

**Town of Mineral Springs**  
**Mineral Springs Town Hall**  
**3506 Potter Road S ~ Mineral Springs**  
**Mineral Springs Town Council**  
**Regular Meeting**  
**February 8, 2024 ~ 7:30 P.M.**  
**AGENDA**

**1. Opening**

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

**2. Public Comments**

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

**3. Consent Agenda – Action Item**

- A. Approval of the January 11, 2024 Regular Meeting Minutes
- B. Acceptance of the December 2023 Union County Tax Report
- C. Acceptance of the December 2023 Finance Report

**4. Consideration of Accepting the Audit Report – Action Item**

The council will consider accepting the audit report for FY2022-2023.

**5. Consideration of Adopting Ordinance-2023-05 (O-2023-05) – Action Item**

The council will consider adopting an ordinance (O-2023-05) authorizing transfer of the final \$39,948.89 to the General Fund, which will close out the original ARPA/CSLFRF Grant Project Ordinance.

**6. Discussion and Consideration of a Nuisance Ordinance – Action Item**

The council will discuss and consider the possibility of beginning the process of adopting a nuisance ordinance for household refuse.

**7. Discussion and Consideration of the 2024 Annual Festival – Action Item**

The council will be presented with the challenges of holding the 2024 annual festival and will decide to either move forward with it or to cancel the event this year.

**8. Consideration of the Deer Urban Archery Season Renewal – Action Item**

The council will consider approving the Deer Urban Archery Season for the 2024-25 season, which runs from January 11, 2025 through February 16, 2025.

**9. Staff Updates**

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

**10. Other Business**

**11. Adjournment**

**Draft Minutes of the  
Mineral Springs Town Council  
Regular Meeting  
January 11, 2024 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in a Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, January 11, 2024.

Present: Mayor Pro Tem Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, and Councilwoman Bettylyn Krafft.

Absent: Mayor Frederick Becker III, Councilwoman Janet Critz, and Councilman Jim Muller.

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

Visitors: None.

**1. Opening**

With a quorum present at 7:30 p.m. on January 11, 2024, Mayor Pro Tem Valerie Coffey called the regular meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

**2. Public Comments**

There were no public comments.

**3. Consent Agenda – Action Item**

Councilwoman Krafft motioned to approve the consent agenda containing the December 14, 2023 Regular Meeting Minutes, the November 2023 Union County Tax Report, and the November 2023 Finance Report, and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

**4. Discussion and Consideration of a Nuisance Ordinance – Action Item**

Mayor Pro Tem Coffey requested a motion to table this item.

Councilman Countryman motioned that this item number four, decision, discussion, and consideration of a nuisance ordinance be moved to the February meeting. Mayor Pro Tem commented that was due to the fact that Councilman Muller had initiated this item, this was his call, and he was not here to speak. Councilwoman Cureton seconded the motion by Councilman Countryman. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

**5. 2023 Zoning and Planning Report**

Zoning Administrator Vicky Brooks presented the 2023 Zoning and Planning Report.

Zoning Permits – 29; Foundation Permits – 10; Certificates of Zoning Compliance – 12; Sign Permits – 5; Fence Permits – 4; Accessory Permits – 12; Special Use Permits – 2; Certificates of Nonconformity Adjustments – 2; Zoning Violations – 11; and Planning Board Activity – Continued review of the development ordinance for irregularities and recommending text amendments.

Councilwoman Krafft asked Ms. Brooks if the zoning violations were things that people in the community brought up.

Ms. Brooks responded that most of them were, and she noted that she did not go out looking for them.

Councilman Countryman asked Ms. Brooks how many new homes were built.

Ms. Brooks responded there were 10 new homes and two replacement homes (2803 Tom Laney Road and 4815 Lon Parker Road).

Councilman Countryman asked Ms. Brooks if the new homes were built in existing subdivisions.

Ms. Brooks responded that the addresses of the new homes and replacement homes were shown in the report. The replacement homes were shown with an asterisk.

**6. Staff Updates**

There were no staff updates.

**7. Other Business**

There was no other business.

**8. Adjournment** – Action Item

At 7:37 p.m. Councilman Countryman motioned to adjourn the meeting and Councilwoman Krafft seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, and Krafft. Nays: None.

The next regular meeting will be on Thursday, February 8, 2024 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

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Vicky A. Brooks, CMC, NCCMC, Town Clerk

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Valerie Coffey, Mayor Pro Tem

## Town of Mineral Springs

# FINANCE REPORT December 2023

Prepared for:

The Mineral Springs Town Council

By:

Frederick Becker III  
Finance Officer

**February 8, 2024**

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# Cash Flow Report FY2023 YTD

7/1/2023 through 12/31/2023

1/16/2024

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Category	7/1/2023- 12/31/2023
<b>INCOME</b>	
Interest Income	25,745.29
Other Inc	
Festival 2023	
Sponsor	1,500.00
Vendor	350.00
TOTAL Festival 2023	1,850.00
Zoning	2,560.00
TOTAL Other Inc	4,410.00
Prop Tax 2023	
Receipts 2023	
Tax	53,484.00
TOTAL Receipts 2023	53,484.00
TOTAL Prop Tax 2023	53,484.00
Prop Tax Prior Years	
Prop Tax 2014	
Receipts 2014	
Int	5.47
Tax	6.90
TOTAL Receipts 2014	12.37
TOTAL Prop Tax 2014	12.37
Prop Tax 2015	
Receipts 2015	
Int	2.31
Tax	3.28
TOTAL Receipts 2015	5.59
TOTAL Prop Tax 2015	5.59
Prop Tax 2016	
Receipts2016	
Int	2.01
Tax	3.28
TOTAL Receipts2016	5.29
TOTAL Prop Tax 2016	5.29
Prop Tax 2017	
Receipts2017	
Int	1.72
Tax	3.28
TOTAL Receipts2017	5.00
TOTAL Prop Tax 2017	5.00
Prop Tax 2018	
Receipts	
Int	1.42
Tax	3.27
TOTAL Receipts	4.69
TOTAL Prop Tax 2018	4.69
Prop Tax 2019	
Receipts 2019	
Int	1.12
Tax	3.27
TOTAL Receipts 2019	4.39

# Cash Flow Report FY2023 YTD

7/1/2023 through 12/31/2023

1/16/2024

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Category	7/1/2023- 12/31/2023
TOTAL Prop Tax 2019	4.39
Prop Tax 2020	
Receipts	
Int	0.83
Tax	3.27
TOTAL Receipts	4.10
TOTAL Prop Tax 2020	4.10
Prop Tax 2021	
Receipts 2021	
Int	4.35
Tax	25.78
TOTAL Receipts 2021	30.13
TOTAL Prop Tax 2021	30.13
Prop Tax 2022	
Receipts 2022	
Int	7.42
Tax	132.52
TOTAL Receipts 2022	139.94
TOTAL Prop Tax 2022	139.94
TOTAL Prop Tax Prior Years	211.50
Sales Tax	
Cable TV	4,309.47
Electricity	61,128.50
Natural Gas Excise	45.19
Sales & Use Dist	13,307.06
telecommunications	567.28
TOTAL Sales Tax	79,357.50
Veh Tax	
Int 2023	31.57
Tax 2023	3,201.21
TOTAL Veh Tax	3,232.78
<b>TOTAL INCOME</b>	<b>166,441.07</b>
<b>EXPENSES</b>	
Ads	447.72
Attorney	2,264.59
Community	
Communication	3,588.00
Greenway	893.96
Maint	1,587.40
Parks & Rec	
Park	1,643.50
TOTAL Parks & Rec	1,643.50
Special Events	
Festival	5,875.45
Services	1,394.00
TOTAL Special Events	7,269.45
TOTAL Community	14,982.31
Emp	
Benefits	
Dental	456.00

# Cash Flow Report FY2023 YTD

7/1/2023 through 12/31/2023

1/16/2024

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Category	7/1/2023- 12/31/2023
Life	364.80
NCLGERS	9,309.40
Vision	84.00
<hr/>	
TOTAL Benefits	10,214.20
Bond	550.00
FICA	
Med	1,104.33
Soc Sec	4,721.95
<hr/>	
TOTAL FICA	5,826.28
Payroll	1,068.96
Unemp	50.13
Work Comp	2,081.18
<hr/>	
TOTAL Emp	19,790.75
Office	
Bank	19.55
Clerk	22,601.70
<hr/>	
Council	7,200.00
Deputy Clerk	6,125.94
Dues	5,689.00
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Equip	252.21
Finance Officer	20,879.10
Ins	4,452.90
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Maint	
Materials	971.74
Service	4,267.36
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TOTAL Maint	5,239.10
Mayor	3,000.00
Post	500.00
Records	5,672.56
Supplies	1,063.80
Tel	4,859.24
Util	1,406.49
<hr/>	
TOTAL Office	88,961.59
Planning	
Administration	
Contract	1,717.63
Salaries	19,536.66
<hr/>	
TOTAL Administration	21,254.29
Annexation	26.00
Misc	725.77
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TOTAL Planning	22,006.06
Street Lighting	677.78
Tax Coll	
Contract	768.42
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TOTAL Tax Coll	768.42
Travel	213.54
<hr/>	
<b>TOTAL EXPENSES</b>	<b>150,112.76</b>

**TRANSFERS**

FROM Idle Funds First National	10,000.00
TO Check Min Spgs	-10,000.00



# Cash Flow Report FY2023 YTD

7/1/2023 through 12/31/2023

1/16/2024

Page 4

Category	7/1/2023- 12/31/2023
TO SER Grant Project Fund	-2,910.00
<b>TOTAL TRANSFERS</b>	<b>-2,910.00</b>
<b>OVERALL TOTAL</b>	<b>13,418.31</b>

## Account Balances History Report - As of 12/31/2023

(Includes unrealized gains)

1/16/2024

Page 1

Account	6/29/2023 Balance	6/30/2023 Balance	7/31/2023 Balance	8/31/2023 Balance
<b>ASSETS</b>				
<b>Cash and Bank Accounts</b>				
Check Min Spgs	53,397.12	53,216.61	15,011.53	7,889.29
Idle Funds First National	375,215.45	375,415.91	375,623.16	365,829.81
NCCMT_Cash	914,608.72	918,364.48	922,305.69	926,405.59
SLFRF Revenues	40,556.84	40,578.51	40,600.91	40,623.32
<b>TOTAL Cash and Bank Accoun...</b>	<b>1,383,778.13</b>	<b>1,387,575.51</b>	<b>1,353,541.29</b>	<b>1,340,748.01</b>
<b>Other Assets</b>				
State Revenues Receivable	0.00	63,009.40	58,938.16	55,688.85
<b>TOTAL Other Assets</b>	<b>0.00</b>	<b>63,009.40</b>	<b>58,938.16</b>	<b>55,688.85</b>
<b>TOTAL ASSETS</b>	<b>1,383,778.13</b>	<b>1,450,584.91</b>	<b>1,412,479.45</b>	<b>1,396,436.86</b>
<b>LIABILITIES</b>				
<b>Other Liabilities</b>				
Accounts Payable	692.77	2,412.67	1,423.10	1,423.10
Restricted Fund Balance	39,948.89	39,948.89	39,948.89	39,948.89
<b>TOTAL Other Liabilities</b>	<b>40,641.66</b>	<b>42,361.56</b>	<b>41,371.99</b>	<b>41,371.99</b>
<b>TOTAL LIABILITIES</b>	<b>40,641.66</b>	<b>42,361.56</b>	<b>41,371.99</b>	<b>41,371.99</b>
<b>OVERALL TOTAL</b>	<b>1,343,136.47</b>	<b>1,408,223.35</b>	<b>1,371,107.46</b>	<b>1,355,064.87</b>

## Account Balances History Report - As of 12/31/2023

(Includes unrealized gains)

1/16/2024

Page 2

9/30/2023 Balance	10/31/2023 Balance	11/30/2023 Balance	12/31/2023 Balance
47,798.58	32,301.51	18,043.40	110,300.02
366,018.74	366,227.32	366,422.98	366,612.21
930,400.12	934,549.46	938,589.55	942,781.78
40,644.30	40,667.46	40,689.19	40,710.20
<b>1,384,861.74</b>	<b>1,373,745.75</b>	<b>1,363,745.12</b>	<b>1,460,404.21</b>
0.00	0.00	0.00	0.00
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>1,384,861.74</b>	<b>1,373,745.75</b>	<b>1,363,745.12</b>	<b>1,460,404.21</b>
692.77	692.77	692.77	692.77
39,948.89	39,948.89	39,948.89	39,948.89
<b>40,641.66</b>	<b>40,641.66</b>	<b>40,641.66</b>	<b>40,641.66</b>
<b>40,641.66</b>	<b>40,641.66</b>	<b>40,641.66</b>	<b>40,641.66</b>
<b>1,344,220.08</b>	<b>1,333,104.09</b>	<b>1,323,103.46</b>	<b>1,419,762.55</b>

Mineral Springs Monthly Revenue Summary 2023-24

TOWN OF MINERAL SPRINGS												
REVENUE SUMMARY 2023-24												
Source	Budget	Receivable	Rec'd YTD	% of Budget	July	August	September	October	November			
Property Tax - prior	\$ 600.00	\$ 388.50	\$ 211.50	35.3%	\$ -	\$ 69.13	\$ 71.24	\$ 31.19	\$ 6.15			
Property Tax - 2023	\$ 81,835.00	\$ 28,351.00	\$ 53,484.00	65.4%	\$ -	\$ 115.30	\$ 4,203.56	\$ 5,193.39	\$ 3,941.07			
Interest	\$ 39,000.00	\$ 13,254.71	\$ 25,745.29	66.0%	\$ 4,170.86	\$ 4,328.96	\$ 4,204.44	\$ 4,381.08	\$ 4,257.48			
Sales Tax - Electric	\$ 208,000.00	\$ 146,871.50	\$ 61,128.50	29.4%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Sales & Use	\$ 38,400.00	\$ 25,092.94	\$ 13,307.06	34.7%	\$ -	\$ -	\$ 3,478.82	\$ 3,269.46	\$ 3,395.22			
Sales Tax - Other Util.	\$ 22,300.00	\$ 17,378.06	\$ 4,921.94	22.1%	\$ -	\$ -	\$ -	\$ -	\$ -			
Sales Tax - Alc. Bev.	\$ 12,780.00	\$ 12,780.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -			
Vehicle Taxes	\$ 8,175.00	\$ 4,942.22	\$ 3,232.78	39.5%	\$ -	\$ 764.80	\$ -	\$ 1,628.48	\$ -			
Zoning Fees	\$ 4,500.00	\$ 1,940.00	\$ 2,560.00	56.9%	\$ 250.00	\$ 700.00	\$ 245.00	\$ 405.00	\$ 710.00			
Other	\$ 3,600.00	\$ 1,750.00	\$ 1,850.00	51.4%	\$ 935.00	\$ 855.00	\$ 60.00	\$ -	\$ -			
<b>Totals</b>	<b>\$ 419,190.00</b>	<b>\$ 252,748.93</b>	<b>\$ 166,441.07</b>	<b>39.7%</b>	<b>\$ 5,355.86</b>	<b>\$ 6,833.19</b>	<b>\$ 12,263.06</b>	<b>\$ 14,908.60</b>	<b>\$ 12,309.92</b>			
<b>GRAND TOTAL</b>			<b>\$ 166,441.07</b>		<b>\$ 5,355.86</b>	<b>\$ 6,833.19</b>	<b>\$ 12,263.06</b>	<b>\$ 14,908.60</b>	<b>\$ 12,309.92</b>			
	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>June a/r</b>				
Property Tax - prior	\$ 33.79											
Property Tax - 2023	\$ 40,030.68											
Interest	\$ 4,402.47											
Sales Tax - Electric	\$ 61,128.50											
Sales Tax - Sales & Use	\$ 3,163.56											
Sales Tax - Other Util.	\$ 4,921.94											
Sales Tax - Alc. Bev.	\$ -											
Vehicle Taxes	\$ 839.50											
Zoning Fees	\$ 250.00											
Other	\$ -											
<b>Totals</b>	<b>\$ 114,770.44</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>GRAND TOTAL</b>	<b>\$ 114,770.44</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			

Mineral Springs Budget Comparison 2023-24

TOWN OF MINERAL SPRINGS										
BUDGET COMPARISON 2023-24										
Appropriation dept	Budget	Unspent	Spent YTD	% of Budget	July	August	September	October	November	
Advertising	\$ 1,200.00	\$ 752.28	\$ 447.72	37.3%	\$ -	\$ 54.72	\$ 54.72	\$ 109.44	\$ -	
Attorney	\$ 7,200.00	\$ 4,935.41	\$ 2,264.59	31.5%	\$ 300.00	\$ 764.59	\$ 300.00	\$ 600.00	\$ -	
Audit	\$ 5,230.00	\$ 5,230.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Charities & Agencies	\$ 11,080.00	\$ 11,080.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Community Projects	\$ 36,988.00	\$ 22,005.69	\$ 14,982.31	40.5%	\$ 4,760.50	\$ 2,506.71	\$ 4,870.15	\$ 1,250.82	\$ 992.02	
Contingency	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Employee Overhead	\$ 40,300.00	\$ 20,509.25	\$ 19,790.75	49.1%	\$ 5,943.92	\$ 3,168.63	\$ 2,974.82	\$ 1,494.22	\$ 4,852.97	
Elections	\$ 3,600.00	\$ 3,600.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Protection	\$ 12,000.00	\$ 12,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Intergovernmental	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Office & Administrative	\$ 171,612.00	\$ 82,650.41	\$ 88,961.59	51.8%	\$ 24,934.83	\$ 12,090.28	\$ 11,476.63	\$ 15,911.41	\$ 12,716.35	
Planning & Zoning	\$ 49,468.00	\$ 27,461.94	\$ 22,006.06	44.5%	\$ 5,476.33	\$ 3,289.00	\$ 3,289.00	\$ 3,347.73	\$ 3,486.34	
Street Lighting	\$ 1,600.00	\$ 922.22	\$ 677.78	42.4%	\$ 121.17	\$ 121.08	\$ -	\$ 287.68	\$ -	
Tax Collection	\$ 1,600.00	\$ 831.58	\$ 768.42	48.0%	\$ -	\$ 25.77	\$ 53.42	\$ 113.29	\$ 49.33	
Training	\$ 3,000.00	\$ 3,000.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
Travel	\$ 3,600.00	\$ 3,386.46	\$ 213.54	5.9%	\$ -	\$ -	\$ -	\$ -	\$ 213.54	
Capital Outlay	\$ 67,712.00	\$ 67,712.00	\$ -	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Totals</b>	<b>\$ 419,190.00</b>	<b>\$ 269,077.24</b>	<b>\$ 150,112.76</b>	<b>35.8%</b>	<b>\$ 41,536.75</b>	<b>\$ 22,020.78</b>	<b>\$ 23,018.74</b>	<b>\$ 23,114.59</b>	<b>\$ 22,310.55</b>	
<b>Off Budget:</b>										
Interfund Transfers (SER)								\$ 2,910.00		
Interfund Transfers (CSLFRF)										
<b>Total Off Budget:</b>			<b>\$ 2,910.00</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,910.00</b>	<b>\$ -</b>	

Mineral Springs Budget Comparison 2023-24

Appropriation dept	December	January	February	March	April	May	June	June a/p
Advertising	\$ 228.84							
Attorney	\$ 300.00							
Audit	\$ -							
Charities & Agencies	\$ -							
Community Projects	\$ 602.11							
Contingency	\$ -							
Employee Overhead	\$ 1,356.19							
Elections	\$ -							
Fire Protection	\$ -							
Intergovernmental	\$ -							
Office & Administrative	\$ 11,832.09							
Planning & Zoning	\$ 3,117.66							
Street Lighting	\$ 147.85							
Tax Collection	\$ 526.61							
Training	\$ -							
Travel	\$ -							
Capital Outlay	\$ -							
<b>Totals</b>	<b>\$ 18,111.35</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Off Budget:</b>								
Interfund Transfers (SER)								
Interfund Transfers (CSLFRF)								
<b>Total Off Budget:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# December 2023 Cash Flow - Dec 2023

12/1/2023 through 12/31/2023

1/11/2024

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Category	12/1/2023- 12/31/2023
<b>INCOME</b>	
Interest Income	4,402.47
Other Inc	
Zoning	250.00
TOTAL Other Inc	250.00
Prop Tax 2023	
Receipts 2023	
Tax	40,030.68
TOTAL Receipts 2023	40,030.68
TOTAL Prop Tax 2023	40,030.68
Prop Tax Prior Years	
Prop Tax 2021	
Receipts 2021	
Int	0.00
Tax	0.00
TOTAL Receipts 2021	0.00
TOTAL Prop Tax 2021	0.00
Prop Tax 2022	
Receipts 2022	
Int	2.64
Tax	31.15
TOTAL Receipts 2022	33.79
TOTAL Prop Tax 2022	33.79
TOTAL Prop Tax Prior Years	33.79
Sales Tax	
Cable TV	4,309.47
Electricity	61,128.50
Natural Gas Excise	45.19
Sales & Use Dist	3,163.56
telecommunications	567.28
TOTAL Sales Tax	69,214.00
Veh Tax	
Int 2023	9.99
Tax 2023	829.51
TOTAL Veh Tax	839.50
<b>TOTAL INCOME</b>	<b>114,770.44</b>
<b>EXPENSES</b>	
Ads	228.84
Attorney	300.00
Community	
Parks & Rec	
Park	18.74
TOTAL Parks & Rec	18.74
Special Events	
Festival	583.37
TOTAL Special Events	583.37
TOTAL Community	602.11
Emp	
Benefits	

## December 2023 Cash Flow - Dec 2023

12/1/2023 through 12/31/2023

1/11/2024

Page 2

Category	12/1/2023- 12/31/2023
Dental	76.00
Life	60.80
Vision	14.00
<b>TOTAL Benefits</b>	<b>150.80</b>
FICA	
Med	186.15
Soc Sec	795.95
<b>TOTAL FICA</b>	<b>982.10</b>
Payroll	173.16
Unemp	50.13
<b>TOTAL Emp</b>	<b>1,356.19</b>
Office	
Clerk	3,576.70
Council	1,200.00
Deputy Clerk	1,165.50
Equip	84.07
Finance Officer	3,304.10
Maint	
Materials	116.87
Service	839.36
<b>TOTAL Maint</b>	<b>956.23</b>
Mayor	500.00
Supplies	306.20
Tel	455.34
Util	283.95
<b>TOTAL Office</b>	<b>11,832.09</b>
Planning	
Administration	
Salaries	3,091.66
<b>TOTAL Administration</b>	<b>3,091.66</b>
Annexation	26.00
<b>TOTAL Planning</b>	<b>3,117.66</b>
Street Lighting	147.85
Tax Coll	
Contract	526.61
<b>TOTAL Tax Coll</b>	<b>526.61</b>
<b>TOTAL EXPENSES</b>	<b>18,111.35</b>
<b>OVERALL TOTAL</b>	<b>96,659.09</b>



# Register Report - Dec 2023

12/1/2023 through 12/31/2023

1/16/2024

Page 1

Date	Num	Description	Memo	Category	Amount
12/1/2023	EFT	Debit Card (Register... Annexation Ordinance Recording ...		Planning:Annexation	-26.00
12/2/2023	EFT	Debit Card (Lowe's)	Ext. Exit Light Boxes (FY2023)	Office:Maint:Materials	-56.98
12/4/2023	6771	Lancaster News, Pa...	A/N 000132909 Public Hearing (F...	Ads	-228.84
12/4/2023	6772	Duke Power	9100 3284 5207 (FY2023)	Street Lighting	-147.85
12/4/2023	6773	Clark, Griffin & McC...	I/N 8369 (12/2023) (FY2023)	Attorney	-300.00
12/4/2023	EFT...	Union County {NCV...	Oct 2023 (FY2023)	Veh Tax:Tax 2023	837.96
			Oct 2023 (FY2023)	Veh Tax:Int 2023	9.99
			Oct 2023 Refunds (FY2023)	Veh Tax:Tax 2023	-8.45
			Oct 2023 (FY2023)	Tax Coll:Contract	-25.81
12/7/2023	6774	Bucket, Mop, And Br...	I/N OLMC-199 janitorial 12/2023 I...	Office:Maint:Service	-144.58
12/7/2023	6775	Taylor & Sons Mowi...	I/N 0012 December 2023 (FY2023)	Office:Maint:Service	-420.00
12/7/2023	EFT	Point And Pay	06-084-145 (FY2023)	Other Inc:Zoning	50.00
12/11/2...	EFT	Debit Card (AOL)	AOL Troubleshooting Svc 12/23 (...	Office:Tel	-8.16
12/13/2...	EFT	Debit Card (WalMart)	Paper Towels, Toilet Paper (FY20...	Office:Maint:Materials	-59.89
12/15/2...	EFT...	NC Department of R...	FY2023	Sales Tax:Natural Gas Excise	45.19
			FY2023	Sales Tax:Electricity	61,128.50
			FY2023	Sales Tax:telecommunications	567.28
			FY2023	Sales Tax:Cable TV	4,309.47
12/15/2...	EFT	NC Department of R...	Sales & Use Distribution 10/23 (F...	Sales Tax:Sales & Use Dist	3,163.56
12/18/2...	677...	Carolina Office Syst...	FY2023	Office:Supplies	-177.52
			FY2023	Community:Special Events:Festival	-583.37
12/18/2...	6777	City Of Monroe	A/N 514654 Natural Gas 12/23 (F...	Office:Util	-77.05
12/18/2...	6778	Union County Water...	A/N 84361*00 (FY2023)	Office:Util	-51.09
12/18/2...	6779	Union County Water...	A/N 91052*00 (FY2023)	Community:Parks & Rec:Park	-18.74
12/18/2...	6780	NC Division Of Empl...	A/N 02-19-627 (FY2023)	Emp:Unemp	-50.13
12/18/2...	6781	Duke Power	9100 3284 5041 (Old School) (FY...	Office:Util	-27.78
12/18/2...	6782	Duke Power{Office}	9100 3284 4818 (FY2023)	Office:Util	-128.03
12/18/2...	6783	Windstream	061348611 (FY2023)	Office:Tel	-328.41
12/18/2...	EFT...	Union County	11/2023 (FY2023)	Prop Tax 2023:Receipts 2023:Tax	40,030.68
			11/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2022:...	31.15
			11/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2022:...	2.64
			11/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2021:...	0.00
			11/2023 (FY2023)	Prop Tax Prior Years:Prop Tax 2021:...	0.00
			11/2023 (FY2023)	Tax Coll:Contract	-500.80
12/18/2...	EFT	Debit Card (Quicken)	Quicken Deluxe Renewal 1 yr (FY...	Office:Supplies	-63.92
12/19/2...	6784	Fire Control Systems	I/N C844199 Alarm Test, Extinguis...	Office:Maint:Service	-274.78
12/19/2...	6785	Quadient, Inc.	I/N 60654522 Postage Meter Rent...	Office:Equip	-84.07
12/19/2...	6786	Carolina Office Syst...	I/N IN2671783 Copier Contract 1/...	Office:Supplies	-64.76
12/19/2...	EFT	Point And Pay	06-039-010 (FY2023)	Other Inc:Zoning	50.00
12/19/2...	EFT	Point And Pay	06-039-021 (FY2023)	Other Inc:Zoning	50.00
12/19/2...	DEP	Deposit	#23014 (FY2023)	Other Inc:Zoning	100.00
12/21/2...	678...	Municipal Insurance ...	1/24 (FY2023)	Emp:Benefits:Life	-60.80
			1/24 (FY2023)	Emp:Benefits:Dental	-76.00
			1/24 (FY2023)	Emp:Benefits:Vision	-14.00
12/21/2...	6788	**VOID**Windstream	Duplicate Payment	Office:Tel	0.00
12/21/2...	6789	Verizon Wireless	221474588-00001 (FY2023)	Office:Tel	-118.77
12/28/2...	EFT...	Paychex	Salary 12/23 (FY2023)	Office:Clerk	-3,576.70
			12/23 (FY2023)	Office:Deputy Clerk	-1,165.50
			Salary 12/23 (FY2023)	Office:Finance Officer	-3,304.10
			Salary 12/23 (FY2023)	Office:Mayor	-500.00
			Salary 12/23(FY2023)	Office:Council	-1,200.00

# Register Report - Dec 2023

12/1/2023 through 12/31/2023

1/16/2024

Page 2

Date	Num	Description	Memo	Category	Amount
			Salary 12/23 (FY2023)	Planning:Administration:Salaries	-3,091.66
			FY2023	Emp:FICA:Soc Sec	-795.95
			FY2023	Emp:FICA:Med	-186.15
12/29/2...	EFT	Paychex Fees	Fees 12/23 (FY2023)	Emp:Payroll	-173.16
<b>12/1/2023 - 12/31/2023</b>					<b>92,256.62</b>
<b>TOTAL INFLOWS</b>					<b>110,376.42</b>
<b>TOTAL OUTFL...</b>					<b>-18,119.80</b>
<b>NET TOTAL</b>					<b>92,256.62</b>

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December 2023

Revenue Details

Jurisdiction Collection by Year  
 Union County  
 Date Distributed: 11/1/2023 to 11/30/2023

990 - TOWN OF MINERAL SPRINGS

Year	Taxes, Assessments and Misc. Charges	Late List	Interest	Total Collected	Commission	Net of Commission
2022	31.15	0.00	2.64	33.79	0.42	33.37
2023	40,030.19	0.49	0.00	40,030.68	500.38	39,530.30
<b>Total:</b>	<b>40,061.34</b>	<b>0.49</b>	<b>2.64</b>	<b>40,064.47</b>	<b>500.80</b>	<b>39,563.67</b>
<b>Grand Total:</b>	<b>40,061.34</b>	<b>0.49</b>	<b>2.64</b>	<b>40,064.47</b>	<b>500.80</b>	<b>39,563.67</b>

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	84117	12/18/2023	\$39,563.67

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
12/11/2023	2405 TAXES	TAX/FEE/INT-NOVEMBER 2023	\$39,563.67



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

Vendor Number	EFT Number	EFT Date
10870	84117	12/18/2023

\*\*\* Thirty-Nine Thousand Five Hundred And Sixty-Three Dollars And Sixty-Seven Cents \*\*\*

**\$39,563.67**

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

**EFT COPY  
 NON-NEGOTIABLE**

# NC Sales & Use Distribution

October 2023 Collections

Summary

UNION	2,858,908.26	1,833,333.01	1,523,393.49	-	7.06	439,219.23	-	(459,062.80)	6,195,798.25
FAIRVIEW	1,540.66	987.98	820.95	-	-	236.68	-	980.22	4,566.49
HEMRY BRIDGE	-	-	-	-	-	-	-	-	-
INDIAN TRAIL	130,665.89	83,792.16	69,626.43	-	0.32	20,074.44	-	83,134.42	387,293.66
LAKE PARK	9,343.51	5,991.71	4,978.77	-	0.02	1,435.46	-	5,944.68	27,694.15
MARSHVILLE	15,559.15	9,977.62	8,290.82	-	0.04	2,390.38	-	9,899.29	46,117.30
MARVIN	11,736.67	7,526.38	6,253.98	-	0.03	1,803.13	-	7,467.31	34,787.50
MINERAL SPRINGS	1,067.33	684.45	588.73	-	-	163.98	-	679.07	3,163.56
MINT HILL *	50.48	32.37	26.90	-	-	7.76	-	32.12	149.63
MONROE	311,766.53	199,926.62	166,127.44	-	0.77	47,897.26	-	198,357.25	924,075.87
STALLINGS *	58,455.64	37,485.87	31,148.58	-	0.14	8,980.65	-	37,191.61	173,262.49
UNIONVILLE	2,116.75	1,357.41	1,127.93	-	0.01	325.20	-	1,346.76	6,274.06
WAXHAW	149,801.90	96,063.51	79,823.21	-	0.37	23,014.34	-	96,309.44	444,012.77
WEDDINGTON *	19,269.55	12,356.99	10,267.94	-	0.05	2,960.42	-	12,259.99	57,114.94
WESLEY CHAPEL	2,451.53	1,572.09	1,306.32	-	0.01	376.63	-	1,559.75	7,266.33
WINGATE	7,702.95	4,939.67	4,104.58	-	0.02	1,183.42	-	4,900.89	22,831.53
<b>TOTAL</b>	<b>3,580,436.80</b>	<b>2,296,027.84</b>	<b>1,907,866.07</b>	<b>-</b>	<b>8.84</b>	<b>550,068.98</b>	<b>-</b>	<b>-</b>	<b>8,334,408.53</b>

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

**Distribution Report for**  
**Qtr 7/01/2023 - 9/30/2023**

**Distribution Date**  
**December 15, 2023**

Prefix	City/County	Sales Tax on Piped Natural Gas	Sales Tax on Electricity	Sales Tax on Telecommunication Services	Sales Tax on Video Programming	Total Distribution
County of	Union	\$ -	\$ -	\$ -	\$ 103,530.49	\$ 103,530.49
Town of	Fairview	\$ 157.71	\$ 29,727.24	\$ 3,534.83	\$ 1,487.24	\$ 34,907.02
Town of	Hemby Bridge	\$ 114.00	\$ 11,100.16	\$ 1,676.65	\$ 2,960.95	\$ 15,851.76
Town of	Indian Trail	\$ 10,747.37	\$ 386,302.65	\$ 8,063.55	\$ 63,561.82	\$ 468,675.39
Town of	Lake Park	\$ 1,110.39	\$ 29,810.63	\$ 232.37	\$ 3,535.17	\$ 34,688.56
Town of	Marshville	\$ -	\$ 49,712.14	\$ 3,454.36	\$ 2,289.49	\$ 55,455.99
Town of	Marvin	\$ 1,918.06	\$ 56,518.41	\$ 6,575.93	\$ 12,702.23	\$ 77,714.63
Town of	Mineral Springs	\$ 45.19	\$ 61,128.50	\$ 567.28	\$ 4,309.47	\$ 66,050.44
City of	Monroe	\$ 63,742.85	\$ 806,979.91	\$ 44,082.86	\$ 42,443.27	\$ 957,248.89
Town of	Stallings	\$ 4,901.09	\$ 186,333.81	\$ 1,016.81	\$ 35,494.89	\$ 227,746.60
Town of	Unionville	\$ 135.35	\$ 46,899.56	\$ 6,745.49	\$ 5,337.82	\$ 59,118.22
Town of	Waxhaw	\$ 3,405.66	\$ 224,999.81	\$ 7,252.21	\$ 60,351.72	\$ 296,009.40
Town of	Weddington	\$ 2,774.44	\$ 103,944.49	\$ 773.14	\$ 23,869.71	\$ 131,361.78
Village of	Wesley Chapel	\$ 1,976.73	\$ 61,667.08	\$ 1,091.67	\$ 19,160.96	\$ 83,896.44
Town of	Wingate	\$ -	\$ 29,944.20	\$ 2,915.93	\$ 4,663.33	\$ 37,523.46



NCVT15 A/P Receipt Distribution  
For the month Ending: October

NCVT15

Jurisdiction	Entity	Vendor #	Inv #	Tax & Fee Amt	Int Only Amt	Com Cst	Pending Refunds	Net Amt	Status/Check#
001	Union County	0		\$ 744,050.19	\$ 16,494.79	\$ (23,789.01)	(\$4,331.11)	\$ 732,424.86	No Check 1
002	Education Operating Fund	0		961,339.01	1,997.22	(29,913.10)	(521.70)	992,901.43	No Check 2
003	Voter Approved Debt Tax	0		116,138.40	3,519.79	(3,755.19)	(927.82)	114,975.18	No Check 3
004	Education Debt Fund	0		75,016.34	155.83	(2,334.22)	(40.72)	72,797.23	No Check 4
005	Economic Development Fund	0		10,020.64	20.72	(311.80)	(5.42)	9,724.14	No Check 5
011	Countywide Fire Tax	0		10.96	4.68	(0.47)	-	15.17	No Check 11
012	Countywide EMS Tax	0		19.19	8.42	(0.81)	-	26.80	No Check 12
013	Griffith Rd	0		331.94	2.72	(9.24)	-	325.42	No Check 13
014	Stock Rd	0		1,073.57	8.99	(32.32)	(2.12)	1,048.12	No Check 14
015	Springs Fire Tax	0		9,170.81	88.24	(284.00)	(51.01)	8,924.04	No Check 15
016	Fairview	0		3,387.73	41.38	(107.83)	-	3,321.28	No Check 16
017	New Salem	0		3,242.31	32.55	(95.05)	(7.49)	3,172.32	No Check 17
018	Beaver Lane	0		3,652.84	35.10	(97.92)	(44.61)	3,545.41	No Check 18
019	Bakers	0		9,195.62	82.94	(276.15)	(0.43)	9,001.98	No Check 19
020	Stallings Fire Tax	0		14,739.54	185.80	(465.12)	(49.89)	14,410.33	No Check 20
021	Unionville	0		7,498.61	55.27	(223.08)	(11.02)	7,319.78	No Check 21
022	Wingate	0		4,177.47	58.56	(112.29)	(2.86)	4,120.88	No Check 22
023	Hemby Bridge Fire Tax	0		16,761.99	205.18	(535.02)	(28.29)	16,403.86	No Check 23
024	Allens Crossroads	0		1,163.69	12.96	(35.49)	(9.38)	1,131.78	No Check 24
025	Jackson	0		1,528.91	14.38	(46.46)	(5.63)	1,491.20	No Check 25
026	Wesley Chapel Fire Tax	0		24,884.48	293.82	(837.68)	(53.76)	24,286.86	No Check 26
027	Lanes Creek	0		1,370.87	11.83	(37.66)	(16.87)	1,328.17	No Check 27
028	Waxhaw Fire Tax	0		14,825.27	184.58	(495.38)	(81.24)	14,433.23	No Check 28
029	Sandy Ridge	0		1,475.01	14.10	(41.02)	(0.55)	1,447.54	No Check 29
030	Providence	0		113.54	0.88	(3.71)	-	110.71	No Check 30
101	Village of Marvin	1832	VTFMAP2211-1	21,928.70	75.38	(734.08)	(22.79)	21,247.21	101
200	City of Monroe	103-7	VTFMAP2211-1	238,294.96	2,002.69	(6,658.21)	(972.83)	232,686.61	200
222	Monroe Downtown Service District	103-7	VTFMAP2211-2	264.64	-	(7.81)	-	256.83	222
300	Town of Wingate	4064	VTFMAP2211-1	11,285.63	125.84	(296.18)	(109.07)	11,006.22	300
400	Town of Marshville	5861	VTFMAP2211-1	10,521.68	130.66	(255.54)	(3.31)	10,393.49	400
500	Town of Waxhaw	8268	VTFMAP2211-1	151,114.47	1,347.94	(5,062.98)	(746.57)	146,652.86	500
600	Town of Indian Trail	2924	VTFMAP2211-1	101,318.60	1,392.99	(3,172.29)	(163.08)	99,376.22	600
700	Town of Stallings	4860-2	VTFMAP2211-1	38,003.07	442.17	(1,231.37)	(51.54)	37,162.33	700
800	Town of Weddington	7518	VTFMAP2211-1	10,833.62	139.04	(364.25)	(20.72)	10,587.69	800
900	Village of Lake Park	1833	VTFMAP2211-1	6,439.11	51.99	(205.56)	(21.18)	6,264.36	900
930	Town of Fairview	19458	VTFMAP2211-1	1,110.62	13.93	(35.56)	-	1,088.99	930
970	Village of Wesley Chapel	9262	VTFMAP2211-1	1,796.23	23.94	(58.89)	(10.40)	1,750.88	970
980	Town of Unionville	11530	VTFMAP2211-1	1,799.76	18.26	(53.90)	-	1,764.12	980
990	Town of Mineral Springs	10870	VTFMAP2211-1	837.96	9.99	(25.81)	(8.45)	813.69	990
999	Schools	0		366.54	159.33	(15.45)	-	510.42	No Check 999
<b>Total</b>				<b>\$ 2,621,104.52</b>	<b>\$ 29,464.88</b>	<b>\$ (81,997.90)</b>	<b>(\$8,321.86)</b>	<b>\$ 2,560,249.64</b>	
									AP Total
									\$ 581,051.50

CHECK

VENDOR NUMBER	VENDOR NAME	EFT NUMBER	EFT DATE	EFT AMOUNT
10870	TOWN OF MINERAL SPRINGS	83910	12/04/2023	<b>\$813.69</b>

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
11/01/2023	VTFNAP2404-1	CASH RECEIVED OCT 2023 & REFUNDS	\$813.69



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

Vendor Number	EFT Number	EFT Date
<b>10870</b>	<b>83910</b>	<b>12/04/2023</b>

\*\*\* Eight Hundred And Thirteen Dollars And Sixty-Nine Cents \*\*\*

**\$813.69**

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

**EFT COPY  
 NON-NEGOTIABLE**

**To:** Town of Mineral Springs  
Rick Becker

**From:** Vann Harrell   
Tax Administrator

**Date:** January 12, 2024

**Re:** Departmental Monthly Report

---

The Tax Collector's monthly/year to date collections report for the month ending December 29, 2023 is attached for your information and review.

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

Attachment

VH/JM

DECEMBER 2023  
TOWN OF MINERAL SPRINGS  
PERCENTAGE REPORT

<b>DECEMBER 29, 2023 REGULAR TAX</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
BEGINNING CHARGE	82,416.37	80,802.40	80,155.13	69,817.57	67,992.78	67,409.94
TAX CHARGE						
PUBLIC UTILITIES CHARGES						
DISCOVERIES						
NON-DISCOVERIES						
RELEASES	(7.29)					
<b>TOTAL CHARGE</b>	<b>82,409.08</b>	<b>80,802.40</b>	<b>80,155.13</b>	<b>69,817.57</b>	<b>67,992.78</b>	<b>67,409.94</b>
BEGINNING COLLECTIONS	53,493.56	80,640.08	80,046.15	69,684.96	67,926.80	67,403.17
COLLECTIONS - TAX	14,288.26	6.01	0.24	0.38		
COLLECTIONS - INTEREST		0.15	0.04	0.11		
<b>TOTAL COLLECTIONS</b>	<b>67,781.82</b>	<b>80,646.09</b>	<b>80,046.39</b>	<b>69,685.34</b>	<b>67,926.80</b>	<b>67,403.17</b>
BALANCE OUTSTANDING	14,627.26	156.31	108.74	132.23	65.98	6.77
<b>PERCENTAGE OF REGULAR</b>	<b>82.25%</b>	<b>99.81%</b>	<b>99.86%</b>	<b>99.81%</b>	<b>99.90%</b>	<b>99.99%</b>
<b>COLLECTION FEE 1.25 %</b>	<b>178.60</b>	<b>0.08</b>	<b>0.00</b>	<b>0.01</b>	<b>-</b>	<b>-</b>

DECEMBER 2023  
TOWN OF MINERAL SPRINGS  
PERCENTAGE REPORT

2017	2016	2015	2014
65,441.40	61,553.74	62,157.91	64,338.55
<b>65,441.40</b>	<b>61,553.74</b>	<b>62,157.91</b>	<b>64,338.55</b>
65,437.75	61,550.09	62,151.90	64,326.96
<b>65,437.75</b>	<b>61,550.09</b>	<b>62,151.90</b>	<b>64,326.96</b>
3.65	3.65	6.01	11.59
<b>99.99%</b>	<b>99.99%</b>	<b>99.99%</b>	<b>99.98%</b>
-	-	-	-

**TOWN OF MINERAL SPRINGS**

**NORTH CAROLINA**

*Audited Financial Statements*

*For the Fiscal Year Ended June 30, 2023*

**Town Council**

*Frederick Becker, III, Mayor*  
*Gerald Countryman, Mayor Pro Tem*  
*Valerie Coffey*  
*Janet Critz*  
*Lundeen Cureton*  
*Bettylyn Krafft*  
*Jim Muller*

**Administrative and Financial Staff**

*Vicky Brooks, Clerk & Zoning Administrator*  
*Janet Ridings, Tax Collector*

*Town of Mineral Springs  
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**FINANCIAL SECTION**



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## INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and  
and Members of the Town Council  
Town of Mineral Springs, North Carolina

### Opinions

I have audited the financial statements of the governmental activities and each major fund, of the Town of Mineral Springs, North Carolina as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In my opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the Town of Mineral Springs, North Carolina as of June 30, 2023, and the respective changes in financial position, and the respective budgetary comparison for the General Fund for the year ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the Town of Mineral Springs, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Responsibility of Management's for the Audit of 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; and for 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 raises substantial doubt about the Town of Mineral Springs's ability to continue as a going concern for the twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my 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 GAAS and Governmental Auditing Standards will always detect material statement 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 GAAS and Governmental Auditing Standards, I

- Exercised professional judgement and maintained 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 responsible 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 Mineral Springs'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 my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Mineral Springs's ability to continue as a going concern for a reasonable period of time.

I am 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 I 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 4-12, the Schedules of Employer Contributions, and the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Net Pension Asset and Contributions, on pages 36 and 37, respectively be presented to supplement the basic financial statements. Such information, although not a 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. I 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 my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

## **Supplementary Information**

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Mineral Springs, North Carolina's basic financial statements. The individual fund statements and other schedules 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. This 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 my opinion, the individual fund statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with Government Auditing Standards, I have also issued my report dated November 28, 2023 on our consideration of the Town of Mineral Springs internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that 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 the effectiveness of Town of Mineral Springs 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 Town of Mineral Springs's internal control over financial reporting and compliance.

*Kendra J. Gangal, CPA*

Charlotte, NC  
November 28, 2023

## **Management's Discussion and Analysis**

As management of the Town of Mineral Springs, we offer readers of the Town of Mineral Springs's financial statements this narrative overview and analysis of the financial activities of the Town of Mineral Springs 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**

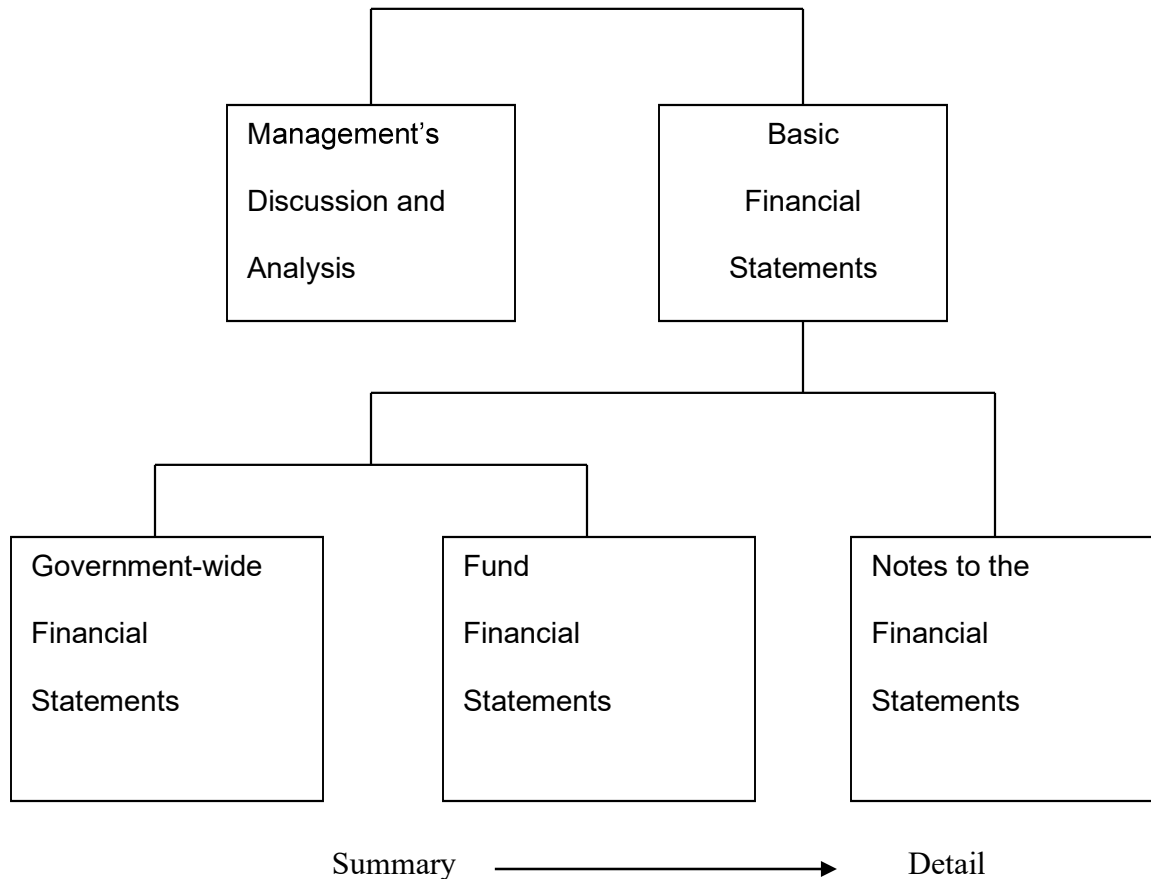
- The assets and deferred outflows of resources of the Town of Mineral Springs exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$3,033,438.
- The government's total net position increased by \$262,974 primarily due to the CSLFRF grant and revenues exceeding expenditures.
- As of the close of the current fiscal year, the Town of Mineral Springs's governmental funds reported combined ending fund balances of \$1,408,860, an increase of \$294,066 in comparison with the prior year. Approximately 4 percent of this total amount or \$63,064 is non-spendable or restricted.
- The Town Council has designated as "unrestricted" all fund balance in the General Fund after non-spendable, restrictions, and commitments have taken place.
- The Town of Mineral Springs incurred no debt during the current fiscal year, and continues to have zero debt.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Town of Mineral Springs'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 Mineral Springs.

### 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 6) 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 differences between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gage the Town's financial condition.

The government-wide statements comprise only one category: governmental activities. The governmental activities include most of the Town of Mineral Springs' basic services such as planning and zoning, fire protection, street lighting, community projects, and general administration. Property taxes, sales taxes, and excise taxes finance most of these activities. The Town of Mineral Springs does not operate any business-type activities or any component unit.

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

### **Fund Financial Statements**

The fund financial statements (see Figure 2) 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 Mineral Springs, 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. During fiscal year 2022-23, the Town of Mineral Springs used the General Fund, the CSLFRF Special Revenue Fund, and a Social-Emotional Readiness Grant Project Fund for an after-school program, all of which are governmental funds.

**Governmental Funds** – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. All 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* that 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.

Management Discussion and Analysis

**Town of Mineral Springs**

June 30, 2023

The Town of Mineral Springs 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 General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

The Town approved an amended project ordinance for the CSLFRF Grant Project Fund. This fund is to account for funds received pursuant to the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021. During the fiscal year ending June 30, 2023, the Town received the second half of the total allocation of \$270,619 and transferred \$230,670 into the General Fund in the “Revenue Replacement” category as authorized by the Final Rule issued by the US Treasury.

**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 19-35 of this report.

**Other Information** – In addition to the basic financial statements and accompanying notes, this report includes supplementary information concerning the Town of Mineral Springs. This supplementary information can be found beginning on page 36 of this report.

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



**Government-Wide Financial Analysis**

**The Town of Mineral Springs's Net Position**

**Figure 2**

	Governmental Activities		Total	
	2023	2022	2023	2022
Current and other assets	\$ 1,451,191	\$ 1,262,014	\$ 1,451,191	\$ 1,262,014
Capital assets	1,611,728	1,641,990	1,611,728	1,641,990
Deferred outflows of resources	53,086	42,098	53,086	42,098
Total assets and deferred outflows of resources	3,116,005	2,946,102	3,116,005	2,946,102
Other liabilities	82,385	158,546	82,385	158,546
Deferred inflows of resources	182	17,092	182	17,092
Total liabilities and deferred inflows of resources	82,567	175,638	82,567	175,638
Net position				
Net investment in capital assets	1,611,728	1,641,990	1,611,728	1,641,990
Restricted	63,064	64,075	63,064	64,075
Unrestricted	1,358,646	1,064,399	1,358,646	1,064,399
Total net position	\$ 3,033,438	\$ 2,770,464	\$ 3,033,438	\$ 2,770,464

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 Mineral Springs exceeded liabilities by \$3,033,438 as of June 30, 2023. The Town's net assets increased by \$262,974 for the fiscal year ended June 30, 2023. However, the largest portion (51%) reflects the Town's investment in capital assets. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. An additional portion of the Town of Mineral Springs's net position (2.0%) represents resources that are restricted by State Statute. The remaining balance of \$1,358,646 is unrestricted.

Several particular aspects of the Town financial operations positively influenced the total unrestricted governmental net assets:

- Continued diligence in the collection of non-motor-vehicle property taxes by renewing our tax collection contract with Union County and achieving a current-year tax collection percentage of 99.63%, which exceeds the statewide average of 99.27% for all municipalities in FY2022 and which exceeds the peer-group average (without electric systems, population 2,500-9,999) of 98.74%.
- A continued focus on collecting prior-year delinquent taxes on the part of both the Union County tax collector, which resulted in collections of \$743 including base taxes, interest, and fees; this is up from the \$645 collected last year.
- Electric sales tax (formerly considered a franchise tax by the NC Department of Revenue) revenues of \$209,677, of which an estimated \$140,000 is due to a single industrial facility in the town.
- An ongoing policy of providing minimal municipal services, which reflects the desires of a majority of the town's residents.
- An ongoing policy of providing minimal municipal services, which reflects the desires of a majority of the town's residents.
- Continued extremely conservative fiscal policies on the part of the town council.

**Town of Mineral Springs Changes in Net Position**  
 Figure 3

	<b>Governmental Activities</b>		<b>Total</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
<b>Revenues:</b>				
Program revenues:				
Charges for services	\$ 6,888	\$ 4,825	\$ 6,888	\$ 4,825
General revenues:				
Property taxes	89,684	88,854	89,684	88,854
Other taxes	286,276	279,647	286,276	279,647
Unrestricted investment earnings	20,710	1,253	20,710	1,253
Miscellaneous	693	-	693	-
Total revenues	<u>404,251</u>	<u>374,579</u>	<u>404,251</u>	<u>374,579</u>
<b>Expenses:</b>				
General government	266,387	236,168	266,387	236,168
Public safety	13,354	13,232	13,354	13,232
Community projects	20,806	15,607	20,806	15,607
Planning and zoning	37,433	71,733	37,433	71,733
Grant expenses	33,967	-	33,967	-
Total expenses	<u>371,947</u>	<u>336,740</u>	<u>371,947</u>	<u>336,740</u>
Increase in net position before transfers	32,304	37,839	32,304	37,839
Transfers	<u>230,670.00</u>	<u>-</u>	<u>230,670.00</u>	<u>-</u>
Increase in net position	262,974	37,839	262,974	37,839
Net position, July 1	2,770,464	2,732,625	2,770,464	2,732,625
Net position, June 30	<u>\$ 3,033,438</u>	<u>\$ 2,770,464</u>	<u>\$ 3,033,438</u>	<u>\$ 2,770,464</u>

**Governmental activities.** Governmental activities increased the Town’s net position by \$262,974, thereby accounting for the net increase in the net position of the Town of Mineral Springs. Key elements of this increase are as follows:

- Property tax revenues increased 1.07%
- Overall sales tax revenues increased 2.08%.
- Actual expenditures remained less than budgeted amounts.

**Financial Analysis of the Town of Mineral Springs’s Funds**

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

**Governmental Funds.** The focus of the Town of Mineral Springs’s governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Mineral Springs’s financing requirements.

The general fund is the chief operating fund of the Town of Mineral Springs. At the end of the current fiscal year, Town of Mineral Springs’s fund balance available in the General Fund was \$1,345,166. The Town of Mineral Springs Council has adopted a minimum fund balance policy whereby the Town should maintain an available fund balance of 20% of general fund expenditures in case of unforeseen needs or opportunities, in

## Management Discussion and Analysis

### Town of Mineral Springs

June 30, 2023

addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 395% of general fund expenditures, and total fund balance represent 395% of the same amount.

At June 30, 2023 the governmental funds of Town of Mineral Springs reported a combined fund balance of \$1,408,860 with a net increase in fund balance of \$294,066.

**General Fund Budgetary Highlights:** During the fiscal year, the Town of Mineral Springs amended its budget once after initial adoption on June 9, 2022. 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. One amendment in FY2022-23 totaling \$15,100 fell into the third category: \$100 was transferred to “Street Lighting” from “Contingency” due to increases in Duke Energy’s charges, and \$15,000 in unspent “Intergovernmental;” appropriation was transferred to “Office” to provide additional maintenance and landscaping at the municipal campus. Overall, revenues (including the appropriated fund balance) slightly exceeded budgeted amounts, closing the fiscal year at 109.46% of budget.

### Capital Asset and Debt Administration

**Capital assets.** The Town of Mineral Springs’s investment in capital assets for its governmental activities as of June 30, 2023, totals \$1,611,728 (net of accumulated depreciation). These assets include machinery and equipment, buildings, sidewalks, and land.

Capital assets valued at \$1,352 were acquired during the 2022-23 fiscal year.

There were no major capital asset deletions during the fiscal year.

#### Town of Mineral Springs’s Capital Assets

(net of depreciation)

Figure 4

	Governmental Activities		Total	
	2023	2022	2023	2022
Land	\$ 812,250	\$ 812,250	\$ 812,250	\$ 812,250
Buildings and systems	505,111	518,805	505,111	518,805
Machinery and equipment	16,505	20,746	16,505	20,746
Infrastructure	277,862	290,189	277,862	290,189
Total	<u>\$ 1,611,728</u>	<u>\$ 1,641,990</u>	<u>\$ 1,611,728</u>	<u>\$ 1,641,990</u>

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

### Town of Mineral Springs’s Long-term Debt

As of June 30, 2023, the Town of Mineral Springs had no long-term debt.

## Management Discussion and Analysis

### Town of Mineral Springs

June 30, 2023

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 total value was approximately \$424,891,572 as of June 30, 2023, consisting of \$384,387,286 in real and personal property and \$40,504,286 in registered motor vehicles. The legal debt limit for Town of Mineral Springs is \$33,991,326.

#### **Economic Factors and Next Year's Budgets and Rates**

The following key economic indicators reflect the growth and prosperity of the Town:

- **Proximity to the city of Charlotte:** The Town of Mineral Springs is located 25 miles south of Charlotte, and the region's economic growth has resulted in a demand for additional housing and retail development in Mineral Springs.
- **Retention of a key industry:** Parkdale Mills, a yarn manufacturer, has maintained its facility in Mineral Springs; this factory generates approximately 40% of the town's revenues. Parkdale remains the town's largest property tax payer, and contributes approximately 65% of the town's electric franchise income.

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

**Governmental Activities:** Revenues are expected to increase by 13.5%, with a slight increase in sales tax revenues and a slight increase in property tax revenues due in part to new construction in Mineral Springs. A very large increase in interest and investment revenue on the town's idle funds, due to actions of the Federal Reserve, accounts for most of the increase. Residential construction activity in Mineral Springs is slower than in surrounding municipalities but building activity on individual lots will still be taking place throughout the town.

Budgeted expenditures in the General Fund are expected to increase by 3.99%, to \$369,305. The bulk of the increase in budgeted expenditures is in the "Capital" category, from \$31,325 to \$67,712, an increase of 116%.

**American Rescue Plan Act (ARPA):** The town will be transferring the remainder of its \$270,619 ARPA/CSLFRF allocation - \$39,949 – into the General Fund in the "Revenue Replacement" category. The town council will be considering possible uses for this increase in General Fund balance funding during the 2023-2024 fiscal year.

**Requests for Information**

This report is designed to provide an overview of the Town of Mineral Springs' 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:

Frederick (Rick) Becker III, Finance Officer  
PO Box 600  
Mineral Springs, NC 28108-0600  
(704) 243-0505 x223 (office)  
(704) 843-5870 (home)  
(704) 243-1705 (fax)  
[msncmayor@yahoo.com](mailto:msncmayor@yahoo.com)

Vicky Brooks, Town Clerk  
PO Box 600  
Mineral Springs, NC 28108-0600  
(704) 243-0505 x221 (office)  
(704) 289-5331 (mobile)  
(704) 243-1705 (fax)  
[msvickybrooks@aol.com](mailto:msvickybrooks@aol.com)

Website:  
[www.mineralspringsnc.com](http://www.mineralspringsnc.com)

## Basic Financial Statements

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Exhibit 1

Statement of Net Position  
June 30, 2023

	Primary Government		
	Governmental Activities	Other Activities	Total
<b>ASSETS</b>			
Current assets:			
Cash and cash equivalents	\$ 1,346,997	\$ -	\$ 1,346,997
Restricted cash	40,578	-	40,578
Taxes receivables (net)	469	-	469
Due from other governments	63,064	-	63,064
Accrued interest receivable on taxes	83	-	83
Total current assets	1,451,191	-	1,451,191
Capital assets:			
Land and improvements	812,250	-	812,250
Other capital assets, net of depreciation	799,478	-	799,478
Total capital assets	1,611,728	-	1,611,728
Total assets	\$ 3,062,919	\$ -	\$ 3,062,919
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension deferrals	53,086	-	53,086
Total deferred outflows of resources	53,086	-	53,086
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	1,821	-	1,821
Liabilities to be paid from restricted assets	39,948	-	39,948
Total current liabilities	41,769	-	41,769
Long-term liabilities:			
Net pension liability	40,616	-	40,616
Total liabilities	82,385	-	82,385
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Prepaid taxes	10	-	10
Pension deferrals	172	-	172
Total deferred inflows of resources	182	-	182
<b>NET POSITION</b>			
Net investment in capital assets	1,611,728	-	1,611,728
Restricted for:			
Stabilization by State Statute	63,064	-	63,064
Unrestricted	1,358,646	-	1,358,646
Total net position	\$ 3,033,438	\$ -	\$ 3,033,438

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

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Exhibit 2

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

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Other Activities	
<b>Primary government:</b>							
Governmental Activities:							
General government	\$ 266,387	\$ -	\$ -	\$ -	\$ (266,387)	\$ -	\$ (266,387)
Public safety	13,354	-	-	-	(13,354)	-	(13,354)
Community projects	20,806	-	-	-	(20,806)	-	(20,806)
Planning and zoning	37,433	6,888	-	-	(30,545)	-	(30,545)
Grant expenses	33,967	-	-	-	(33,967)	-	(33,967)
Total governmental activities (See Note 1)	371,947	6,888	-	-	(365,059)	-	(365,059)
Total primary government	\$ 371,947	\$ 6,888	\$ -	\$ -	\$ (365,059)	\$ -	\$ (365,059)
General revenues:							
Taxes:							
Property taxes, levied for general purpose					89,684	-	89,684
Other taxes					286,276	-	286,276
Unrestricted investment earnings					20,710	-	20,710
Miscellaneous					693	-	693
Transfer in from CSLFRF grant fund					230,670	-	230,670
Total general revenues					628,033	-	397,363
Change in net position					262,974	-	32,304
Net position, beginning,					2,770,464	-	2,770,464
Net position, ending					\$ 3,033,438	\$ -	\$ 2,802,768

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



TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Exhibit 3

*Balance Sheet  
Governmental Funds  
June 30, 2023*

	Major Funds			Total Governmental
	General	CSLFRF Grant Project Special Revenue Fund	Social-Emotional Readiness Grant Project Fund	Funds
<b>ASSETS</b>				
Cash and cash equivalents	\$ 1,346,997	\$ -		\$ 1,346,997
Restricted cash	-	40,578		40,578
Taxes receivable, net	469	-		469
Due from other governments	63,064	-		63,064
Total assets	<u>\$ 1,410,530</u>	<u>\$ 40,578</u>	<u>\$ -</u>	<u>\$ 1,451,108</u>
<b>LIABILITIES</b>				
Liabilities:				
Accounts payable and accrued liabilities	\$ 1,821	\$ -		\$ 1,821
Unearned revenue	-	39,948		39,948
Total liabilities	<u>1,821</u>	<u>39,948</u>		<u>41,769</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Prepaid taxes	10	-		10
Unavailable revenue	469	-		469
Total Deferred inflows of resources	<u>479</u>	<u>-</u>		<u>479</u>
<b>FUND BALANCES</b>				
Restricted				
Stabilization by State Statute	63,064	-		63,064
Unassigned	1,345,166	630		1,345,796
Total fund balance	<u>1,408,230</u>	<u>630</u>	<u>-</u>	<u>1,408,860</u>
Total liabilities, deferred inflows of resources, and fund balances.	<u>\$ 1,410,530</u>	<u>\$ 40,578</u>	<u>\$ -</u>	

Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	\$ 1,611,728
Contributions to the pension plan in the current fiscal year are deferred outflows of resources on the Statement of Net Position	53,086
Liabilities for earned revenues considered deferred inflows of resources in fund statements	469
Some liabilities, including installment loans and compensated balances, are not due and payable in the current period and therefore are not reported in the funds.	-
Pension related deferrals	(172)
Accrued interest receivable from taxes is not reported on the funds	83
Net pension liability	(40,616)
Net position of governmental activities	<u>\$ 3,033,438</u>

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

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Exhibit 4

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

	Major Funds			Total Governmental Funds
	General	CSLFRF Grant Project Special Revenue Fund	Social-Emotional Readiness Grant Project Fund	
<b>REVENUES</b>				
Ad valorem taxes	\$ 89,765	\$ -	\$ -	\$ 89,765
Unrestricted intergovernmental	286,276	-	-	286,276
Restricted intergovernmental	-	230,670	-	230,670
Permits and fees	6,888	-	-	6,888
Investment earnings	20,108	602	-	20,710
Miscellaneous	693	-	-	693
Total revenues	403,730	231,272	-	635,002
<b>EXPENDITURES</b>				
Current:				
General government	234,024	-	-	234,024
Public safety	13,354	-	-	13,354
Community projects	20,806	-	-	20,806
Planning and zoning	37,433	-	-	37,433
Capital outlay	1,352	-	-	1,352
Social-Emotional grant payments	-	-	33,967	-
Contingency	-	-	-	-
Total expenditures	306,969	-	33,967	306,969
Excess (deficiency) of revenues over expenditures	96,761	231,272	(33,967)	328,033
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers to/from other funds	196,703	(230,670)	33,967	(33,967)
Appropriated fund balance	-	-	-	-
Net change in fund balance	293,464	602	-	294,066
<b>FUND BALANCE</b>				
Fund balances, beginning	1,114,766	28	-	1,114,794
Fund balances, ending	\$ 1,408,230	\$ 630	\$ -	\$ 1,408,860

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

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Exhibit 5

*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	\$ 294,066
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	(30,262)
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities	19,130
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. Change in unavailable revenue for tax revenues	(81)
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. Pension expense	(19,879)
Total changes in net position of governmental activities	<u>\$ 262,974</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**

	General Fund			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual Amounts	
Revenues:				
Ad valorem taxes	\$ 88,305	\$ 88,305	\$ 89,765	\$ 1,460
Unrestricted intergovernmental	276,300	276,300	286,276	9,976
Permits and fees	3,500	3,500	6,888	3,388
Investment earnings	600	600	20,108	19,508
Miscellaneous	600	600	693	93
Total revenues	369,305	369,305	403,730	34,425
Expenditures:				
Current:				
General government	251,776	251,776	234,024	17,752
Public safety	13,400	13,500	13,354	146
Community projects	22,500	22,500	20,806	1,694
Planning and zoning	47,304	47,304	37,433	9,871
Capital outlay	31,325	31,325	1,352	29,973
Contingency	3,000	2,900	-	2,900
Total expenditures	369,305	369,305	306,969	62,336
Revenues over (under) expenditures	-	-	96,761	96,761
Other financing sources (uses):				
Transfers to other funds	-	-	(33,967)	(33,967)
Transfers from other funds	-	-	230,670	230,670
Appropriated fund balance	-	-	-	-
Total other financing sources (uses)	-	-	196,703	196,703
Net change in fund balance	-	-	293,464	293,464
Fund balance				
Fund balances, beginning			1,114,766	
Fund balances, ending			\$ 1,408,230	

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

**TOWN OF MINERAL SPRINGS, 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 Mineral Springs (the Town) 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 Mineral Springs, North Carolina, in Union County, was incorporated under The General Statutes of The State of North Carolina on August 10, 1999. It is governed by an elected mayor and a six-member council. As required by generally accepted accounting principles, these financial statements present the Town, which has no component units.

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 activities of the overall government. The Town only has governmental type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenue 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 program or function. Indirect expense allocations that have been made in the funds have been reserved for the statement of activities. Program revenues include (a) fees and charges paid by the recipients 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.

*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 required to be accounted for in another fund. The primary revenue sources are ad valorem taxes and State-shared revenues. The primary expenditures are for general government, zoning, public safety, salaries, and professional fees.

Coronavirus State and Local Fiscal Recovery Funds Grant Project Fund – This fund accounts for the transactions related to the American Rescue Plan Funds.

Social-Emotional Readiness Grant Project Fund – This fund accounts for the transactions related to an after school program.

**TOWN OF MINERAL SPRINGS, 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**

**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. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time the 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, including 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. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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 they are 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 to the extent they matured. General capital asset acquisitions are reported as expenditures in government funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

**TOWN OF MINERAL SPRINGS, 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**

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 a 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 Mineral Springs because the tax is levied by the counties and then remitted to and distributed by the State. Most intergovernmental revenues 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 is 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 general revenues.

D. Budgetary Data

The Town's budgets are adopted as required by North Carolina General Statutes. An annual budget is adopted for the general fund. All annual appropriations lapse at fiscal-year end. Project ordinances are adopted for the CSLFRF Grant Project Fund and Social-Emotional Readiness Fund. All budgets are prepared using the modified accrual basis of accounting.

Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the project level for the multi-year fund. Amendments are required for any revisions that alter total expenditures of any fund or that change functional appropriations. All amendments must be approved by the governing board. During the year one immaterial amendment to the original budget was necessary. 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.

TOWN OF MINERAL SPRINGS, 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, Deferred Outflows/Inflows of Resources, 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 Super NOW 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 nonguaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances; and the North Carolina Capital Management Trust (NCCMT). The Town's investments with a maturity of more than one year at acquisition and non-money market investments are reported at fair value. The securities of the NCCMT Government Portfolio, a SEC-registered (2a-7) money market mutual fund, is measured at fair value. The NCCMT – Term Portfolio is a bond fund, has no rating and is measured at fair value. As of June 30, 2020, The Term portfolio has a duration of .15 years. Because the NCCMT Government has a weighted average maturity of less than 90 days, they are presented as an investment with a maturity of less than 6 months.

2. Cash and Cash Equivalents

The Town pools money from both funds to facilitate disbursements and investment and to maximize investment income. The Town maintains a general checking account and money market account for all general fund revenues. The Town considers all cash and investments to be demand deposits and are considered cash and cash equivalents.

3. Restricted Assets

The CSLFRF Grant Project Fund proceeds are classified as restricted.

Governmental Activities		
CSLFRF Grant Project Fund	Unassigned Proceeds	\$ 40,578
Total Restricted Cash		<u>\$ 40,578</u>



**TOWN OF MINERAL SPRINGS, 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 5. These taxes are based on the assessed values as of January 1, 2022.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of any allowance for doubtful accounts. This amount is generally estimated by analyzing the amount of receivables that were written off in prior years.

6. 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: furniture and equipment, \$500.00. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets received prior to June 15, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. 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:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Infrastructure	30
Buildings	50
Improvements	29
Vehicles	6
Furniture and equipment	10
Computer equipment	3

TOWN OF MINERAL SPRINGS, 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

7. Deferred outflows/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 for 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. The Town has one item meeting this criterion, contributions made to the pension plan in the 2023 fiscal year. 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 Town has several items that meet the criterion for this category – property taxes receivable, and deferrals of pension expense that result from the implementation of GASB Statement 68.

8. Long-Term Obligations

In government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities fund type statement of net position. The face amount of debt issued is reported as other financial sources.

9. Compensated Absences

The Town does not provide for vacation or sick pay for its employees.

10. Reimbursements for Pandemic-related Expenditures

In FY 2020-21, the American Rescue Plan Act (ARPA) established the Coronavirus State and Local Fiscal Recovery Funds to support urgent COVID-19 response efforts and replace lost revenue from the eligible state, local, territorial, and tribal governments. The Town was allocated \$270,619 of fiscal recovery funds to be paid in two equal installments. The first installment of \$135,309 was received in July 2021. The second installment was received in August 2022. In 2022, The town amended the original project ordinance to account for spending the funds in accordance with the “Revenue Replacement” category as per US Treasury.

11. Net Position/Fund Balances

Net Position

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

**TOWN OF MINERAL SPRINGS, 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

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:

Non Spendable Fund Balance – this classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

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 nonspendable. 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.

Committed Fund Balance – portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of Town of Mineral Springs’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.

Assigned Fund Balance – portion of fund balance that the Town of Mineral Springs intends to use for specific purposes.

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

**TOWN OF MINERAL SPRINGS, 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

For purposes 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 Town of Mineral Springs has also 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 available fund balance is at least 20% of the budgeted expenditures. Any portion of the general fund balance in excess of 20% of budgeted expenditures may be appropriated for one-time expenditures and may not be used for any purpose that would obligate the Town in a future budget.

12. Pensions

For purposes of measuring the net pension asset, 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 (LGRS) and additions to/deductions from LGRS' fiduciary net position have been determined on the same basis as they are reported by LGRS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Mineral Springs's employer contributions are recognized when due and the Town of Mineral Springs has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGRS. Investments are reported at fair value.

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

A. Significant Violations of Finance-Related Legal and Contractual Provisions

None

1. Noncompliance with North Carolina General Statutes

None

2. Contractual Violations

None

B. Deficit in Fund Balance or Net Assets of Individual Funds

None

C. Excess of Expenditures Over Appropriations

None

**TOWN OF MINERAL SPRINGS, 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 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 unit'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 agent 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 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 the 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 collateralize public deposits under the Pooling Method. The Town has no formal 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.

At June 30, 2023, the Town's deposits had a carrying amount of \$469,211 and a bank balance of \$473,188. Of the bank balances, \$250,000 was covered by federal depository insurance. The remaining \$223,188 was covered by collateral held under the pooling method.

**2. Investments**

At June 30, 2023, the Town of Mineral Springs had \$918,364 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.

**TOWN OF MINERAL SPRINGS, NORTH CAROLINA**

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

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

3. Taxes Receivable – Allowance For Doubtful Accounts

The amounts presented in Exhibit 1, the Combined Balance Sheet, are net of the following allowances for doubtful accounts:

General Fund:	
Taxes Receivable	\$ 700
Allowance for Doubtful Accounts	(231)
Taxes receivable, net	\$ 469

Capital Assets

**Primary Government**

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

	Beginning Balances	Increases	Decreases	Ending Balances
<b>Capital assets not being depreciated:</b>				
Land	\$ 812,250	\$ -	\$ -	\$ 812,250
Total not being depreciated	812,250	-	-	812,250
<b>Capital assets being depreciated:</b>				
Computer equipment	7,897	-	-	7,897
Buildings	692,457	-	-	692,457
Infrastructure	369,799	-	-	369,799
Furniture, equipment, and other	82,847	1,352	-	84,199
Total being depreciated	1,153,000	1,352	-	1,154,352
<b>Less accumulated depreciation for:</b>				
Computer equipment	7,296	-	-	7,296
Buildings	173,652	13,694	-	187,346
Infrastructure	79,610	12,327	-	91,937
Furniture, equipment, and other	62,702	5,593	-	68,295
Total accumulated depreciation	323,260	31,614	-	354,874
Total capital assets being depreciated, net	829,740			799,478
<b>Governmental activity capital assets, net</b>	\$ 1,641,990			\$ 1,611,728

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

General Government	\$ 17,526
Community Projects	14,088
Total depreciation expense	\$ 31,614

**TOWN OF MINERAL SPRINGS, 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 Mineral Springs 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 Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Financial Report 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. 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 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 MINERAL SPRINGS, 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**

*Contributions.* Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. Town of Mineral Springs 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 Mineral Springs's contractually required contribution rate for the year ended June 30, 2023, was 17.07% for general employees, 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 Mineral Springs were \$19,130 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.

***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 \$40,616 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022. The total pension liability used to calculate the net pension liability 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 update 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 (measurement date), the Town's proportion was 0.00078%, which was an increase of 0.00001% from its proportion measured as of June 30, 2021.



**TOWN OF MINERAL SPRINGS, NORTH CAROLINA**

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

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

For the year ended June 30, 2023, the Town recognized pension expense of \$19,879. 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	\$ 1,750	\$ 172
Changes of assumptions	4,053	-
Net difference between projected and actual earnings on pension plan investments	13,425	-
Changes in proportion and differences between employer employer contributions and proportionate share of contributions	14,728	-
Employer contributions subsequent to the measurement date	19,130	-
	\$ 53,086	\$ 172

\$19,130 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ended June 30, 2024. 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	\$ 13,111
2025	10,251
2026	4,026
2027	6,396
2028	-
Thereafter	-
	\$ 33,784

*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
Investment rate of return	6.50 percent, net of pension plan investment expense, including inflation

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

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

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

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, 2021 valuation were based on the results of an actuarial experience study for the period January 1, 2011 through December 31, 2015.

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, 2021 are summarized in the following table:

<b><u>Asset Class</u></b>	<b><u>Target Allocation</u></b>	<b><u>Long-Term Expected Real Rate of Return</u></b>
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%
	<u>100.0%</u>	

**TOWN OF MINERAL SPRINGS, NORTH CAROLINA**

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

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

The information above is based on 30-year expectations developed with the consulting actuary for the 2018 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.

*Discount rate.* The discount rate used to measure the total pension liability was 7.00%. 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’s proportionate share of the net pension asset to changes in the discount rate.* The following presents the Town’s proportionate share of the net pension asset calculated using the discount rate of 6.5 percent, as well as what the Town’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 (5.5 percent) or one percentage point higher (7.5 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)	\$ 73,311	\$ 40,618	\$ 13,678

*Pension plan fiduciary net position.* Detailed 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.

b. *Other Post-Employment Benefits*

The Town of Mineral Springs does not provide any post-employment benefits to retired or former employees.

**TOWN OF MINERAL SPRINGS, 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**

2. Deferred Outflows and Inflows of Resources

The Town has several deferred outflows of resources.

Deferred outflows of resources is comprised of the following:

<b>Source</b>	<b>Amount</b>
Difference between expected and actual experiences	\$ 1,750
Changes in assumptions	4,053
Net difference between projected and actual earnings on pension plan investments	13,425
Changes in proportion and differences between employer contributions and proportionate share of contributions	14,728
Employer contributions subsequent to the measurement date	19,130
<b>Total</b>	<b>\$ 53,086</b>

Deferred inflows of resources at year-end is comprised of the following:

	Statement of Net Position	General Fund Balance Sheet
Prepaid taxes (General Fund)	\$ 10	\$ 10
Taxes receivable (General Fund)	-	469
<b>Total</b>	<b>\$ 10</b>	<b>\$ 479</b>

3. Risk Management:

The Town is exposed to various risks of loss related to torts; theft of, or damage to, and destruction of assets, including flood insurance; errors and omissions; injuries to employees; and natural disasters. The Town carries commercial insurance for all risks of loss. As required by general statute, the Town carries surety bonds on its financial officer of \$50,000 and \$10,000 for the tax collector and clerk/planning director. The Town also carries flood insurance.

4. Claims, Judgments and Contingent Liabilities

The Town is not currently involved in any lawsuits, and thus no accruals to the financial statements is necessary.

**TOWN OF MINERAL SPRINGS, NORTH CAROLINA**

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

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

5. Interfund Balances and Transfer Activity

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

From the CSLFRF Fund to the General Fund as revenue replacements	\$ 230,670
From the General Fund to the Social-Emotional Readiness Fund	33,967
Total	\$ 264,637

6. 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	\$ 1,408,230
Less:	
Stabilization by State Statute	63,064
Capital projects	-
Unassigned	1,345,166

The Town of Mineral Springs 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 available fund balance is at least equal to or greater than 20% of budgeted expenditures.

NOTE 4- **RELATED PARTY TRANSACTIONS**

None.

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

The Town may be subject to various lawsuits. In the opinion of the Town’s management and legal council, the ultimate effect of any of these legal matters will not have a material effect on the Town’s financial position.

NOTE 6- **DATE OF MANAGERMENTS’ REVIEW**

In preparing the financial statements, the Town of Mineral Springs has evaluated events and transactions for potential recognition or disclosure through November 28, 2023, the date that the financial statements were available to be issued.

<b>REQUIRED SUPPLEMENTARY FINANCIAL DATA</b>
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- Schedule of Proportionate Share of Net Pension Asset for Local Government Employees' Retirement System.
- Schedule of contributions to Local Government Employees' Retirement System.

**TOWN OF MINERAL SPRINGS, NORTH CAROLINA** *Schedule 1*  
*Town of Mineral Springs's Proportionate Share of Net Pension Liability (Asset)*  
*Required Supplementary Information*  
*Last Ten Fiscal Years*

*Local Government Employees' Retirement System*

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Mineral Spring's proportion of the net pension liability (asset) (%)	0.000720%	0.000780%	0.000770%	0.000880%	0.000990%	0.001080%	0.001180%	0.001330%
Mineral Spring's proportion of the net pension liability (asset) (\$)	\$ 40,618	\$ 27,515	\$ 24,032	\$ 24,032	\$ 23,485	\$ 16,499	\$ 25,044	\$ 5,969
Mineral Spring's covered-employee payroll	\$ 103,911	\$ 100,888	\$ 102,756	\$ 99,902	\$ 97,140	\$ 95,364	\$ 92,580	\$ -
Mineral Spring's proportion of the net pension liability (asset) as a percentage of its covered-employee payroll	39.09%	27.27%	23.39%	24.06%	24.18%	17.30%	27.05%	#DIV/0!
Plan fiduciary net position as a percentage of the total pension liability	84.14%	95.51%	88.61%	90.86%	91.63%	94.18%	91.47%	98.09%
	<u>2015</u>	<u>2014</u>						
Mineral Spring's proportion of the net pension liability (asset) (%)	0.001390%	0.001500%						
Mineral Spring's proportion of the net pension liability (asset) (\$)	\$ (7,672)	\$ 18,081						
Mineral Spring's covered-employee payroll	\$ 87,021	\$ 82,020						
Mineral Spring's proportion of the net pension liability (asset) as a percentage of its covered-employee payroll	-8.82%	22.04%						
Plan fiduciary net position as a percentage of the total pension liability	102.64%	94.35%						

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Schedule 2

*Town of Mineral Springs's Contributions  
Required Supplementary Information  
Last Ten Fiscal Years*

*Local Government Employees' Retirement System*

	<u>2023</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 19,130	\$ 17,742	\$ 15,938	\$ 14,224	\$ 12,596	\$ 11,386	\$ 11,396	\$ 10,526
Contributions in relation to the contractually required contribution	\$ 19,130	\$ 17,742	\$ 15,938	\$ 14,224	\$ 12,596	\$ 11,386	\$ 11,396	\$ 10,526
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Mineral Spring's covered-employee payroll	107,036	103,911	100,888	102,756	99,902	97,140	95,364	92,580
Contributions as a percentage of covered-employee payroll	17.87%	17.07%	15.80%	13.84%	12.61%	11.72%	11.95%	11.37%
	<u>2015</u>	<u>2014</u>						
Contractually required contribution	\$ 10,579	\$ 10,242						
Contributions in relation to the contractually required contribution	\$ 10,579	\$ 10,242						
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>						
Mineral Spring's covered-employee payroll	89,880	87,021						
Contributions as a percentage of covered-employee payroll	11.77%	11.77%						



**SUPPLEMENTAL STATEMENTS**

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Statement 1  
Page 1 of 2

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

	Budget	Actual	Variance Positive (Negative)
<b>Revenues:</b>			
Ad valorem taxes:			
Taxes	\$ 88,305	\$ 89,377	\$ 1,072
Penalties and interest	-	388	388
Total	88,305	89,765	1,460
Unrestricted intergovernmental:			
Local option sales taxes	33,000	38,760	5,760
Telecommunications sales tax	2,500	2,362	(138)
Utility sales tax	208,000	209,641	1,641
Piped natural gas tax	1,300	1,779	479
Video programming	18,500	17,767	(733)
Beer and wine tax	13,000	14,342	1,342
Sales tax refund	-	1,625	1,625
Total	276,300	286,276	9,976
Permits and fees:			
Zoning permits	3,500	6,888	3,388
Total	3,500	6,888	3,388
Investment earnings	600	20,108	19,508
Other:			
Miscellaneous	600	693	93
Total	600	693	93
Total revenues	369,305	403,730	34,425
<b>Expenditures:</b>			
General government:			
Salaries and employee benefits	149,264	145,178	4,086
Other operating expenditures	102,512	88,846	13,666
Capital outlay	-	-	-
Total	251,776	234,024	17,752
Public safety:			
Fire protection	12,000	12,000	-
Street lights	1,500	1,354	146
Capital outlay	-	-	-
Total	13,500	13,354	146

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Statement 1

Page 2 of 2

General Fund

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

**Expenditures:**

Community Projects:			
Other operating expenditures	22,500	20,806	1,694
Capital outlay	-	-	-
Total	<u>22,500</u>	<u>20,806</u>	<u>1,694</u>
Planning and Zoning:			
Other operating expenditures	47,304	37,433	9,871
Capital outlay	-	-	-
Total	<u>47,304</u>	<u>37,433</u>	<u>9,871</u>
Capital outlay	<u>31,325</u>	<u>1,352</u>	<u>29,973</u>
Contingency	<u>2,900</u>	<u>-</u>	<u>2,900</u>
Total expenditures	<u>369,305</u>	<u>306,969</u>	<u>62,336</u>
Revenues over (under) expenditures	<u>-</u>	<u>96,761</u>	<u>96,761</u>
Other financing sources (uses):			
Transfers to other funds	-	(33,967)	(33,967)
Transfers from other funds	-	230,670	230,670
Appropriated fund balance	-	-	-
Total	<u>-</u>	<u>196,703</u>	<u>196,703</u>
Net change in fund balance	<u><u>-</u></u>	<u>293,464</u>	<u>293,464</u>
Fund balance, beginning		<u>1,114,766</u>	
Fund balance, ending		<u><u>\$ 1,408,230</u></u>	

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Statement 2  
Page 1 of 1

CSLFRF – Grant Project Special Revenue Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
From Inception and For the Fiscal Year Ended June 30, 2023

	Project Authorization	Prior Year	Actual Current Year	Total to Date	Variance Positive (Negative)
<b>Revenues:</b>					
ARP Funds	\$ 270,619	\$ -	\$ 230,670	\$ 230,670	\$ 39,949
Investment earnings	-	28	602	630	630
Total Revenues	270,619	28	231,272	231,300	39,319
<b>Expenditures:</b>					
General Government					
Unassigned ARP Expenditures	270,619	-	-	-	270,619
Total Expenditures	270,619	-	-	-	270,619
<b>Other financing sources (uses):</b>					
Transfer out - General fund	-	-	(230,670)	(230,670)	230,670
Total other financing sources (uses):	-	-	(230,670)	(230,670)	230,670
Revenues and other sources over (under) expenditures	-	28	602	630	(630)
Fund balance, beginning			28		
Fund Balance, Ending			\$ 630		

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Statement 3  
Page 1 of 1

*Social-Emotional Readiness Grant Project Special Revenue Fund*  
*Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual*  
*From Inception and For the Fiscal Year Ended June 30, 2023*

	Project Authorization	Prior Year	Actual Current Year	Total to Date	Variance Positive (Negative)
<b>Revenues:</b>					
Investment earnings	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-
Total Revenues	-	-	-	-	-
<b>Expenditures:</b>					
Social-Emotional Readiness	56,194	-	33,967	33,967	22,227
Total Expenditures	56,194	-	33,967	33,967	22,227
<b>Other financing sources (uses):</b>					
Transfer in - General fund	56,194	-	33,967	33,967	22,227
Total other financing sources (uses):	56,194	-	33,967	33,967	22,227
Revenues and other sources over (under) expenditures	-	-	-	-	-
Fund balance, beginning			-		
Fund Balance, Ending			\$ -		

## **OTHER SCHEDULES**

This section contains additional information required on property taxes.

- Schedule of Ad Valorem Taxes Receivable
- Analysis of Current Tax Levy

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Schedule 2

Schedule of Ad Valorem Taxes Receivable  
June 30, 2023

Fiscal Year	Uncollected Balance June 30, 2022	Additions	Collections And Credits	Uncollected Balance June 30, 2023
2022-2023	\$ -	\$ 89,087	\$ 88,792	\$ 295
2021-2022	200	127	193	134
2020-2021	142	123	129	136
2019-2020	137	-	67	70
2018-2019	63	-	52	11
2017-2018	65	-	59	6
2016-2017	66	-	59	7
2015-2016	22	-	13	9
2014-2015	26	-	7	19
2013-2014	21	-	7	14
2012-2013	9	-	9	-
	\$ 751	\$ 89,337	\$ 89,387	\$ 701
Less allowance for uncollectible accounts:				
General fund				(231)
Ad valorem taxes receivable - net				\$ 470
<u>Reconciliation to revenues:</u>				
Ad valorem taxes - General Fund				\$ 89,765
Reconciling items:				
Penalties and interest				(388)
Miscellaneous				-
Taxes written off				10
Subtotal				(378)
Total collections and credits				\$ 89,387

TOWN OF MINERAL SPRINGS, NORTH CAROLINA

Schedule 3

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

	City - Wide		Total Levy		
	Property Valuation	Rate	Total Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current rate	\$ 422,176,190	0.021	\$ 88,657	\$ 80,373	\$ 8,284
Discoveries - current and prior years	2,127,381		447	447	
Releases	\$ (81,190)	0.021	\$ (17)	(17)	
Total property valuation	<u>\$ 424,222,381</u>				
Net levy			89,087	80,803	8,284
Uncollected taxes at June 30, 2023			(295)	(295)	-
Current year's taxes collected			<u>\$ 88,792</u>	<u>\$ 80,508</u>	<u>\$ 8,284</u>
Current levy collection percentage			<u>99.67%</u>	<u>99.63%</u>	<u>100.00%</u>



**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  
and Members of the Town Council  
Town of Mineral Springs, North Carolina

I 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 Mineral Springs, 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 Mineral Springs, North Carolina's basic financial statements, and have issued my report thereon dated November 28, 2023.

**Report on Internal control over Financial Reporting**

In planning and performing my audit of the financial statements, we considered the Town of Mineral Springs, North Carolina's internal control over financial reporting (internal control) 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 Mineral Springs, North Carolina's internal control. Accordingly, we do not express an opinion on the effectiveness for the Town of Mineral Springs, North Carolina'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.

My consideration of 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 my audit I did not identify any deficiencies in internal control that I 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 Mineral Springs, North Carolina's financial statements are free from 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 my audit, and accordingly, I 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 the scope of my testing of internal control and compliance and the results of that testing, and not 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 Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Kendra J. Gangal, CPA*

Kendra J. Gangal, CPA  
Charlotte, NC 28277  
November 28, 2023

# MEMO

**To: Mineral Springs Town Council**  
**From: Rick Becker**  
**Date: January 30, 2024**  
**Subject: Final Closeout of ARPA/CSLFRF Grant Project Ordinance**

Council first adopted O-2021-02 on August 12, 2021 to appropriate and spend Coronavirus State and Local Fiscal Recovery Fund (CSLFRF) revenues provided to the town by the US Treasury under the American Rescue Plan Act (ARPA). The town's total CSLFRF allotment was \$270,618.75.

Amendments to the Final Rule adopted by Treasury allowed small municipalities to utilize up to \$10 million in CSLFRF revenues for "Revenue Replacement" purposes, authorizing these funds to be used by municipalities for virtually any General Government purpose. Under the Rule, one way to use the funds is for a municipality to reimburse itself for certain expenditures made beginning on March 3, 2021, including staff salaries and eligible benefits. Once those CSLFRF funds are utilized for these reimbursements, they become part of the municipality's General Fund and the obligation to spend the federal dollars has been met.

Council adopted O-2022-01 on October 13, 2022, reimbursing itself for salary and benefit expenditures from March 3, 2021 through September 30, 2022. The total amount of reimbursement made through this salary supplanting process was \$230,669.86, leaving a balance of \$39,948.89 in the CSLFRF Special Revenue Fund.

Project Ordinance O-2023-05, attached, authorizes transfer of that final \$39,948.89 to the General Fund and thereby closes out the original project ordinance. You can see that staff salaries and benefits from October 1, 2022 through December 31, 2022 (with certain "pension deposits" and FICA employer contributions disallowed) are being reimbursed by this ordinance, as well as a final \$3,050.91 of the Finance Officer's salary for January 2023 for a total of \$39,948.89. After adoption of O-2023-05, all CSLFRF revenues will have been transferred to the General Fund as "Revenue Replacement" dollars and the US Treasury requirements will have been met. The finance officer will still need to file annual reports to the US Treasury every April through 2027, but the 2025, 2026, and 2027 reports will reflect zero additional expenditures because the April 2023 and April 2024 reports will have reflected expenditure of the town's entire \$270,618.75 CSLFRF allocation.

Salaries Subject to Supplanting for ARPA: 10/1/2022-12/31/2022 - Q4 2022

10/1/2022 through 12/31/2022

1/30/2024

Page 1

Date	Num	Description	Memo	Category	Amount
10/28/2022	EFT	...Paychex	Salary 10/22 (FY2022)	Office:Clerk	-3,198.82
			10/22 (FY2022)	Office:Deputy Clerk	-892.50
			Salary 10/22 (FY2022)	Office:Finance Officer	-2,955.36
			Salary 10/22 (FY2022)	Planning:Administration:Salaries	-2,765.48
10/31/2022	EFT	...NC State Treasurer	10/22 LGERS contribution ...	Office:Clerk	-204.18
			10/22 LGERS contribution ...	Office:Finance Officer	-188.64
			10/22 LGERS contribution ...	Planning:Administration:Salaries	-176.52
<b>10/1/2022 - 10/31/2022</b>					<b>-10,381.50</b>
11/29/2022	EFT	...Paychex	Salary 11/22 (FY2022)	Office:Clerk	-3,198.82
			11/22 (FY2022)	Office:Deputy Clerk	-1,164.50
			Salary 11/22 (FY2022)	Office:Finance Officer	-2,955.36
			Salary 11/22 (FY2022)	Planning:Administration:Salaries	-2,765.48
<b>11/1/2022 - 11/30/2022</b>					<b>-10,084.16</b>
12/1/2022	EFT	...NC State Treasurer	11/22 LGERS contribution ...	Office:Clerk	-204.18
			11/22 LGERS contribution ...	Office:Finance Officer	-188.64
			11/22 LGERS contribution ...	Planning:Administration:Salaries	-176.52
12/29/2022	EFT	...Paychex	Salary 12/22 (FY2022)	Office:Clerk	-3,198.82
			12/22 (FY2022)	Office:Deputy Clerk	-922.25
			Salary 12/22 (FY2022)	Office:Finance Officer	-2,955.36
			Salary 12//22 (FY2022)	Planning:Administration:Salaries	-2,765.48
<b>12/1/2022 - 12/31/2022</b>					<b>-10,411.25</b>
<b>OVERALL TOTAL</b>					<b>-30,876.91</b>
<b>TOTAL INFLOWS</b>					<b>0.00</b>
<b>TOTAL OUTFLOWS</b>					<b>-30,876.91</b>
<b>NET TOTAL</b>					<b>-30,876.91</b>

# Gross Benefits Subject to Supplanting for ARPA: Q4 2022

10/1/2022 through 1/3/2023

1/30/2024

Page 1

Date	Num	Description	Memo	Category	Amount
10/25/2022	6478	...Municipal Insurance Trust Of NC	10/22 (FY2022)	Emp:Benefits:Life	-60.80
			10/22 (FY2022)	Emp:Benefits:Dental	-76.00
10/28/2022	EFT	...Paychex	FY2022	Emp:Benefits:Vision	-14.00
			FY2022	Emp:FICA:Soc Sec	-713.76
			FY2022	Emp:FICA:Med	-166.92
10/31/2022	EFT	...NC State Treasurer	10/22 employer contribution FY2022	Emp:Benefits:NCLGE...	-1,594.15
<b>10/1/2022 - 10/31/2022</b>					<b>-2,625.63</b>
11/21/2022	6500	...Municipal Insurance Trust Of NC	12/22 (FY2022)	Emp:Benefits:Life	-60.80
			12/22 (FY2022)	Emp:Benefits:Dental	-76.00
			12/22 (FY2022)	Emp:Benefits:Vision	-14.00
11/29/2022	EFT	...Paychex	FY2022	Emp:FICA:Soc Sec	-730.62
			FY2022	Emp:FICA:Med	-170.87
<b>11/1/2022 - 11/30/2022</b>					<b>-1,052.29</b>
12/1/2022	EFT	...NC State Treasurer	11/22 employer contribution FY2022	Emp:Benefits:NCLGE...	-1,594.15
12/29/2022	EFT	...Paychex	FY2022	Emp:FICA:Soc Sec	-715.60
			FY2022	Emp:FICA:Med	-167.35
<b>12/1/2022 - 12/31/2022</b>					<b>-2,477.10</b>
1/3/2023	EFT	...NC State Treasurer	12/22 employer contribution FY2022	Emp:Benefits:NCLGE...	-1,594.15
<b>1/1/2023 - 1/3/2023</b>					<b>-1,594.15</b>
<b>OVERALL TOTAL</b>					<b>-7,749.17</b>
<b>TOTAL INFLOWS</b>					<b>0.00</b>
<b>TOTAL OUTFLOWS</b>					<b>-7,749.17</b>
<b>NET TOTAL</b>					<b>-7,749.17</b>

## Salaries With Accrued Pension Liability Disallowed: Q4 2022

10/1/2022 through 1/3/2023

1/30/2024

Page 1

Date	Num	Description	Memo	Category	Amount
10/28/2022	EFT...Paychex		Salary 10/22 (FY2022)	Office:Clerk	-3,198.82
			Salary 10/22 (FY2022)	Office:Finance Officer	-2,955.36
			Salary 10/22 (FY2022)	Planning:Administration:Salaries	-2,765.48
10/31/2022	EFT...NC State Treasu...	10/22 LGERS contribution FY2...		Office:Clerk	-204.18
		10/22 LGERS contribution FY2...		Office:Finance Officer	-188.64
		10/22 LGERS contribution FY2...		Planning:Administration:Salaries	-176.52
<b>10/1/2022 - 10/31/2022</b>					<b>-9,489.00</b>
11/29/2022	EFT...Paychex		Salary 11/22 (FY2022)	Office:Clerk	-3,198.82
			Salary 11/22 (FY2022)	Office:Finance Officer	-2,955.36
			Salary 11/22 (FY2022)	Planning:Administration:Salaries	-2,765.48
<b>11/1/2022 - 11/30/2022</b>					<b>-8,919.66</b>
12/1/2022	EFT...NC State Treasu...	11/22 LGERS contribution FY2...		Office:Clerk	-204.18
		11/22 LGERS contribution FY2...		Office:Finance Officer	-188.64
		11/22 LGERS contribution FY2...		Planning:Administration:Salaries	-176.52
12/29/2022	EFT...Paychex		Salary 12/22 (FY2022)	Office:Clerk	-3,198.82
			Salary 12/22 (FY2022)	Office:Finance Officer	-2,955.36
			Salary 12/22 (FY2022)	Planning:Administration:Salaries	-2,765.48
<b>12/1/2022 - 12/31/2022</b>					<b>-9,489.00</b>
1/3/2023	EFT...NC State Treasu...	12/22 LGERS contribution FY2...		Office:Clerk	-204.18
		12/22 LGERS contribution FY2...		Office:Finance Officer	-188.64
		12/22 LGERS contribution FY2...		Planning:Administration:Salaries	-176.52
<b>1/1/2023 - 1/3/2023</b>					<b>-569.34</b>
<b>OVERALL TOTAL</b>					<b>-28,467.00</b>
<b>TOTAL INFLOWS</b>					<b>0.00</b>
<b>TOTAL OUTFLOWS</b>					<b>-28,467.00</b>
<b>NET TOTAL</b>					<b>-28,467.00</b>

Under ARPA rules, accrued liability is considered "excess pension" and is disallowed for the purposes of salary and benefit supplanting.

The accrued LGERS pension liability percentage is 4.7%. Therefore,  $0.47 \times \$28,467.00$ , or **\$1,337.95** is disallowed.

Elected Official FICA Payments Disallowed: - Q4 2022

10/1/2022 through 12/31/2022

1/30/2024

Page 1

Date	Num	Description	Memo	Category	Amount
10/28/2022	EFT	...Paychex	Salary 10/22 (FY2022)	Office:Mayor	-500.00
			Salary 10/22 (FY2022)	Office:Council	-1,200.00
<b>10/1/2022 - 10/31/2022</b>					<b>-1,700.00</b>
11/29/2022	EFT	...Paychex	Salary 11/22 (FY2022)	Office:Mayor	-500.00
			Salary 11/22 (FY2022)	Office:Council	-1,200.00
<b>11/1/2022 - 11/30/2022</b>					<b>-1,700.00</b>
12/29/2022	EFT	...Paychex	Salary 12//22 (FY2022)	Office:Mayor	-500.00
			Salary 12//22 (FY2022)	Office:Council	-1,200.00
<b>12/1/2022 - 12/31/2022</b>					<b>-1,700.00</b>
<b>OVERALL TOTAL</b>					<b>-5,100.00</b>
<b>TOTAL INFLOWS</b>					<b>0.00</b>
<b>TOTAL OUTFLOWS</b>					<b>-5,100.00</b>
<b>NET TOTAL</b>					<b>-5,100.00</b>

Mayor and Council salaries are not being supplanted for ARPA "revenue replacement" purposes. Therefore, the FICA employer payments of 7.65% based on those salaries are disallowed.

Disallowed FICA payments for the period Q4-2002: \$5,100.00 x 0.0765 = **\$390.15**.

## Remaining Salary Subject to Supplanting for ARPA 1/1/2023-1/31/23

1/4/2023 through 1/31/2023

1/30/2024

Page 1

Date	Num	Description	Memo	Category	Amount
1/30/2023	EFT	...Paychex	Salary 1/23 (FY2022)	Office:Finance Officer	-2,955.36
1/31/2023	EFT	...NC State Treasurer	1/23 LGERS contribution FY2...	Office:Finance Officer	-188.64
<b>1/4/2023 - 1/31/2023</b>					<b>-3,144.00</b>
<b>OVERALL TOTAL</b>					<b>-3,144.00</b>
<b>TOTAL INFLOWS</b>					<b>0.00</b>
<b>TOTAL OUTFLOWS</b>					<b>-3,144.00</b>
<b>NET TOTAL</b>					<b>-3,144.00</b>

Final Salary Supplanting calculation:

1. Q4 2022 salaries to be supplanted:				\$30,876.91
2. Q4 2022 benefits to be supplanted:				
Less excess pension disallowed:	Gross	\$7,749.17		
Less elected officials' FICA disallowed:		\$1,337.95		
		\$390.15		
	Net	\$6,021.07		\$6,021.07
3. Salaries & Benefits supplanted Q4-2022:				\$36,897.98
4. Remaining SLFRF revenues not supplanted:				<b>\$39,948.89</b>
5. Amount of salary from Q1-2023 to be supplanted:				\$3,050.91



STATE OF NORTH CAROLINA  
TOWN OF MINERAL SPRINGS

**AN ORDINANCE AMENDING AND CLOSING OUT O-2021-02: TO  
COMPLETE APPROPRIATION AND EXPENDITURE OF FEDERAL  
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUND (CSLFRF)  
REVENUES UNDER H.R. 1319, THE AMERICAN RESCUE PLAN ACT OF 2021  
(ARPA)  
O-2023-05**

BE IT ORDAINED by the town council of the Town of Mineral Springs, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted, amending Grant Project Ordinance O-2021-02, adopted on August 12, 2021:

**Section 1:** This ordinance is to establish a budget for a project or projects to be funded by the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF) revenues of H.R. 1319 American Rescue Plan Act of 2021 (ARPA). The Town of Mineral Springs has received the full allocation CSLFRF revenues in the amount of \$270,618.75. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

**Section 2:** The town has elected to take the standard allowance, as authorized by CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF revenues for the provision of Revenue Replacement. Specifically, this ordinance authorizes reimbursement for salaries and benefits paid from October 1, 2022 through December 31, 2022 and for only the portion



authorized by the US Treasury Department's Final Rule governing those CSLFRF revenues and transferred to the General Fund of the Town of Mineral Springs, leaving a balance of \$0.00 in the CSLFRF Special Revenue Fund.

**Section 8:** Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and the Municipal Clerk.

**Section 9:** The Finance Officer shall continue to make annual reports to the US Treasury Department on the expenditure of CSLFRF revenues through December 31, 2026 as required by the American Rescue Plan Act until this reporting requirement is satisfied.

**ADOPTED** this 8th day of February, 2024.

\_\_\_\_\_  
Frederick Becker III, Mayor

Attest:

\_\_\_\_\_  
Vicky A. Brooks, CMC, Clerk



Town of Mineral Springs  
Town Clerk / Zoning Administrator  
Vicky Brooks  
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Mineral Springs, NC 28108  
704-289-5331  
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# MEMO

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To: Town Council  
From: Vicky Brooks  
Date: January 30, 2024  
Re: Agenda Item 6 Discussion and Consideration of a Nuisance Ordinance

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Councilman Muller requested this item to be placed on the agenda for council discussion.

On October 13, 2016 during a town council work session held at a special meeting, Zoning Administrator Vicky Brooks reported on the proposed nuisance ordinance survey results from 21.5% of the town residents, which was followed by council discussion. The following is an excerpt from the October 13, 2016 meeting minutes of that meeting:

1. Any accumulation of trash, garbage, food waste and other trash which is the result of the absence of, or overflowing of, or improperly closed trash or garbage containers that attracts or is likely to attract mice and rats, flies and mosquitoes or other pests.
  - Survey Responses: 77% - very important; 9% - do not want; 3% - not important and 11% - somewhat important.
  - Meeting Discussion:
    - Accumulation is a health hazard and a major concern and respondents felt so as well
    - High priority on the list that keeps all of our people safe.
    - Highest citizen response in the "very important" category.
    - Health hazard or disease potential should not be underestimated.
  
2. An open place, collection, storage place or concentration of combustible items such as mattresses, boxes, paper, automobile tires, garbage, trash, refuse, brush, old clothes, rags or any other combustible materials collection.
  - Survey Responses: 75% - very important; 9% - do not want; 4% - not important and 12% - somewhat important.
  - Meeting Discussion:
    - Very high on the list of respondents.
    - Accumulation is a health hazard and in addition these things could just burst into fire at anytime with the right conditions creating an environmental hazard.
    - There is still an electronics hut at the Parkwood dump where you can easily dispose of old televisions, etc.

3. Any weeds or other vegetation having an overall height of more than eighteen (18) inches above the surrounding ground provided that the following shall not be considered to be a part of this condition: trees and ornamental shrubs; cultured plants; natural vegetation on undeveloped property that is not a threat to the character of surrounding properties; and flowers and growing and producing vegetable plants.
  - Survey Responses: 43% - very important; 25% - somewhat important; 16% - not important; and 16% - do not want.
  - Meeting Discussion:
    - Change eighteen (18) inches to twenty-four (24) inches.
    - Add “including hay production” at the end.
4. An open storage place for old worn out, broken or discarded machinery, car parts, junk, tire rims, furniture, stoves, refrigerators, appliances, cans and containers, household goods, plumbing or electrical fixtures, old rusty metal, fencing materials or other similar materials.
  - Survey Responses: 72% - very important; 13% - somewhat important; 5% - not important; and 10% - do not want.
  - Meeting Discussion:
    - High on the list of respondents.
    - Define and clarify what an “open storage place” is; possibly add dimensions and specifications to the location (i.e. front yard, back yard, out of public view) of the storage.
    - Ornamental (i.e. old tractors, agricultural-type pieces, wheelbarrows, memorabilia, antiques, etc.) items would be excluded, but old refrigerators should not be excluded.
    - Zoning can eliminate some of these items under certain conditions; however, zoning cannot actually have things removed in the manner that a nuisance ordinance can.
    - Discussions regarding violation schedule notifications, etc. will be forthcoming.
5. Any accumulation of garbage, rubbish, trash, or junk causing or threatening to cause a fire hazard.
  - Survey Responses: 75% - very important; 13% - somewhat important; 3% - not important; and 9% - do not want.
  - Meeting Discussion:
    - Number five is a replication of number two; it met the same weight with respondents proving people read the questions carefully. The responses were identical to those in two, because they were basically identical provisions.
    - Add “fire hazard” to number two and eliminate number five.
6. A collection place for lumber, bricks, blocks, nails, building hardware, roofing materials, scaffolding, masonry materials, electrical supplies or materials, plumbing supplies or materials, heating and air conditions supplies or materials or any other type of old or unusable building supplies (especially those with nails, staples or sharp objects and edges) unless such conditions are temporary in nature and cause by a current construction project in progress pursuant to a lawfully issued building permit.
  - Survey Responses: 55% - very important; 23% - somewhat important; 10% - not important; and 12% do not want.
  - Meeting Discussion:

- Council wants more research done on this item. What could the exceptions be for a person with a legitimate home occupation such as a contractor/landscaper who is storing in a responsible fashion/well organized that isn't visible from the road? Is there a way to better define "public view"? Should it be view from a public road? What about neighborhoods where the backyards back up to each other?
  - The concept of this regulation is good, but without it being so vague.
7. Any building or other structure which has been burned, partially burned or otherwise partially destroyed and which is unsightly or hazardous to the safety of any person, is a continuing fire hazard or which is structurally unsound to the extent that the Code Administrator or his designee can reasonable determine that there is a likelihood of personal or property injury to any person or property entering the premises.
- Survey Responses: 76% - very important; 13% - somewhat important; 2% - not important; and 9% - do not want.
  - Meeting Discussion:
    - If N-Focus believes this is something a nuisance ordinance can enforce without a building code enforcement department it does allow at least some mitigation of certain dilapidated structures; it seems like a good way to tackle some of the problems that can't be tackled any other way. This is an area for study.
    - It should be noted if a property owner does not comply, it would be the town hiring a contractor to go in [to do the work], which could be costly; the town will be paying the bill and then a lien could be put on the property. There was a question of if the person had the financial ability to pay if it would be handled differently; guidance will be sought from Attorney Griffin. Reimbursement from the property owner may be able to be collected through the North Carolina debt set-off; this is another area of study.
8. A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish.
- Survey Responses: 33% - very important; 34% - somewhat important; 17% - not important; and 16% - do not want.
  - Meeting Discussion:
    - A lot of people compost and piles can be fairly large sitting a long time.
    - Delete number eight.
9. Nuisance vehicle: A vehicle on public or private property that is determined and declared to be a health or safety hazard, a public nuisance, and unlawful, including a vehicle found to be: See below:
- a. A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
  - b. A point of heavy growth of weeds or other noxious vegetation which exceeds eight (8) inches in height; or
  - c. In a condition allowing the collection of pools or ponds of water; or
  - d. A concentration of quantities of gasoline, oil, or other flammable or explosive materials as evidenced by odor; or
  - e. An area of confinement which cannot be operated from the inside, such as, but not limited to, trucks or hoods; or
  - f. So situated or located that there is a danger of it falling or turning over; or

- g. A collection of garbage, food waste, animal waste, or any other rotten or putrescent matter of any kind; or
  - h. One which has sharp parts thereof which are jagged or contain sharp edges of metal or glass;
  - i. Any other vehicle specifically declared a health and safety hazard and a public nuisance by the Town Council.
- Survey Responses: 67% - very important; 16% - somewhat important; 5%- not important; and 12% - do not want.
- Meeting Discussion:
- To be consistent with number three – change “eight (8) inches” to “twenty-four (24) inches” under “A point of heavy growth of weeds or other noxious vegetation”.
  - Change “Town Council” to “Code Enforcement Officer” in the last bullet; it should be an objective decision, not one to be made by the town council.

After holding a public hearing in March of 2017, the council adopted a nuisance ordinance and contracted with N•Focus Planning for code enforcement of the nuisance ordinance. Several residents spoke during the public hearing. One of the most popular comments addressed the unsightly downtown area; some comments referred to the town becoming like an HOA; and there were some that were in favor of the nuisance ordinance. (The specific comments can be found online at [www.mineralspringsnc.com](http://www.mineralspringsnc.com) in the March 9, 2017 town council minutes).

Following is the list of violations the council agreed upon:

1. Any accumulation of trash, garbage, food waste and other trash which is the result of the absence of, or overflowing of, or improperly closed trash or garbage containers, that attracts or is likely to attract mice & rats, flies & mosquitoes or other pests.
2. An open place, collection, storage place or concentration of combustible items such as mattresses, boxes, paper, automobile tires & tubes, garbage, trash, refuse, brush, old clothes, rags or any other combustible materials collection, which are threatening to cause a fire hazard.
3. Any weeds or other vegetation having an overall height of more than twenty-four (24) inches above the surrounding ground, provided that the following shall not be considered to be a part of this condition: trees and ornamental shrubs; cultured plants; natural vegetation on undeveloped property that is not a threat to the character of surrounding properties; and flowers and growing & producing vegetable plants, including hay production.
4. An open storage place for old worn out, broken or discarded machinery, car parts, junk, tire rims, furniture, stoves, refrigerators, appliances, cans & containers, household goods, plumbing or electrical fixtures, old rusty metal, fencing materials or other similar materials.
5. A collection place for lumber, bricks, blocks, nails, building hardware, roofing materials, scaffolding, masonry materials, electrical supplies or materials, plumbing supplies or materials, heating & air conditioning supplies or materials or any other type of old or unusable building supplies (especially those with nails, staples or sharp objects and edges) unless such conditions are temporary in nature and caused by a current construction project in progress pursuant to a lawfully issued building permit. Exception: In any case where the conditions identified in this subsection are located in the rear yard and entirely concealed from public view from a public street and/or abutting premises by an acceptable barrier such as a wall, a privacy fence, or vegetative barrier providing for complete concealment of the conditions and where such conditions do not cause further violation of any other subsection as described herein Section (B). Further, the storage of such materials, supplies, equipment, and similar items inside a completely enclosed

building will not be considered in violation of this ordinance. The Code Administrator shall have the authority to determine whether such concealment is adequate as required by this provision.

6. Any building or other structure which has been burned, partially burned or otherwise partially destroyed and which is unsightly or hazardous to the safety of any person, is a continuing fire hazard or which is structurally unsound to the extent that the Code Administrator or his designee can reasonably determine that there is a likelihood of personal or property injury to any person or property entering the premises.
7. Nuisance vehicle: A vehicle on public or private property that is determined and declared to be a health or safety hazard, a public nuisance, and unlawful, including a vehicle found to be:
  - a) A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
  - b) A point of heavy growth of weeds or other noxious vegetation which exceeds twenty-four (24) inches in height; or
  - c) In a condition allowing the collection of pools or ponds of water;
  - d) A concentration of quantities of gasoline, oil, or other flammable or explosive materials as evidenced by odor; or
  - e) An area of confinement which cannot be operated from the inside, such as, but not limited to, trunks or hoods; or
  - f) So situated or located that there is a danger of it falling or turning over; or
  - g) A collection of garbage, food waste, animal waste, or any other rotten or putrescent matter of any kind; or
  - h) One which has sharp parts thereof which are jagged or contain sharp edges of metal or glass; or
  - i) Any other vehicle specifically declared a health & safety hazard and a public nuisance by the Code Administrator.

In May of 2017, the council repealed the nuisance ordinance. Following is an excerpt from the May 11, 2017 meeting minutes on the discussion to repeal the nuisance ordinance:

Mayor Becker explained there had been a lot of discussion and its sort of built up over the week on some of the problems we have had that have cropped up with management of our recently adopted Nuisance Ordinance; some abuse that's creeping in and some difficulties/problems. Some of the council has gotten some of the emails staff has. The council worked very hard to try to make this bulletproof, but we have one citizen who has decided to abuse the reporting process. In the first six weeks, we had four legitimate complaints about relatively well known problems in the town; we had heard about them before and they came in through channels. Suddenly at the end of April, (Mayor Becker thought the council was copied on this with an email to the clerk) we were hit with a list of 14 violations from somebody who had taken it upon himself to do what we promised we weren't going to do: he is driving around the town and seeking out problems all over town and reporting them. Mayor Becker stated, "we became very concerned in the tone of the emails, you saw some of them, was very confrontational and basically this is just the beginning". That's not the words that were used but... So, staff began to discuss the problems, could we modify the reporting process, limit people to a certain



number of complaints per year. Mayor Becker explained that he discussed it with our attorney and he believed Councilwoman Critz has and that didn't seem like a legally viable or even a practically viable solution, so we are up in the air and don't know what to do. Mayor Becker explained what he thought was happening (in his opinion), with four complaints, we just got our bill for April and Mr. Ganus has done a very fair bill, he has done a very good job in handling those complaints, plus receiving three of the fourteen and not even doing any major investigation, the bill is up to \$634 for the first month of enforcement; that's reasonable. We have 11 that he hasn't even touched yet and that's the tip of the iceberg. The other problem is some of these are nuisance structures and Mayor Becker doesn't know if this council remembers a very nice, very large man (he must have played football in school) who was very concerned about his property where he had an old home place that was falling down and it was a life estate of his daddy and his mother was alive and there were going to be problems, he was concerned about that being a subject. "Well, guess what, that has been reported, so now he will be subject to the extreme cost of demolishing that property, which isn't visible from the street, it's behind trees, it's hurting nobody, so these are problems both to our citizens as victims of this abusive reporting and seeking out problems, seeking out sign violations (well, that's zoning, we are talking nuisance) and then the cost of enforcement to the taxpayers with these bills to N-Focus are going to be escalating, so we need to figure out a way to make this stop", Mayor Becker said. It reminds Mayor Becker of a situation, let's say we opened a swimming pool, we worked for two years on planning it, we spent \$750,000, we opened a community pool, we did everything by the book, everything was right, we worked our fingers to the bone and the thing opened and the first month three children died of brain eating amoeba disease, we were attacked by a parasite, we would have no choice, but to close the pool. No matter how hard we work, we've got to fix this before we can expose our community to this parasite; that's kind of where we are at with our Nuisance Ordinance, we have been infected by a parasite and we need to find a way to fix this. Mayor Becker stated he was going to turn it over to Councilwoman Critz, because she had a long conversation with our attorney (he didn't want to monopolize the conversation) looking at possible things that a lot of them may involve. "We talked about suspending the ordinance, but that's kind of a legal term that has no meaning and really what you need to do is possibly repeal the ordinance pending further study and then readopt when you have come up with a process to protect our community from abuse", Mayor Becker said. Mayor Becker hoped he had elaborated the problem and noted that they were going to look at some possible solutions.

Councilwoman Critz stated she would just hit a couple of the high points here and then certainly each council member has a feel or feelings on the subject; hers has been quite conflicted at times. The first thing Councilwoman Critz went to was our "municipal bible" and it is sort of vague, so she went from there to our attorney, because she felt like she needed to know if we try to fix, what we now have evidence of as being loopholes or means of using this ordinance as a tool to police the community and to cause unfair advantage to people going around the community. These are things that if you look back at our minutes of our public hearing, we said multiple times statements such as, "our intent for this ordinance is for this to be a tool for the community to use for extreme situations where there could be environmental damage or property damage, that it was not intended to be policed". None of us were planning to be the Nuisance Ordinance police and it was not intended for that and yet we have seen it used as that, so Councilwoman Critz began to feel like it was their responsibility, as councilmembers, to protect and serve this community. It is like Mr. Kaltsounis said earlier, he knows that the council has worked hard to come up with the things that we have done and they have. Councilwoman Critz did not think this is a reflection on the fact that they haven't worked hard, she thought it was a reflection on the fact that someone has found a way to take this ordinance and use it as a weapon or a tool against our neighbors, our community and it is being abused and misused; grossly misused. Councilwoman Critz explained she felt a responsibility to stand between the abuser and our community in this, so speaking to Attorney Griffin in looking at a variety of ways to try and tweak it to correct the problem without repealing the Nuisance Ordinance altogether, Attorney Griffin assured her that we really can't do that without opening ourselves up to a legislative and judicial situation that we can't guarantee that we can fix. The Institute of Government handbook pretty much

says the same thing. "Band-aiding" things that come to a situation where they are not working properly is typically not the best solution, so by repealing this we basically stop the ordinance dead in its tracks and basically it gets tabled, it's ineffective, it's gone. It does not prevent us from further research and coming back to this using the foundation. "I don't believe for one second that the foundation of this ordinance is wrong. I think the planning board did a great job and foundationally is correct. I think there is some wording and some tweaking that we've got to look at", Councilwoman Critz said. Attorney Griffin assures Councilwoman Critz that we can, by repealing this, the policy just comes to an end and no way, shape or form prevents us from picking it back up, going back to it, bringing it back alive at a future date when we have had a chance to do a little more research on wording and see how other communities have corrected. We are not the first municipality to have an ordinance that had very good intentions and worked very hard on misused. Councilwoman Critz thought the only responsible thing at this point for the council to do was to repeal the ordinance and start over; fortunately we will not have to start from scratch, we will start with the foundation of the ordinance that we have, but we will do further research. On Monday, Councilwoman Critz will be contacting the Institute of Government setting up an appointment and will be planning a trip to Chapel Hill to spend the day there talking to the "powers that be" to see if she can't get more information on exactly their formulas (how they have handled certain problems/this kind of thing) and always running this through the filter of our own attorney who can let us know no matter how good of intentions we have or how hard we try, we need to be sure that we can legislatively and judicially provide the community with something that will actually do what we intended to do. Councilwoman Critz thought the council made themselves perfectly clear in their public hearings what their intent was and she didn't know any way they could have foreseen the excessive abusiveness that has taken place, so she certainly doesn't want to make a motion at this point until everyone has had an opportunity to weigh in on this issue.

Councilman Countryman stated that he felt it was really a sad day in that, as a board and certainly with the assistance of the planning board, they worked very hard to put this program together with the intent of obviously improving the appearance of our community, the congeniality of our community, the livability of our community, but it's become very apparent very quickly that there is one individual in this community that has a vendetta against this board and will do anything that he can to create issues and disturbances by which they have to deal. As Councilman Countryman's colleague so clearly and plainly stated, "it was not our intent with the initiation of this ordinance to do anything other than provide a vehicle and means by which in those very rare circumstances we had a situation we needed to deal with, we had the ability to do so and we very effectively communicated during our public hearing that it was not our intent, our will or our desire to be policemen in the community and go out and look for these problems". Councilman Countryman commented "sadly, there is one individual in this community, his name is Charles Bowden and he has taken it upon himself to be the community policeman. I think his intention is probably not honorable and he would debate that with me; however, his intention is to create a financial hardship for this board and to create an ill feeling within the community, so I think it is imperative that we take steps to ensure that he cannot continue to victimize the community as he has and I'm in favor of taking steps this evening that will bring that problem to an end".

Councilwoman Coffey stated that the council did as much due diligence as humanly possible in putting this together, getting the legal advice that they thought was best to their knowledge to meet the constituents of our town's desires and what they believed would help to grow this town by improving it by getting rid of dilapidated buildings, situations that create health hazards to their constituents as well as to themselves; it is the council's responsibility to do everything they can that will alleviate situations without their constituents becoming bankrupt. Councilwoman Coffey commented that the council never spoke for the constituents of this community, they could never speak for them in saying they would not police, they could not do that, they stated that they as a board would not police, that is not what the council does, that's not what N-Focus is doing, that was not their job and that was not in the description whatsoever. Councilwoman Coffey continued that the council has to realize (not meaning

any harm) that they can't look at anyone badly, because they picked up the ordinance and read it and said, "well I am going to report this one, I'm going to report that, I'm going to report", the council can't hold that person responsible for that because they did according to what we had formulated. That person had that right, because that's a citizen, that is not this board; therefore, according to the rules that were in the Nuisance Ordinance, that person filed complaints, viable complaints Councilwoman Coffey did not know, N-Focus would have to make that decision; that is not what the council does. That person went by the ordinance as far as Councilwoman Coffey knew and it would be up to N-Focus to investigate and determine at \$67 an hour. Councilwoman Coffey reiterated the council did their due diligence, spent the time, the man-hours, the money, got the legal advice and it seemed to be what we needed; however, she is hearing that because we've had so many reports of violations it superseded what the council foresaw as being a financially feasible avenue to continue on. When you put an ordinance in place you have to be ready to stand behind it and enforce it, the enforcer is N-Focus, that's not the council, so that's all Councilwoman Coffey has to say on it. The person that made the complaints did according to the ordinance as far as Councilwoman Coffey knew and she hasn't been to the 13 properties and that person is a citizen within their right according to this to make those complaints.

Councilwoman Critz stated she didn't know that she could like strongly disagree with anything that Councilwoman Coffey was saying, but she would like to correct something she said earlier on the planning board. "The planning board was not involved in this, that was my error in judgment and statement, it was the council, as well as strong public input, which involved a survey, as well as a public hearing". Councilwoman Critz stated that there was a financial aspect to this for sure, that they can't ignore, but that is not the worst offense here, to her the worst thing that has happened here is that someone is abusing their right, they are taking the ordinance and... Councilwoman Critz stated that she foresees and she doesn't want to say this now, because she thinks that at some point you need to hold your cards close to your chest and that is what she is trying to do right now, she is trying to hold her cards a little close to her chest right now and so by doing that she is going to limit what she says here, but what the gist is that there are some apparent loop holes in some of the wording that will allow someone who is a citizen and has the right to make a complaint to abuse that. This is what Councilwoman Critz thought the council could improve upon, but she didn't think they could do it tonight without throwing a band-aid on a very big sore, which is why she would like to see the council repeal it, take it back to the drawing board and take a step further than what they went before to see how this could be better worded and better organized. "We cannot prevent, nor should we, every potential problem, but we are, I believe, responsible to stand, when there is an obvious problem and obvious abuse, to stand between that abuse and our constituents to the best of our ability", Councilwoman Critz said.

Councilwoman Coffey offered she would also be on record as stating "that there hasn't ever been a perfect document created, so we are not going to get there". Councilwoman Critz agreed, but explained that she thought there was room for improvement, holding her cards close to her chest here.

Councilwoman Krafft stated that she was in total agreement with Councilwoman Coffey, she believed that when you put forth an ordinance (our documents are living breathing documents) that sometimes you find that there are errors and sometimes you find that there are things that you could do better, hindsight is always 20/20, but she believes that the individuals that made complaints as citizens have the right to make those complaints based on an ordinance that we approved. Councilwoman Krafft does not see any abuse of doing that as it has been stated, only because the ordinance is there and it was applied and she can't criticize anybody for doing something that is on paper that the council approved. With that being said, Councilwoman Krafft commented it is a financial thing that she pretty much anticipated and they all said in the beginning they would have an influx, but there are possibilities for improvement and that we need to take a step back and look at it further and she is

okay with that, but know that anything that is put out there, everybody has a right to take it and apply it; that's what we are here for.

Councilwoman Cureton agreed and commented "you can't do what I'd like to do, so I agree, I won't say what I'd like to do".

Councilwoman Critz explained the one thing Attorney Griffin brought to her attention was that this would give the council time to view this well, so that it could possibly prevent the abuse or overly used or however you want to state that fact and that they could be sure that they are wording it in such a way that they are going to stand the test of time through a judicial challenge. Councilwoman Coffey shared that Mineral Springs is not alone, Waxhaw made Channel 9 News, because some 85 to 90-year-old lady hadn't cut her grass according to their ordinance. Guess what? She still has to cut that grass. The family complained, but she still has to cut the grass. Councilwoman Coffey was just saying "we are not by ourselves". Councilwoman Critz agreed and stated, "but we are new at this". Councilwoman Coffey replied, "we are all in this together". Councilwoman Cureton responded, "plus when they checked the police department, their grass was as tall as the lady's grass". Councilwoman Coffey explained the only reason she threw that out there was [to say] that we are not by ourselves, everybody has challenges with their ordinance no matter how tight you think they are. Councilwoman Critz asked Attorney Griffin if she were wrong in saying she thought the main reason that he recommended repealing it was so that Mr. Bowden couldn't go back to the original document and claim any previous right, by repealing it now it is just "dead in the water" and he can't go back to that ordinance and demand any rights under that wording, so then we would have the chance to look at it again and deal with that without any previous right. Councilwoman Critz asked if what she was saying was correct. Attorney Griffin responded that part of what Councilwoman Critz was saying was correct, but he didn't think they individualized it, what they talked about was problems that Mineral Springs was facing and obviously someone mentioned where they thought the problem was coming from. They talked about it in terms of not doing this to prevent a particular person from making these complaints, but anyone could not avail themselves from making complaints over again; if there is a good way to do it. Attorney Griffin didn't know how they were going to look at that unless they stop this one, unless they want to continue with it and suffer the consequences of cost and everything else until they can appoint a study committee or do some further research as to how you limit one's ability as a citizen to make complaints. The purpose behind it was to encourage complaints Attorney Griffin thought. Councilwoman Krafft asked if the complaints that have already been filed would go forward if the council repealed the ordinance today, because they are under ordinances that were active at that point or does that make them null and void, because the ordinance has been removed. Attorney Griffin responded when you repeal an ordinance you don't have an ordinance to enforce. Mayor Becker responded "they would be". Councilwoman Critz responded "that's the positive part of this, it gets tabled and we have a chance to look at it and review it without being under the gun to enforce anything while we're trying to fix it, so that we cannot be so multitasking. I think if we try to band-aid this we will probably come out with not really fixing the problem right". Mayor Becker shared that he did think about (in terms of what Attorney Griffin said) the idea that several complaints that are actually in process (asking Attorney Griffin to correct him if he was wrong), it sounds, "oh, we are going to throw all that work and all that process by N-Focus out, but really if we didn't, if we allowed it to continue we'd change the ordinance while it's in effect and those people are being treated a certain way, those violators, and then we make some changes that we finally get adopted in three months and they are different. Now they have been prosecuted or dealt with under an old ordinance, we've changed the ordinance, now our standards have changed". Mayor Becker thinks that gets us in more trouble. Mayor Becker thinks if it is repealed and those enforcement actions are suspended, then when we come back with an ordinance that we've hopefully removed some of the abuse potential then those people can re-complain, they will be on the same page and we won't be governing earlier complaints and later complaints by two different standards, which Mayor Becker thought would really be a bad thing to do; that could result in confusion and legal action. Mayor Becker shared that Attorney Griffin says, "the court house is open from 8:00 a.m. to 5:00 p.m. five days a week", so you

never know if somebody wants to sue you. Attorney Griffin commented that you get into the fairness issue, that's for you people to deal with, not him, but it reaches a point sometimes that it becomes legal. If you go ahead with these and how they are treated and you tweak it a little bit, people could fuss at you. Mayor Becker added "then new people are treated differently, that is legislatively probably that's not fair". Councilwoman Critz noted that towns do this all the time; they repeal ordinances and rework them. Councilwoman Coffey reiterated that she wanted to make sure that the council understands that no matter what ordinance is in place, everybody has the right. Councilwoman Critz responded "no, we are not trying to prevent anyone from having the right, we are trying to prevent it from being abusive". Councilwomen Coffey and Krafft both responded, "there is no such thing". Councilwoman Critz replied, "well again, holding my cards to my chest here, there is some wording that I believe can be enhanced or improved". Councilwoman Coffey stated that was not what she was disputing, she was just saying she didn't think that is going to be the case. Councilwoman Critz replied that Councilwoman Coffey might be right and she might be wrong, but she didn't think... Councilwoman Coffey commented "red lights are up, some choose to stop, some chose to go through. How do you..." Councilwoman Critz responded she just thought they had to try, she agrees with Councilwoman Coffey, but knowing this they at least have to try. Councilwoman Coffey replied she was not disputing that at all, she was just saying the same situation will be present as the new document comes into place; everybody will have the right. Councilwoman Critz commented if it happens, that they have done everything else they could do and they have improved wording and they have gone back to the Institute of Government and through the legal and went through Attorney Griffin and there are still abuses that take place then they will have to accept that. Councilwoman Coffey replied, "but they are not abuses, that's the only thing I want to say, they are not abuses if it's to the standard that we put in place. We really need to strike that; it's not abuse". Councilwoman Krafft commented, "it's not abuse, it's his right". Councilwoman Coffey added that it was a person's right to file a complaint based on the ordinance. Mayor Becker stated the ordinance needs to be changed so that... Councilwoman Coffey responded, "okay, I got that, I got that". Councilwoman Cureton asked couldn't it be so one person couldn't file so many complaints. Councilwoman Critz responded that's one of the things they are holding. Councilwomen Krafft and Coffey responded, "you can't do that". Councilwoman Krafft explained that's like telling you you can't talk, because you are only allowed to have freedom of speech for five minutes. Mayor Becker stated that was the original thought that he had brought up, he thought that was an easy thing and that's what prompted the decision with the attorney and Attorney Griffin basically said that. It's not really a legally enforceable policy Mayor Becker didn't think and he didn't know what the answer.... Mayor Becker commented he was going to say one more thing, it will break his heart and he won't even want to have a Nuisance Ordinance if they have a situation where we have citizens who have large pieces of property or who have smaller pieces of property that are well shielded where a situation has been the way it was, an old shed, an old barn, it's been there for 20 years, 50 years, it hasn't disturbed a neighbor, it hasn't disturbed the public driving by, because they can't see it and these people are now being hit with the hammer of our authority just because a citizen wants to abuse his right to file those complaints to hurt people; "that breaks my heart". That's not what we wanted to do, we didn't want to attack those citizens. Councilwoman Critz commented, "and that's the only thing I would like for us..." Mayor Becker asked if the council could fix that. Councilwoman Critz continued "to look at fixing, is how we could possibly allow the right, we don't want to stop someone's right to complain or even the right things that need fixing to be eliminated, but we need to protect the others that are just being done to harass or harm someone. That's what we need to figure out, I think, I'm not sure". Councilwoman Coffey asked if she was understanding things correctly this evening, repeal is the way to go? Councilwoman Critz responded, "that's my opinion".

**Councilwoman Coffey made a motion to repeal the Nuisance Ordinance and Councilwoman Critz seconded.** Mayor Becker stated, "I even drew up, in case it was, as the attorney says, if you are going to do something you make it as short as it can be and this is a copy of, he's seen it, as short as it gets and we hold our cards close to our chest". Councilwoman Critz made a personal commitment to the council to do further research and will be going to Chapel Hill to meet with the Institute of Government.

Mayor Becker stated there was a motion to repeal the ordinance tonight by Councilwoman Coffey and a second by Councilwoman Critz; there has been a lot of discussion. Mayor Becker asked if there was any further discussion. Mayor Becker read the ordinance: "Whereas the Town Council of the Town of Mineral Springs finds that it is in the public interest to repeal an ordinance enacting the regulation of public nuisance conditions, private property O-2017-01 adopted on March 9, 2017. Now therefore be it ordained by the council of the Town of Mineral Springs, NC. The following: Part 1: Mineral Springs Ordinance O-2017-01 Titled an Ordinance Enacting the Regulation of Public Nuisance Conditions Private Property is hereby repealed. Part 2: This ordinance shall be effective as the date of its adoption." The aforementioned motion by Councilwoman Coffey was passed unanimously as follows:

*Ayes: Coffey, Countryman, Critz, Cureton and Krafft*  
*Nays: None*



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# MEMO

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To: Town Council  
From: Vicky Brooks  
Date: January 31, 2024  
Re: Agenda Item 7      Discussion and Consideration of the 2024 Annual Festival

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It is that time of the year to consider making a decision on the annual festival. As you may remember, last year, the town had to sign a contract with Harris Teeter for the use of their land to have parking for festival goers.

I have reached out to my contact with Harris Teeter. Currently, the status of the property is unknown. Harris Teeter is in discussions with someone interested in purchasing the property; therefore, the town cannot secure the Harris Teeter property for festival parking. Without parking, it is not possible to hold the annual festival. It may be some time (it could be days, or it could be months) before we learn the results of the Harris Teeter discussions with a potential buyer. Will it sell? Will the new owner grant the town permission for parking? Last year was a struggle with very limited planning time after we finally gained permission for parking. Everything was up in the air for quite some time.

What about asking the Mineral Springs Methodist Church for parking? The challenges of having offsite parking are getting people to the festival safely, which will require additional deputies and most likely permission from NCDOT to establish a temporary crosswalk.

How long does the council want to wait before making a decision to move forward or to just cancel the festival indefinitely until the parking issue can be resolved?

If a decision is made to move forward with the festival. Is the council willing to contract an outside event planner to oversee the entire festival? With limited staff and increasing workloads, the event planning has been known to stretch town staff extremely thin.



# Deer Urban Archery Season Renewal Form

(January 11 - February 16, 2025)

January 27, 2024

Please update any contact information that is not correct

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

Name of Representative: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

Do you wish to participate in the 2025 Deer Urban Archery Season (January 11 – February 16, 2025) Yes  No

It is Wildlife Management policy to provide a complete list of participating municipalities to the hunting public in the Regulations Digest. Please indicate the phone number and/ or website to be listed in the 2024-25 Inland Fishing, Hunting, and Trapping Regulations Digest (Please Print)

Phone Number: \_\_\_\_\_

Website: \_\_\_\_\_

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

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

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

Name of Representative: \_\_\_\_\_  
(Please Print Name)

Signature: \_\_\_\_\_

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

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

Or email:  
[terrell.eason@ncwildlife.org](mailto:terrell.eason@ncwildlife.org)

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

Applications must be received by April 1, 2024, to be a part of the Deer Urban Archery Season