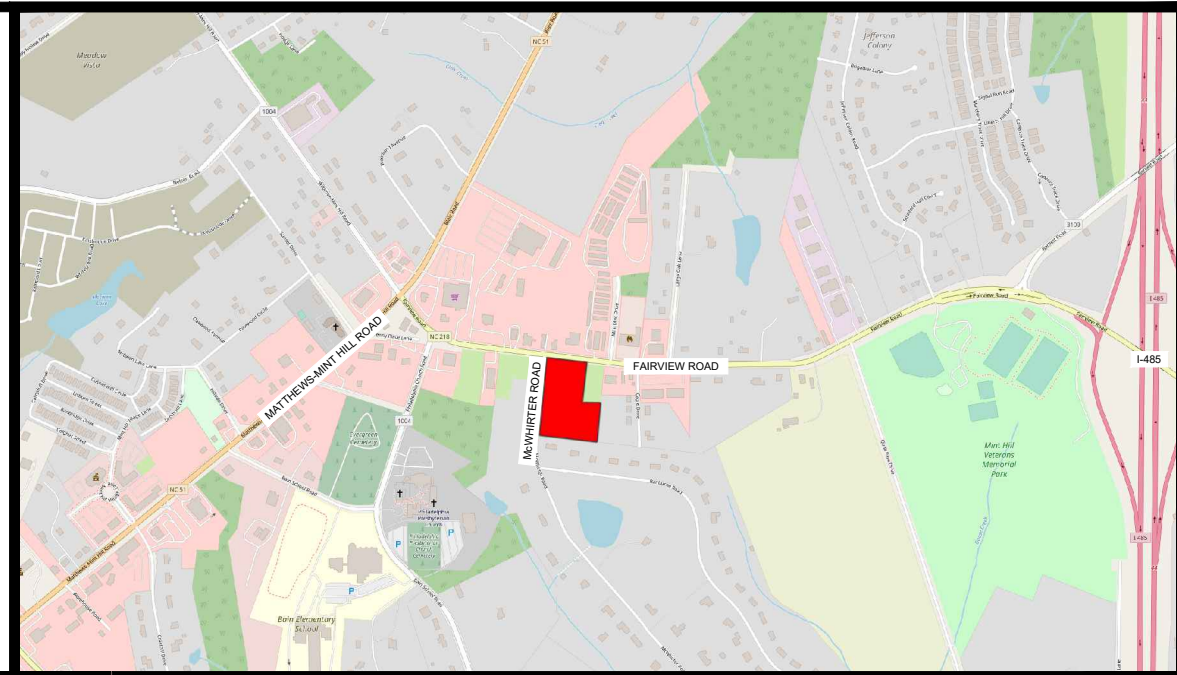




# McEWEN FUNERAL HOME & CREMATIONS

## REZONING PLAN

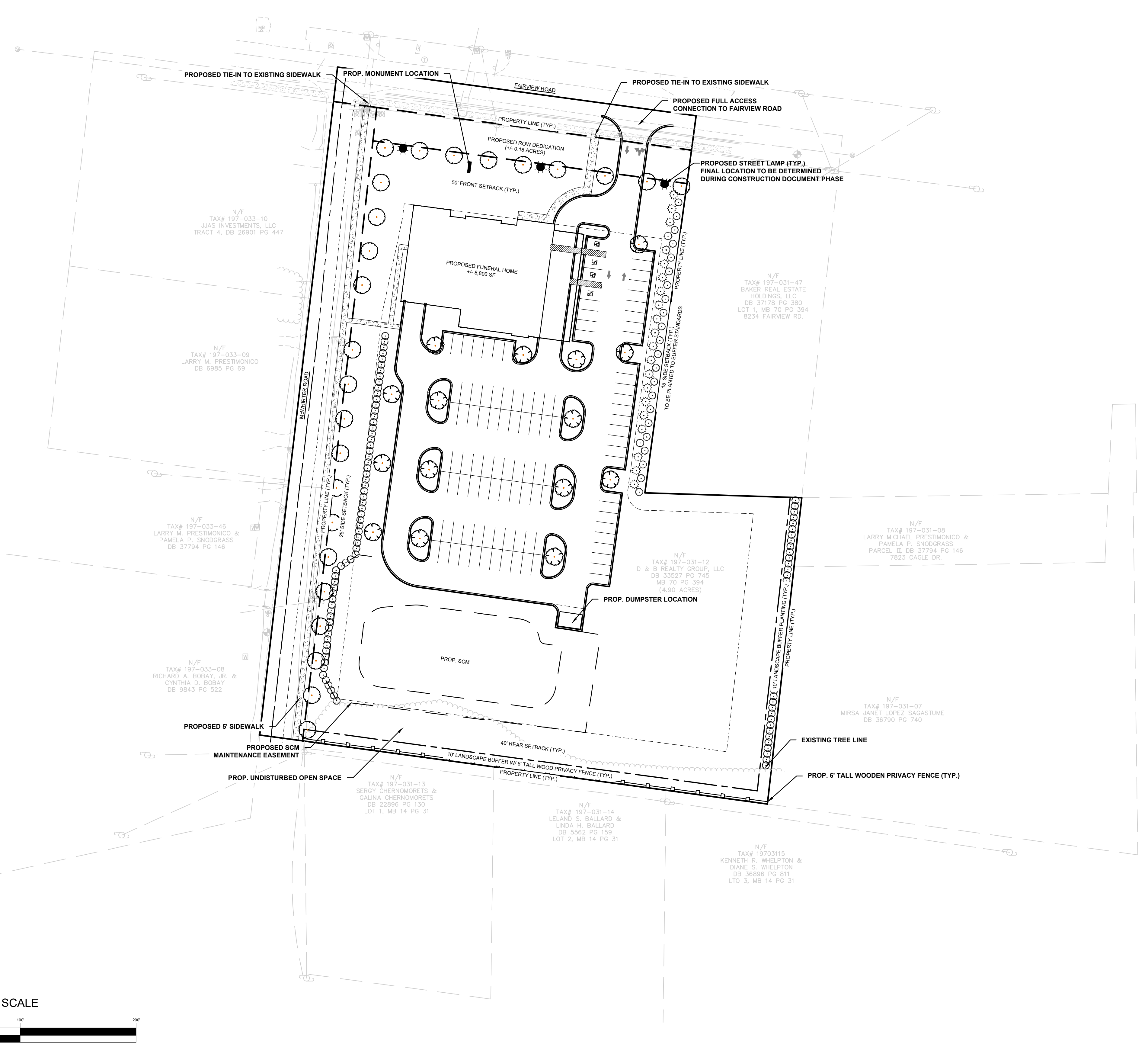
TOWN OF MINT HILL, NORTH CAROLINA



VICINITY MAP  
NOT TO SCALE  
NORTH

ESP Associates, Inc.  
P.O. Box 2023  
Charlotte, NC 28241  
3475 Lakewood Blvd.  
Fort Mill, SC 29708  
803-583-9440 (NC)  
803-582-2440 (SC)  
www.espassociates.com

# ESP



**SITE DATA:**

TAX PARCELS:	19703112
TOTAL ACREAGE:	4.901 ACRES (PER SURVEY)
ROW DEDICATION:	+/- 0.18 ACRES
REMAINING ACREAGE:	+/- 4.72 ACRES
LOCATION:	MINT HILL, NORTH CAROLINA
ZONING DISTRICT:	
EXISTING:	B-G, R
PROPOSED:	B-G(CZD)
UNDISTURBED OPEN SPACE:	
REQUIRED:	+/- 0.47 ACRES (10% MIN.)
PROPOSED:	+/- 0.47 ACRES (10%)
*OPEN SPACE CALCULATION BASED ON REMAINING ACREAGE (+/- 4.72 ACRES)	
PARKING:	
REQUIRED:	TO BE DISCUSSED WITH STAFF
PROPOSED:	+/- 109 SPACES
WATERSHED:	GOOSE CREEK

**DEVELOPMENT NOTES:**

General Notes  
 1. Base information provided by a survey titled "ALTA/NSPS LAND TITLE SURVEY OF: D & B REALTY GROUP, LLC PROPERTY BEING 4.901 ACRES" prepared by ESP Associates, Inc. dated 03/15/2023.  
 2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.  
 3. Draft - Do not rely on this document.

Floodplain Information  
 Floodplain information obtained from FEMA FIRM Panel 3710550200K effective date of study 02/19/2014.

Stream/Wetland Information  
 Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets  
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.  
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Mint Hill and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space/Tree Save  
 Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas  
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information  
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

- PROPOSED CONDITIONS:**
- Petitioner agrees that no vehicular connection shall be permitted to tax parcel 197-031-47.
  - Petitioner agrees that no vehicular connection shall be made to McWhirter Road.
  - Petitioner agrees that no embalming or cremations shall occur on site.
  - Petitioner agrees to install +/- 400 linear feet of 6' tall wooden privacy fence along the southern property line of the property adjacent to tax parcel 197-031-13, 197-031-14, and a portion of 197-03-115 as generally depicted on the Rezoning Plan.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

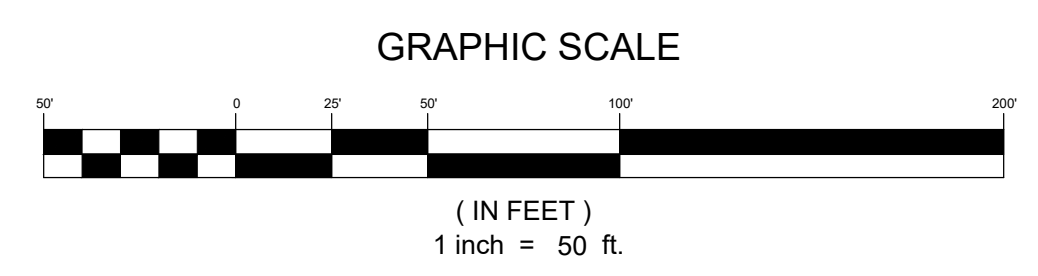
NO.	DATE	REVISION	BY	AP
1	03/07/2024	REVISED BASED ON COMMUNITY AND STAFF FEEDBACK		

REZONING PLAN  
MCEWEN FUNERAL HOME & CREMATIONS  
SCI

**PROJECT INFORMATION**

PROJECT MANAGER:	MM
DESIGNED BY:	AP
DRAWN BY:	AP
PROJECT NUMBER:	23-00005
ORIGINAL DATE:	12/21/2023

**1 OF 1**



U:\2023 projects\123-0005 - mcwhirter road funeral home site (sc)\submitals working drawings\2024\02\sc\_01 rezoning submittal\Sheet03-00005\_COVER.dwg, REZONING PLAN, apr.mkr/af

# MEMO

To: Mint Hill Board of Commissioners  
From: Michelle Wells Hudson  
Date: March 1, 2024  
Re: Tax Parcel 139-302-34, Voluntary Annexation Petition

---

The Town received a voluntary annexation petition from the property owners, Michael and Suzanne Outten, of Tax Parcel 139-302-34, 1.73 acres, property located at 9809 Brief Road. The parcel is contiguous to the Town limits. The Public Hearing was held on February 8, 2024.

The screenshot displays the Polaris 3G web application interface. The browser address bar shows the URL: <https://polaris3g.mecklenburgcountync.gov/#mat=529079&pid=13930234&gisid=13930234>. The page features a search bar with the parcel ID 13930234 and navigation options like 'Advanced Search', 'Market Analysis', and 'Search Help'. On the left, a 'Property Key' table provides details for parcel 13930234, including the address 9809 BRIEF RD CHARLOTTE NC 28227 and the owners: MICHAEL E OUTTEN, SUZANNE OUTTEN, and TRUST MICHAEL E OUTTEN AND SUZANNE OUTTEN REVOCABLE LIVING. Below the table are links to 'Request Change' for ownership or mailing address errors. A photograph of a large house is shown at the bottom left. The main area is a map view of the parcel, outlined in green, situated on Brief Rd. The map includes a toolbar with various navigation and editing tools, and a legend at the top right with options for 'Streets', 'Aerials', 'Hybrid', and 'Topo'. The Windows taskbar at the bottom shows the time as 2:50 PM on 1/4/2024.

Parcel ID	GIS ID
13930234	13930234

Address located on Property (Postal City)
9809 BRIEF RD CHARLOTTE NC 28227

Owner Name	Mailing Address
MICHAEL E OUTTEN	9809 BRIEF RD CHARLOTTE NC 28277
SUZANNE OUTTEN	9809 BRIEF RD CHARLOTTE NC 28277
TRUST MICHAEL E OUTTEN AND SUZANNE OUTTEN REVOCABLE LIVING	9809 BRIEF RD CHARLOTTE NC 28277



# STAFF REPORT

CASE# ZC24-1

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Town of  
**MINT HILL**  
*North Carolina*

# PLANNING BOARD TRANSMITTAL

<b>CASE:</b>	ZC24-1
<b>MEETING DATE:</b>	February 20, 2024
<b>MEMBERS:</b>	TOM GATZ KENNY DRAFFEN SCOTT FANDEL (Absent) ROGER HENDRIX (Absent) CHIP TODD JENNIFER MANCHESTER (Absent) ERIC TYSON
<b>RECOMMENDATION:</b>	FAVORABLE
<b>MOTION:</b>	Upon a motion made by Mr. Draffen, seconded by Mr. Tyson, the Board unanimously agreed to send a favorable recommendation for #ZC24-1, Filed by Queens Grant Community School, INC., to allow the construction of a Gymnasium for Queens Grant High School, for Property Located at 10331 Idlewild Road, Tax Parcel Number: 135-391-96, proposed rezoning from R to I(CZD).
<b>RECOMMENDED CONSISTENCY STATEMENT:</b>	#ZC24-1 was found to be consistent with the Land Use Plan, although the plan indicates the property should remain residential. The adjacency of the property to the school campus, the size of the lot, and that it only has access from the existing school site, minimizes the impact to surrounding lots.  Therefore, #ZC24-1 was found to be reasonable and in the public interest based on the information presented and reviewed with this petition.

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Town of  
**MINT HILL**  
*North Carolina*

# APPLICATION

<b>CASE:</b>	<b>ZC24-1</b>
<b>EXISTING ZONING:</b>	<b>R</b>
<b>PROPOSED ZONING:</b>	<b>I (CZD)</b>
<b>PROPERTY OWNER:</b>	<b>Queens Grant Community School Inc.</b>
<b>APPLICANT:</b>	<b>Queens Grant Community School Inc.</b>
<b>LOCATION:</b>	<b>10331 Idlewild Road</b>
<b>PROPERTY ACREAGE</b>	<b>6.588</b>
<b>TAX PARCEL NUMBER(S):</b>	<b>135-391-96</b>
<b>REQUEST:</b>	<b>Allow construction of a Gymnasium for Queens Grant High School</b>

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# STAFF REPORT

<p><b>APPLICATION SUMMARY</b></p>	<p>Queens Grant Community Inc. is requesting rezoning of 10331 Idlewild Road from R to I (CZD). The purpose of the rezoning to allow construction of gymnasium for Queens Grant High School.</p> <p><i>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</i></p>	
<p><b>PLAN CONSISTENCY</b></p>	<p>Land Use Plan</p>	<p><i>Assumes continuation of single family</i></p>
	<p>Downtown Master Plan</p>	<p>N/A</p>
	<p>Pedestrian Plan</p>	<p>N/A</p>
	<p>Comprehensive Transportation Plan</p>	<p>Future 118' R/W</p>
<p><b>STAFF RECOMMENDATION</b></p>	<p>Approval</p>	

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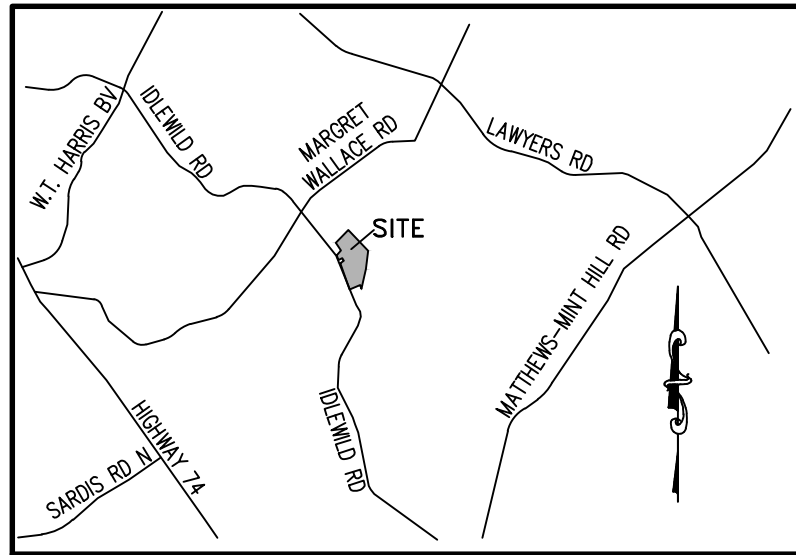
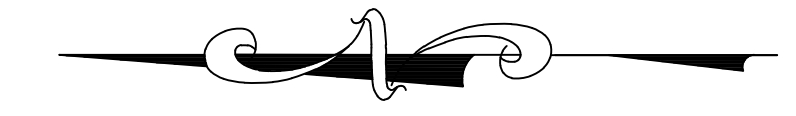


# LOCATION MAP



# QUEEN'S GRANT HIGH SCHOOL GYMNASIUM ADDITION

10323 IDLEWILD ROAD, MATTHEWS, NC



VICINITY MAP: N.T.S.

**FLOOD NOTE:**

THIS PARCEL DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DENOTED ON FEMA COMMUNITY PANEL NUMBER 3710551200K HAVING AN EFFECTIVE DATE OF FEBRUARY 15, 2014.

**DEVELOPMENT DATA:**

PROJECT NAME: QUEEN'S GRANT HIGH SCHOOL BUILDING ADDITION  
 OWNER/AGENT: QUEEN'S GRANT COMMUNITY SCHOOL INC.  
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440  
 PARCEL #: 13539196  
 TOTAL PARCEL AREA: ±286,973/±6.588 S.F./ACRES  
 EXISTING USE: SCHOOL  
 PROPOSED USE: SCHOOL  
 EXIST. ZONING: R-RESIDENTIAL  
 PROP. ZONING: I-INSTITUTIONAL  
 JURISDICTION: TOWN OF MINT HILL  
 SETBACKS:  
 I-INSTITUTIONAL  
 FRONT SETBACK: 50', SIDE SETBACK=50', REAR SETBACK=50'  
 EXISTING IMPERVIOUS AREA: 0/0 S.F./ACRES  
 PROPOSED IMPERVIOUS AREA: 62,375/1.43 S.F./ACRES

**CONDITIONAL NOTES AND STANDARDS:**

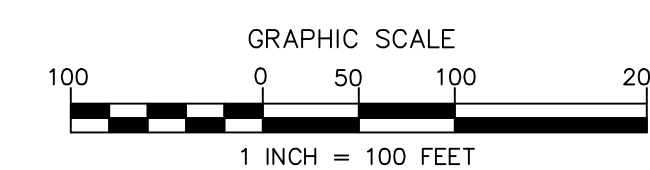
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES, AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH 8.5.2D AMENDMENT PROCEDURES FOR APPROVED CONDITIONAL DISTRICTS.
- SITE WILL HAVE ACCESS, AS GENERALLY DEPICTED ON THE ZONING SITE PLAN.
- THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS OR AS REQUIRED FOR APPROVAL BY THE TOWN OF MINT HILL IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF MINT HILL/ MECKLENBURG COUNTY IN ACCORDANCE WITH PUBLISHED STANDARDS.
- THE SITE WILL HAVE ACCESS THROUGH EXISTING SCHOOL CAMPUS IN THE LOCATION AS GENERALLY IDENTIFIED ON THE SITE PLAN.
- SCREENING AND LANDSCAPED AREAS OF THE SITE SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF MINT HILL'S UDO.
- SOLID WASTE WILL BE HANDLED THROUGH AN ONSITE DUMPSTER; DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM IDLEWILD RD. AND FROM ADJACENT PROPERTIES.
- ALL LANDSCAPING, INCLUDING STREET TREES WITHIN THE PROPERTY BOUNDARIES, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE RESIDENTIAL DISTRICT.
- PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS.
- ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED IN THE TOWN UDO.
- NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR WITHIN ANY FLOODWAY FRINGE AREA.
- ALL NEW PARKING AREAS WILL BE SCREENED, AS REQUIRED BY THE ORDINANCE.
- ALL LIGHTING FOR THE SITE MUST BE SHIELDED AND MEET THE REQUIREMENT SOF SECTION 6.9.8 (OUTDOOR LIGHTING).
- THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET IN HEIGHT.
- AN EXTERIOR SITE LIGHTING PHOTOMETRIC ANALYSIS SHALL BE PROVIDED TO THE TOWN OF MINT HILL INDICATING LOCATION OF LIGHT POLES AND LIGHT LEVELS AT RESIDENTIAL PROPERTY LINES TO BE NOT MORE THAN 0.00 FOOT CANDLES.
- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF MINT HILL AND MECKLENBURG COUNTY.
- NO ADDITIONAL RESTRICTIONS SHALL BE REQUIRED PERTAINING TO BRANDING AND SIGNAGE BEYOND WHAT IS REQUIRED IN THE TOWN OF MINT HILL UDO, PARTICULARLY SECTION 6.5.
- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENTS STANDARDS MAY BE APPLIED FOR THE BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED.
- OWNER IS REQUESTING 5 YEAR VESTING.



**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**

**ENGINEER CONTACT**

THE ISAACS GROUP, P.C.  
 8720 RED OAK BLVD.  
 SUITE 420  
 CHARLOTTE, NC 28217  
 (P)704-227-9406  
 bupton@isaacsgrp.com



NO.	BY	DATE	REVISION

Project: QUEEN'S GRANT HIGH SCHOOL GYMNASIUM ADDITION  
 10323 IDLEWILD RD., MATTHEWS, NC

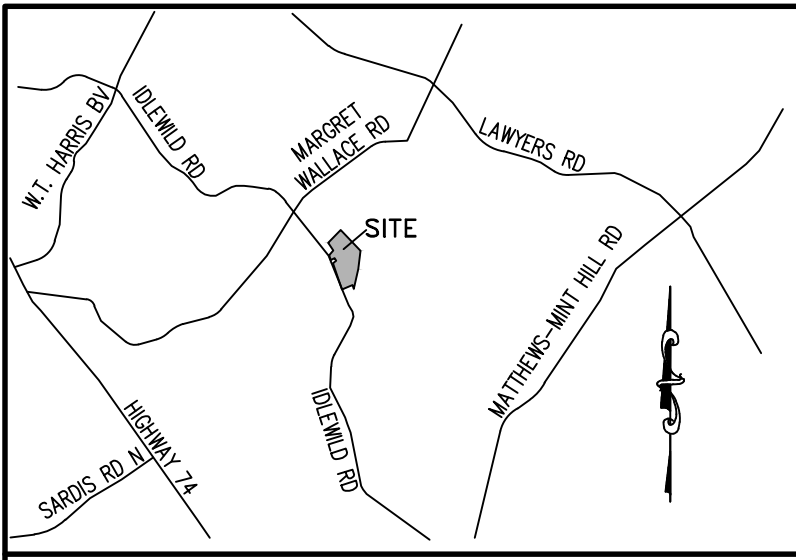
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File #23094-PB20 Date: 1/10/24 Project Egr: BTU  
 Design By: BTU  
 Drawn By: CBH  
 Scale: 1"=100'

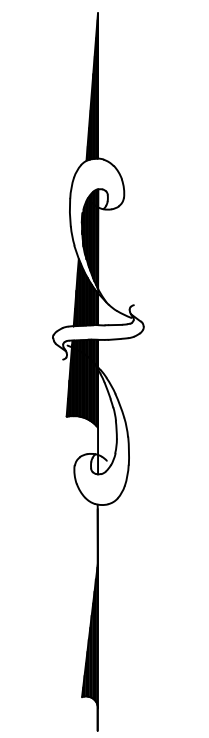
**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**RZ1.0**



VICINITY MAP: N.T.S.



N/F LAND OF RUSSELL AND SANDRA WICKLIFF PID #15539124 DB-12365, PG-113

N/F LAND OF WAYNE WILBORNE GOODE III PID #15539123 DB-77870, PG-508

N/F LAND OF NICKOLAS AND GINA WALDRON PID #15539122 DEL-30173, PG-545

N/F LAND OF RAFAEL AND MARIA HERRERA PID #15539121 DB-18656, PG-283

N/F LAND OF TIMOTHY AND KATHERINE MCCLIFFEN PID #15539120 DB-37277, PG-217

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

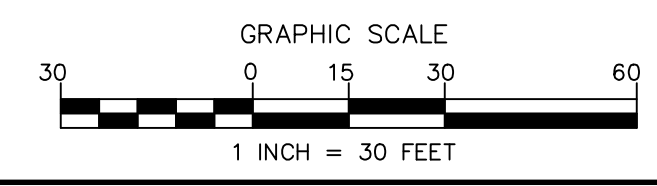
Project: **QUEEN'S GRANT HIGH SCHOOL GYMNASIUM ADDITION**  
 10323 IDLEWILD RD., MATTHEWS, NC

Title: **ZONING PLAN**

File #23094-PB/00	Date: 1/10/24	Project Egr: BTU
<b>THE ISAACS GROUP</b>	Design By: BTU	Drawn By: CBH
CIVIL ENGINEERING DESIGN AND SURVEYING	Scale: 1"=30'	

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**RZ1.1**

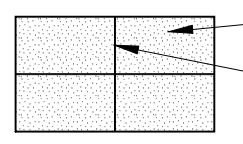
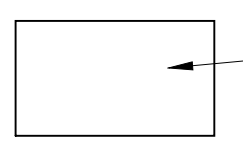
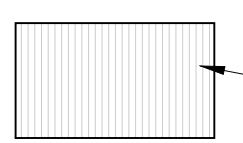
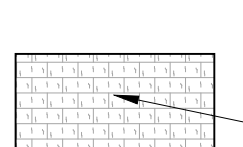
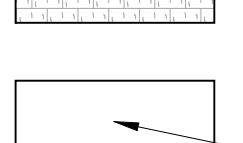


NO.	BY	DATE	REVISION

### ELEVATION FINISH SCHEDULE

MATERIAL - TYPE	MANUFACTURER - MODEL	COLOR - TEXTURE
ALUMINUM STOREFRONT	KAWNEER - TRIFAB 451T	CLEAR ANODIZED
EIFS 1	BASF SENERGY - SENERFLEX	SENERGY - "MORNING MIST" - BELGIAN LACE
EIFS 2	BASF SENERGY - SENERFLEX	SENERGY - "ULTRA WHITE" - FINE MAXI FINISH
METAL PANEL 1 - CORRUGATED	MCELROY 7.2 MEGA-RIB OR EQ.	"CHARCOAL GRAY" +/- 7"W X 1.5"D HORIZONTAL RIBS
CMU 1 - SPLIT FACE	TBD	TBD
EXTERIOR LIGHT FIXTURE	AS SPECIFIED	DARK BRONZE - SEE ELECTRICAL
HOLLOW METAL DOOR/FRAME	AS SPECIFIED	MATCH ADJACENT WALL COLOR
ALUMINUM CANOPY	MAPES - SUPER LUMIDECK	EQ. TO SW 7069 "IRON ORE"
METAL COPING CAP / FASCIAS	AS SPECIFIED	EQ. TO SW 7069 "IRON ORE"
METAL GUTTER / DOWNSPOUT	AS SPECIFIED	EQ. TO SW 7069 "IRON ORE"
METAL ROOF - CORRUGATED	MCELROY MULTI-RIB OR EQ.	"CHARCOAL GRAY" +/- 12"W X 1.1"D RIBS

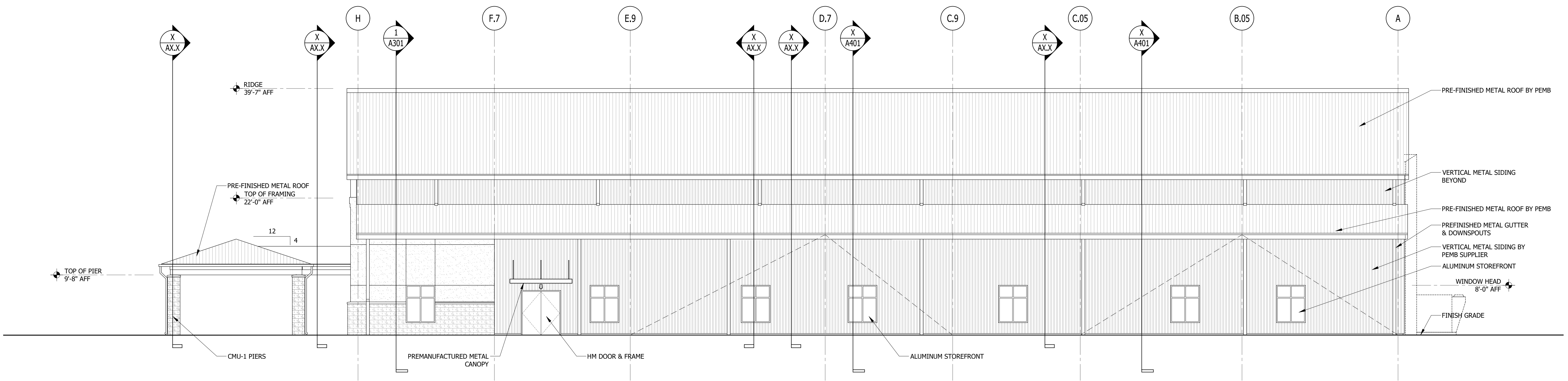
### ELEVATION FINISH LEGEND

072419 EIFS 1 - "MORNING MIST"		EIFS
072419 EIFS 2 - "ULTRA WHITE"		EIFS TRIM
074213 METAL PANEL 1 - "CHARCOAL"		CORRUGATED - PEMB VERTICAL RIBS
042731 CMU 1 - "TBD"		SPLIT-FACE CMU
088000 GLAZING 1 - CLEAR GLASS		SEE WINDOW SCHEDULE FOR GLASS TYPES



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 704-578-2851

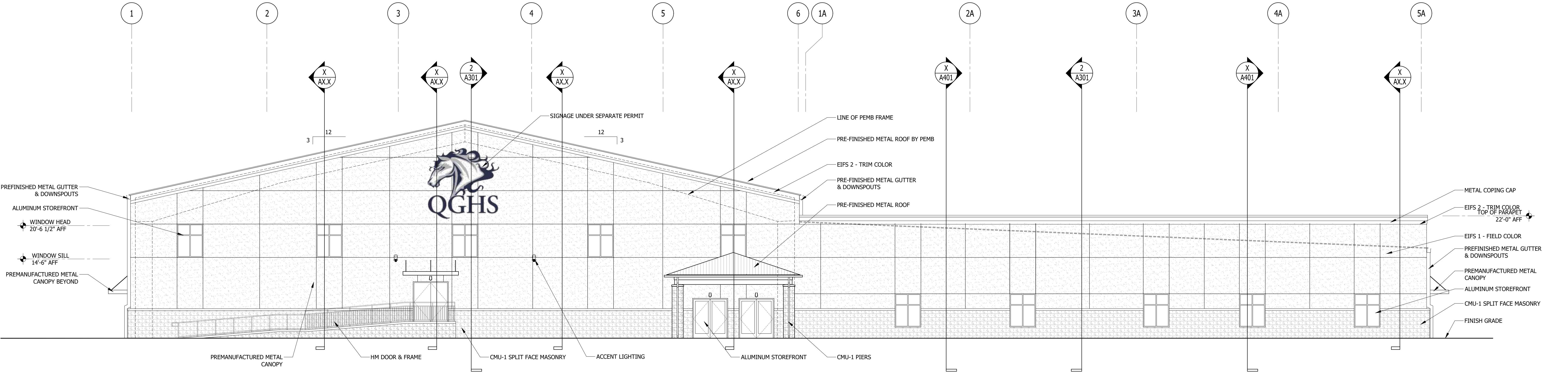
FUTURE HOME OF  
 QUEENS GRANT  
 HIGH SCHOOL  
 GYMNASIUM  
 & STUDENT PERFORMANCE CENTER



**2** RIGHT ELEVATION

scale: 1/8"=1'-0"

QUEENS GRANT HS  
 GYMNASIUM & STUDENT  
 PERFORMANCE CENTER  
 10323 IDLEWILD ROAD  
 MATTHEWS, NC  
 Project No. 22-020



**1** FRONT ELEVATION

scale: 1/8"=1'-0"

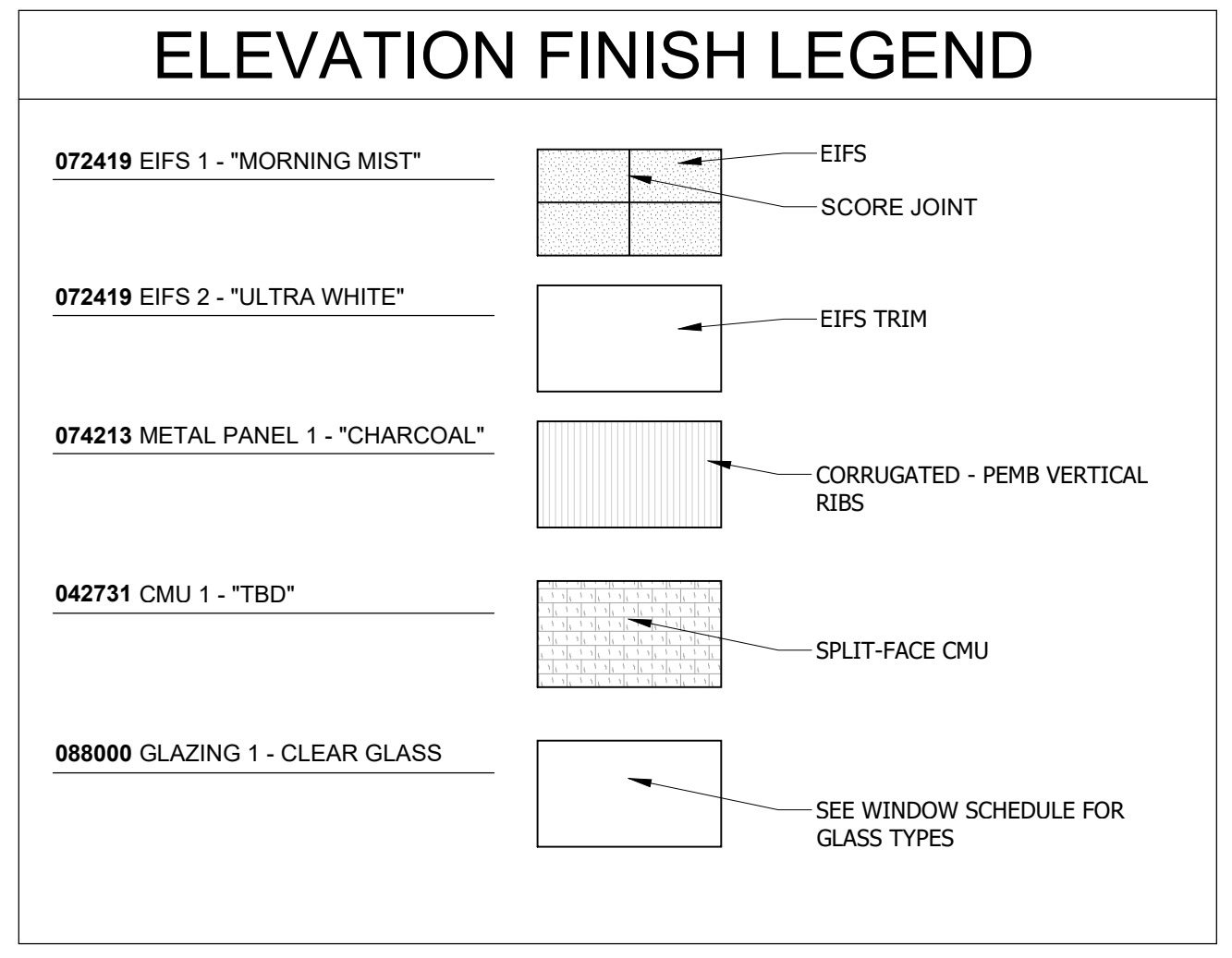
**PROGRESS REVIEW**  
2023.4.5

REVISIONS		
No.	Description	Date

**EXTERIOR ELEVATIONS**

**A-201**  
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MATERIAL - TYPE	MANUFACTURER - MODEL	COLOR - TEXTURE
ALUMINUM STOREFRONT	KAWNEER - TRIFAB 451T	CLEAR ANODIZED
EIFS 1	BASF SENERGY - SENERFLEX	SENERGY - "MORNING MIST" - BELGIAN LACE
EIFS 2	BASF SENERGY - SENERFLEX	SENERGY - "ULTRA WHITE" - FINE MAXI FINISH
METAL PANEL 1 - CORRUGATED	MCELROY 7.2 MEGA-RIB OR EQ.	"CHARCOAL GRAY" +/- 7"W X 1.5"D HORIZONTAL RIBS
CMU 1 - SPLIT FACE	TBD	TBD
EXTERIOR LIGHT FIXTURE	AS SPECIFIED	DARK BRONZE - SEE ELECTRICAL
HOLLOW METAL DOOR/FRAME	AS SPECIFIED	MATCH ADJACENT WALL COLOR
ALUMINUM CANOPY	MAPES - SUPER LUMIDECK	EQ. TO SW 7069 "IRON ORE"
METAL COPING CAP / FASCIAS	AS SPECIFIED	EQ. TO SW 7069 "IRON ORE"
METAL GUTTER / DOWNSPOUT	AS SPECIFIED	EQ. TO SW 7069 "IRON ORE"
METAL ROOF - CORUGATED	MCELROY MULTI-RIB OR EQ.	"CHARCOAL GRAY" +/- 12"W X 1.1"D RIBS



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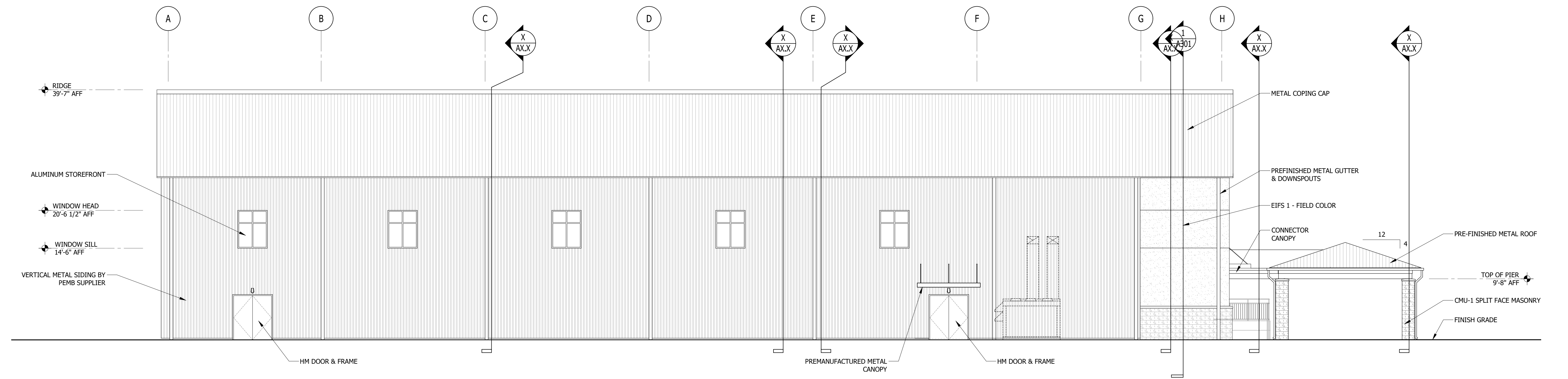
## QUEENS GRANT HS GYMNASIUM & STUDENT PERFORMANCE CENTER

10323 IDLEWILD ROAD  
MATTHEWS, NC  
Project No. 22-020

### PROGRESS REVIEW 2023.4.5

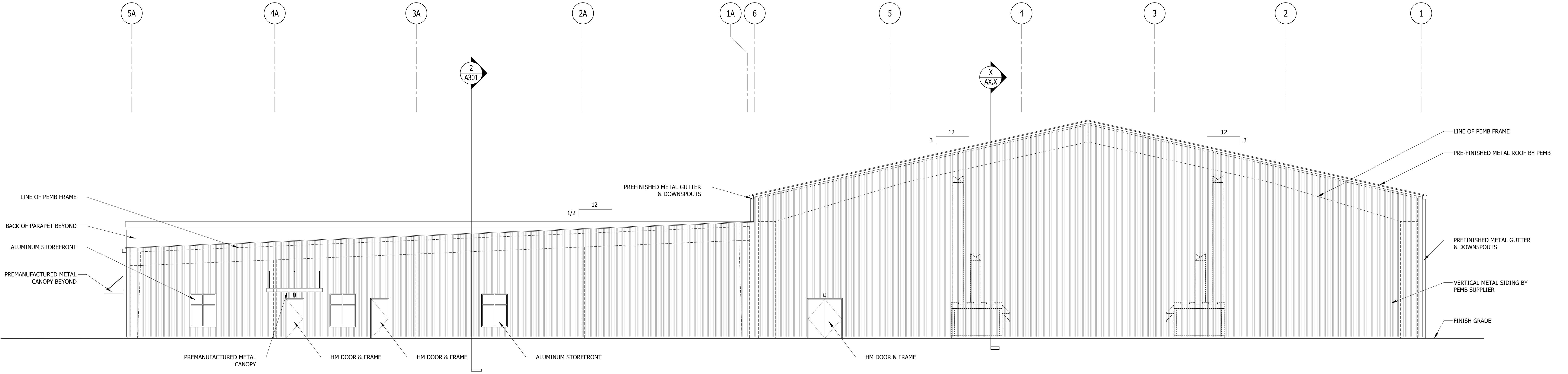
REVISIONS		
No.	Description	Date

## EXTERIOR ELEVATIONS



**2 LEFT ELEVATION**

scale: 1/8"=1'-0"



**1 FRONT ELEVATION**

scale: 1/8"=1'-0"

**MEMORANDUM**

**DATE:** March 14, 2024  
**SUBJECT:** **Noise Ordinance Amendment (engine compression brake)**  
**FROM:** Staff  
**TO:** Mayor and Commissioners

**Amend Section 10-33 (2) of the Noise Ordinance to prohibit engine compression braking:**

*Engine compression braking: Use of engine compression brakes in any way engaged or activated on a motor vehicle or any unit or part thereof, except for emergency situations or for the purpose of avoiding a collision with another object, person or vehicle, where such use is posted as being prohibited. Engine compression brakes means a device primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purpose of braking without the use of wheel brakes (commonly referred to as a "Jake brake", "Jacob's brake", "engine brake" or "dynamic braking device").*

- (2) *Sounds impacting all areas:* It shall be unlawful to carry on the following activities in any area of the town:
- a. To operate or allow the operation of any sound amplification equipment so as to create sounds registering 55 dB(A) during daytime hours or 50 dB(A) during nighttime hours, as measured at the property line of the property from where the sound is being amplified, except in accordance to a permit obtained from the noise control officer in accordance with section 10-35 below;
  - b. To amplify sound produced by a radio, compact disc, or any other electronic device, or sounds produced by any person or musical instrument from within a motor vehicle, so as to create an unreasonable noise such that the sound is plainly audible at a distance of more than 50 feet away from the vehicle. This subsection shall not apply to vehicles used for business or political purposes which, in the normal course of operation, are not within 500 feet of any school, child care center, house of worship, personal care facility, or hospital. This subsection does not apply to vehicles operating such equipment during public parades when a valid parade permit, with the sound conditions identified, has been issued;
  - c. To discharge into the open air the exhaust of any internal combustion engine when the muffler system is missing or configured in such condition so as to result in the creation of unreasonable noise;
  - d. The operation of any motor vehicle outside of any structure on private or public property in such a manner as to create unreasonable noises, by actions including, but not limited to racing engines, spinning tires, jackrabbit starts, and off-road operation.
  - e. **Engine compression braking: Use of engine compression brakes in any way engaged or activated on a motor vehicle or any unit or part thereof, except for emergency situations or for the purpose of avoiding a collision with another object, person or vehicle, where such use is posted as being prohibited. Engine compression brakes means a device primarily on trucks for the conversion of the engine from an internal combustion engine to an air compressor for the purpose of braking without the use of wheel brakes (commonly referred to as a "Jake brake", "Jacob's brake", "engine brake" or "dynamic braking device").**