

Town of Fairview Retreat Notes February 24, 2018

(Provided by Facilitator Leamon Brice)

The following Council members were present: Mayor Phil Thomas, Jerry Clontz, Patricia Kindley, and Gary Wilfong.

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk and Facilitator Leamon Brice, N-Focus Planning & Design Inc.

Following the Call to Order, Invocation, Pledge of Allegiance and Welcome, Union County Commissioner Richard Helms presented information on fire taxes and water and sewer plans. He explained the county would buy raw water from the Norwood area, treat it in a new plant near Unionville and pipe it to Indian Trail. The plant cost \$200 million and is to be completed by 2022.

He also explained the county is exploring options to fund fire. Currently they use fire dues and fire district taxes.

The council discussed how these activities impact Fairview and especially the fact that water and sewer are still many years away from Fairview.

Ed Humphries informed the council that the town can now lease the newest school building for \$1 per year, and paying utilities. He presented plans for using the space and reviewed plans for improvements and furnishings. He estimated a budget of \$40,000. Council asked Mr. Humphries to get the environmental studies for all of the school buildings and property.

The council shared accomplishments for 2017. They included:

- School building plan
- Putting comprehensive plan on hold waiting for water and sewer
- The park opening and holding festivals has been successful
- Councilman Biggers has been trying to build relations with the fire department
- Council also asked to schedule training for the Planning board
- The board agreed to provide quarterly updates for projects identified at retreat beginning in July.

Council then began to create and prioritize a list of goals for the coming year(s). Each member provided items for the list and then each council member was provided two green dots (top priority) and two yellow dots (second priority) to apply to items on the list. Each item was also assigned someone to manage progress and report progress to the council. The items, dot votes and assignees are as follows:

Dots	Project	Assignee
4 green	Pursue purchasing additional park land	Humphries report to Council
2grn1y	Improve park offerings i.e. band stand, music	Newly combined event and park committee
1grn2y	Set up school building for town hall	Humphries report to Council
1grn2y	Secure right of first refusal on school	Mayor Thomas
3y	Franchise solid waste collection	Councilman Biggers
1grn1y	Improve communications with citizens	Council woman Kindley
1y	Work to improve relations with the fire department	Councilman Biggers
0	Revisit and update town code and policies	Mayor Thomas/ Humphries
0	Capital Improvement Plan	Leamon

Following the prioritization of projects the council discussed how to fund the parkland purchase and how many acres they might buy.

It was determined the town has a \$430,000 fund balance but the council does not want to go below \$250,000, an amount equal to the budget. If the council elected to spend the fund balance down to \$250,000 there would be \$180,000 available.

The town plans to spend approximately \$40,000 on the school to town hall conversion leaving \$140,000 available for the parkland purchase.

It was determined the maximum cost of the property is \$691,000. The property is approximately 65 acres. The 5 acres of road frontage and the house are believed to be valued at \$11,800 per acre (\$59,000) and the remaining 60 acres at \$10,533 per acre (\$632,000).

Annual payments on \$691,000 at 4% for 15 years = \$62,150.

Annual payments on \$632,000 at 4% for 15 years = \$56,850.

The 4 % was determined by reviewing rates on similar municipal projects.

The town owes payments of \$53,000 for 3 more years FY19, FY20, FY21 on the fire truck.

The town has no debt capacity in the regular budget.

If the town spends \$40,000 cash on the school to town hall conversion they will have \$140,000 cash to use for debt payments on the land over the next 3 years or \$46,000 per year. At that time the fire truck will be paid for and the fire truck payment of \$53,000 could be applied to the parkland debt payment for years 4-15. As you can see the \$46,000 a year from fund balance nor the \$53,000 payment from the fire truck pay off will pay the full debt payment for the 65 acres (debt payment \$62,125) or the 60 acres (debt payment \$56,850).

This means the town will need to limit the number of acres purchased or find additional money to supplement the funds available to make the debt payments.

If the town elects to purchase the full 65 acres, an additional \$16,150 per year will need to be added to the \$46,000 available from fund balance in the first 3 years. When the \$53,000 fire truck payment becomes available an additional \$9,150 per year will be needed.

If the town elects to purchase the 60 acres, an additional \$10,850 per year will need to be added to the \$46,000 available from fund balance in the first 3 years. When the \$53,000 fire truck payment becomes available an additional \$3,850 per year will be needed.

The town could limit their land purchase to the \$46,000 available from fund balance over the next 3 years. The \$46,000 will buy 48 acres.

These 3 options are depicted on the attached spreadsheet that can be used as a CIP template in the future. Once a decision is made the CIP can be changed to reflect actual numbers for the parkland.

With this information the town can proceed to make a decision on how much parkland to purchase and how to pay for it.

In the last few minutes remaining Leamon asked the council what he could do differently to improve the retreat:

- Councilman Clontz suggested a fee reduction.
- Provide better visuals. A map of the proposed parkland and surrounding area was needed.
- Ask council members about the agenda early.
- Everyone thought the results were good.

Phil Thomas
Mayor