

Agenda

Town of Fairview



Agenda Town Council Meeting May 12, 2024 @ 6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

1. Pre-meeting – 5:00 pm

1.A. Budget Discussion for Fiscal Year 24/25

1.B. Closed Session N.C.G.S. 143-318.11 Section 85

2. Call the meeting to order: --- Mayor Wilfong

3. Invocation

4. Pledge of Allegiance

5. Agenda Changes/Approval of Agenda

6. Approval of Consent Agenda:

5.A. Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*

5.B. Land Use Report---*Report Accepted as Information*

5.C. Fund Balance Worksheet 2023-2024 --- *Report Accepted as Information*

5.D. Fairview Park Event April Draft Minutes *(No April Meeting)*

5.E. Fairview Park Facility April Draft Minutes *(No April Meeting)*

Agenda

5.F. Planning Board April Draft Minutes (*No April Meeting*)

5.G. Approve Council Minutes for April 9, 2024

5.H. Approve Council Special Called Meeting Minutes for April 30, 2024

7. Public Comments:

8. Presentations: None

9. Items of Business:

8.A. Memorial Donation for Park --- *John Biggers*

10. Council Comments:

11. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes**

Pre-Meeting 24/25 Budget Discussion

Town of Fairview
Profit & Loss Budget Overview
 July 2024 through June 2025

	Jul '24 - Jun 25
Ordinary Income/Expense	
Income	
Ad Valorem taxes	116,000.00
Alcoholic beverage	14,000.00
Fund balance appropriated	22,056.00
Motor vehicle taxes	14,000.00
Rent reserve	20,000.00
Sales and use tax	57,000.00
Utility Franchise taxes	130,000.00
Zoning fees	17,000.00
Total Income	390,056.00
Expense	
Advertising and Promotion	1,000.00
Audit fees	10,000.00
Bank Service Charges	500.00
Capital Outlay - Office Reno	16,000.00
Debt repayment	55,600.00
Dues and Subscriptions	6,200.00
Festival expense	20,000.00
Grants	3,000.00
Insurance Expense	8,200.00
Internet and website	11,000.00
Legal fees	10,000.00
Miscellaneous Expense	2,000.00
Office expense	27,500.00
Office utilities	6,500.00
Park Maintenance	35,000.00
Park Utilities	5,200.00
Payroll Expenses	57,809.00
Payroll taxes	10,422.00
Planning and zoning	56,981.00
Professional Fees	7,000.00
Rental house repairs, etc	2,000.00
Salaries - Park	21,444.00
Solid Waste Manage cost share	8,000.00
Tax collection fees	2,200.00
Telephone Expense	1,000.00
Training expense	500.00
Zoning administration	5,000.00
Total Expense	390,056.00
Net Ordinary Income	0.00
Net Income	0.00

Town of Fairview
Fiscal Year 2024-25 Budget
Assumptions and Explanations

Revenue

Ad valorem: based upon projected real and personal property values of \$555,325,823 from Union County using 98% collection rate for ad valorem taxes at \$.02 per hundred assessment rate. Used \$116,000.

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Alcoholic Beverage tax: Assumed 2.0% growth and used the amount collected in May 2023 rounded up. Used \$14,000.

Rent Reserve: Combination of house rental, park rental and land rental income to be used for future capital expenditures in the Park. Used same amount as budgeted for 23-24 of 20,000.

Motor Vehicle taxes: based upon estimated values of \$65,891,189 and using 100% collection rates at \$.02 per hundred assessment rate. Used \$14,000.

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Sales and use tax: NC League estimates 2.2% growth. Current year income is approximately \$56,000; used \$57,000 for 24-25 budget.

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Franchise taxes: NC League estimates flat growth for 24-25. Based on current year trends, I used \$130,000 as estimated amount for 24-25.

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Zoning fees: based upon trends from 23-24; used \$17,000, which is the same budget as last fiscal year.

Expenses

Advertising: Used \$1,000 for advertising for special meetings.

Audit fees: Used JB Watson's estimated audit fee plus additional estimated accounting charges due to audit procedures related to grants; used \$10,000.

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Bank service charges: used \$500, which is same budget as last year.

Capital outlay storage room: Installation of HVAC unit in Hallway, per request from Ed; estimated at \$16,000.

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Debt repayment: Repayment of debt to the Haiglers in January 2025 for land purchase note. Used \$55,600.

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Dues and subscriptions: School of Govt Foundation – 550 - NC League of Municipalities – 4,900 (Current year plus slight increase); Union County Chamber of Commerce – 350; Association of Municipal Clerks – 80; NC Mayor’s Association – 200; Miscellaneous 120; Used \$6,200 same as last year.

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Elections expense: No estimated election expense in 2024-25

Festival expense: Used \$20,000 for annual amount, which is the same as 23-24 budget.

Grants: Used \$3,000 as an estimate of contributions to organizations, which is the same as amount spent for 23-24.

Liability insurance: Property and Casualty insurance of \$6,500; increase of 17% over P&C insurance for 23-24; bonding premium of \$500 and workers comp of \$1,200, for a total of \$8,200.

Internet and website expense: Monthly email, server hosting, annual amount = \$4,200; Time Warner phone and internet, annual = \$3,000; Website charge = \$2,150; Domain name renewal = \$400; Miscellaneous of \$1,250; used \$11,000; same as last year.

Legal fees: Used same amount as 23-24 budget of 10,000; actual expenses have been less for 23-24.

Miscellaneous: Various unclassified expenses; Used \$2,000.

Office expense: based upon trend in office-related expenses plus 5% increase; Larger items are septic tank pumping of about \$4,000 and landscape maintenance of about \$7,500; Used 27,500.

Office utilities: Used 6,500, which is the same as 23-24 budget.

Park Maintenance: Used \$35,000, as amount spent has been less this year. 23-24 budget was \$40,000.

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Park Utilities: Used \$5,200 which is the same as 23-24 budget.

Payroll expenses: Added Michael Starnes at estimated \$1,000 per month. Used 4.93% rate of increase for staff based upon NCLM salary survey for 24-25.

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Payroll taxes: Total salaries at 7.65% rate for employer taxes.

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Planning and zoning: Salary broken out separately for Ed.

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Professional fees: Retreat expense for Council, plus other minor expenses of \$1,500; Interlocal critical design grant of \$4,000 was approved by Council during 23-24. Used \$7,000.

Rental house repairs: used \$2,000 which is same as budget for 23-24; spent \$1,000 for 23-24 so far.

Salaries – Park; salary broken out separately for Michael Starnes and Tania.

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Solid Waste Management: Used budgeted amount of \$8,000 as recommended by Union County Waste Management.

Tax Collection fees: based upon 1.5% of ad valorem taxes and motor vehicle taxes. Used \$2,200.

Telephone: estimated \$1000. Budget for 23-24 was \$1,200

Training and education fees: used nominal amount of \$500 per year.

Zoning administration: Estimated fees for zoning enforcement to N-Focus. Used \$5,000 as amount spent has not been as much as the \$10,000 that was budgeted for 23-24.

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Town of Fairview
Profit & Loss by Class
May 2023 through April 2024

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05/07/24
Accrual Basis

	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	TOTAL
Ordinary Income/Expense													
Income													
Ad Valorem taxes	284.10	4,006.09	249.57	0.00	6,494.55	9,285.25	9,070.61	42,760.57	20,190.44	28,858.38	2,448.64	1,058.08	124,686.28
Alcoholic beverage	15,693.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,693.19
Donation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00
Festival income - vendors, etc.	0.00	345.00	280.00	40.00	280.00	722.00	40.00	520.00	0.00	0.00	0.00	0.00	2,207.00
Interest income on ARP grant	27.79	11.63	12.02	12.03	12.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.50
Interest income on SCIF Grant	109.49	106.01	110.33	96.04	86.98	87.03	80.00	82.71	82.75	74.24	79.62	79.67	1,074.87
Interest income on Town Hall gr	7.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.83
Interest on delinquent taxes	51.73	48.14	22.69	14.02	5.94	36.56	40.96	50.90	55.19	110.50	83.42	15.16	535.21
Investment income	352.28	346.62	351.30	350.85	314.10	377.15	352.08	347.22	404.70	343.72	346.29	388.69	4,275.00
Motor vehicle taxes	992.84	-914.66	1,281.62	1,370.87	0.00	2,246.70	0.00	1,110.62	1,864.36	1,202.42	1,161.93	1,059.42	11,376.12
Rent reserve	1,405.00	1,805.00	1,505.00	500.00	2,910.00	1,005.00	1,305.00	3,676.50	1,355.00	1,755.00	1,905.00	1,655.00	20,781.50
Sales and use tax	3,360.36	5,574.09	4,269.11	4,690.34	9,740.93	0.00	4,900.88	4,566.49	4,521.91	4,765.47	5,245.73	4,019.07	55,754.38
Transfer from ARP fund	0.00	28,595.70	0.00	0.00	21,812.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,407.89
Utility Franchise taxes	0.00	36,402.67	0.00	0.00	29,411.05	0.00	0.00	34,907.02	1,900.00	0.00	30,190.76	0.00	130,911.50
Zoning fees	1,450.00	1,100.00	1,375.00	1,525.00	1,550.00	1,325.00	1,850.00	1,275.00	1,900.00	1,075.00	2,125.00	600.00	17,150.00
Total Income	23,734.61	77,426.29	9,456.64	8,599.15	72,597.77	15,064.69	17,639.53	89,497.03	30,474.35	38,184.73	43,586.39	8,875.09	435,136.27
Expense													
Advertising and Promotion	139.30	64.68	0.00	0.00	0.00	0.00	0.00	0.00	186.57	0.00	144.28	0.00	534.83
Audit fees	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Bank Service Charges	0.00	0.00	37.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.00
Cap Outlay - Town Hall Grant	0.00	14,197.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,197.07
Capital Outlay - Office Reno	0.00	2.44	395.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,268.04
Capital Outlay - Roof replaceme	0.00	-965.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-965.17
Capital Outlay - SCIF, Park	0.00	-1,316.03	0.00	26,000.00	16,500.00	8,000.00	0.00	0.00	0.00	5,825.00	0.00	2,000.00	57,008.97
Capital Outlay, SCIF, Park 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,867.26	22,867.26
Debt repayment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,160.00	0.00	0.00	0.00	57,160.00
Dues and Subscriptions	0.00	0.00	5,193.00	200.00	90.00	0.00	0.00	0.00	341.00	0.00	0.00	0.00	5,824.00
Elections expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,795.41	0.00	0.00	0.00	0.00	3,795.41
Festival expense	579.94	986.08	0.00	0.00	236.40	2,920.43	1,363.40	3,134.50	1,919.12	2,730.00	242.64	0.00	14,112.51
Grants	0.00	0.00	500.00	1,000.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Insurance Expense	0.00	548.00	6,697.54	610.51	610.51	610.51	611.56	611.56	611.56	611.56	736.56	611.56	9,584.65
Internet and website	610.51	948.27	2,399.98	610.51	610.51	610.51	611.56	611.56	611.56	427.50	0.00	270.00	6,669.10
Legal fees	0.00	1,440.00	0.00	492.50	368.10	787.50	1,305.00	160.50	1,418.00	0.00	0.00	0.00	6,669.10
Miscellaneous Expense	7.02	0.00	0.00	0.00	46.18	0.00	0.00	149.45	0.00	50.00	0.00	0.00	252.65
Office expense	2,462.12	2,355.83	911.60	3,918.72	2,685.94	1,710.94	2,707.98	1,926.09	4,196.41	3,254.39	1,812.66	2,838.30	30,790.98
Office utilities	364.13	484.83	416.59	145.51	186.51	186.51	464.52	383.41	494.34	1,291.76	0.00	217.21	4,924.76
Park Maintenance	2,716.27	4,955.23	137.05	2,991.71	3,891.58	1,178.57	1,751.11	2,251.78	2,028.58	1,689.95	1,396.08	2,489.60	27,477.51
Park Utilities	237.94	560.82	424.69	105.87	426.80	822.20	110.69	462.68	446.70	822.51	108.88	378.54	4,908.32
Payroll Expenses	9,909.16	-60,710.71	10,599.76	10,859.57	11,361.51	10,399.66	11,308.94	11,582.93	10,517.96	10,649.24	10,581.97	10,099.73	57,159.72
Payroll taxes	0.00	8,765.85	0.00	0.00	0.00	0.00	0.00	135.92	0.00	0.00	0.00	0.00	8,901.77
Planning and zoning	0.00	51,296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,048.00	0.00	0.00	51,296.00
Professional Fees	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,748.00
Rental house repairs, etc	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	505.58	0.00	0.00	1,005.58
Salaries - Park	0.00	11,370.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,370.31
Solid Waste Manage cost share	0.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Tax collection fees	39.72	48.56	43.46	39.53	81.88	180.30	114.92	571.76	317.27	400.14	67.97	35.18	1,940.69
Telephone Expense	93.07	93.07	93.17	93.17	133.16	2.34	43.87	0.00	43.87	43.87	0.00	131.61	771.18
Training expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	257.40	0.00	257.40
Transfer to General Fund	0.00	28,595.70	0.00	0.00	21,812.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,407.89

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3:03 PM
 05/07/24
 Accrual Basis

Town of Fairview
Profit & Loss by Class
 May 2023 through April 2024

	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	TOTAL
Travel Expense	0.00	0.00	0.00	0.00	0.00	42.90	0.00	0.00	0.00	0.00	0.00	0.00	42.90
Zoning administration	821.80	1,159.88	0.00	567.54	0.00	277.16	0.00	0.00	231.15	0.00	575.88	0.00	3,633.41
Total Expense	17,980.98	72,880.71	28,549.18	47,024.63	59,220.20	30,989.26	31,456.99	25,365.99	79,912.53	30,459.50	15,924.32	41,938.99	481,703.28
Net Ordinary Income	5,753.63	4,545.58	-19,082.54	-38,425.48	13,377.57	-15,924.57	-13,817.46	64,131.04	-49,438.18	7,725.23	27,662.07	-33,063.90	-46,567.01
Net Income	5,753.63	4,545.58	-19,082.54	-38,425.48	13,377.57	-15,924.57	-13,817.46	64,131.04	-49,438.18	7,725.23	27,662.07	-33,063.90	-46,567.01

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To: Town of Fairview
From: Robin E. Merry, Deputy Tax Administrator
Date: March 26, 2024
Re: Taxable value estimates for FY2024-2025

Below are the taxable value estimates for fiscal year 2024 – 2025. The property value report was run on March 26, 2024 and is used for real property taxable value for only. Personal property and registered motor vehicle taxable values are from the 2023 TR-2 report filed February 1, 2024. Public service property taxable value is provided annually by the Department of Revenue.

Total taxable value is market value minus any known exemptions, exclusions, and/or deferrals; and represents the value that is taxable by the taxing authority.

Please be advised, taxable value estimates are based on what has been processed up to the date of the report. Taxable values may change before tax bills are sent out due to data processing, appeals, new exemptions, exclusions, and deferrals.

Real Property Value:	563,423,893	} 588,325,873
Personal Property Value:	24,901,930	
Registered motor vehicle value:	65,891,189	
	<u>+ .02</u>	<u>117,665</u>
	13,178	+ .98 <i>collection note</i>
	<u>use 14,000</u>	<u>115,312</u>
		<u>use 116,000</u>



1 EXECUTIVE SUMMARY

This document summarizes and analyzes state-collected taxes distributed to local governments by the NC Department of Revenue (DOR) and provides a forecast of these revenue sources for the remainder of the current fiscal year (2023-24) and the upcoming fiscal year (2024-25). Statewide projections for each tax revenue source are summarized in the table below and explained later in this document.

Please read through this entire report, including the cautionary note below, for important caveats and context related to each of the League's projections.

Volume
150 M
8 M
20 M
75 M
3 M

Revenue Source	Projected Change from FY22-23 to FY23-24	Projected Change from FY23-24 to FY24-25
Sales and Use Tax	+2.9%	+2.2% <i>use 2%</i>
Electricity Sales Tax	+2.5%	+1.3%
Piped Natural Gas Sales Tax	-16.3%	+13.5%
Telecommunications Sales Tax	-9.7%	-8.5%
Local Video Programming Tax	-2.9%	-3.1%
Solid Waste Disposal Tax	-0.8%	+1.9%
Alcoholic Beverages Tax	-13.9%	+3.5%

flat; no increase

More information on the recent legislative history and distribution formulas for each tax described in this report can be found in our [Basis of Distribution Memo](#). The League also publishes quarterly revenue reports which summarize state-collected local revenues as they are distributed throughout the year. All annual projections and quarterly reports can be found on the [NCLM State-Collected Revenue Projections](#) page of our website.

1.1 CAUTIONARY NOTE

Estimates included in this document should be used only as a rough guide in preparing your Fiscal Year 2024-25 proposed budget. Estimates should be modified as necessary to fit your local situation, your community's actual trends, and your own assumptions about the effects of various economic and political factors. Revenue estimates are always subject to error and may fluctuate widely based on unpredictable factors such as weather conditions, policy changes, or as we have seen in recent years, pandemics and international conflicts. Our goal is to provide municipalities with a reasonable projection of where state-collected revenues are heading based on available information and guidance from subject-matter experts.

These estimates also assume that the General Assembly will make no changes in 2024 to the formulae that govern municipal shares of State-collected revenue. Please continue to pay close attention to the [League's Legislative Bulletins](#) throughout the session for updates on the state of

CONTRACT TO AUDIT ACCOUNTS

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will not be approved.

Financial statements were prepared by: Auditor Governmental Unit Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:

Title and Unit/ Company:

Email Address:

Darrell H. Baucom, CPA

Finance Officer

dbaucom@fairviewnc.gov

OR Not Applicable (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.

4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	Town of Fairview, NC	
Audit Fee (financial and compliance if applicable)	\$	6000
Fee per Major Program (if not included above)	\$	
Additional Fees Not Included Above (if applicable):		
Financial Statement Preparation (incl. notes and RSI)	\$	3200
All Other Non-Attest Services	\$	145/hour
TOTAL AMOUNT NOT TO EXCEED	\$	11,000
Discretely Presented Component Unit		
Audit Fee (financial and compliance if applicable)	\$	
Fee per Major Program (if not included above)	\$	
Additional Fees Not Included Above (if applicable):		
Financial Statement Preparation (incl. notes and RSI)	\$	
All Other Non-Attest Services	\$	
TOTAL AMOUNT NOT TO EXCEED	\$	

Amortization of Payments

Fiscal Year	Principal	Interest (3.9%)	Payment	Balance
19-20	\$600,000	\$23,400	\$63,400	\$560,000
20-21	\$560,000	\$21,840	\$61,840	\$520,000
21-22	\$520,000	\$20,280	\$60,280	\$480,000
22-23	\$480,000	\$18,720	\$58,720	\$440,000
23-24	\$440,000	\$17,160	\$57,160	\$400,000
24-25	\$400,000	\$15,600	\$55,600	\$360,000
25-26	\$360,000	\$14,040	\$54,040	\$320,000
26-27	\$320,000	\$12,480	\$52,480	\$280,000
27-28	\$280,000	\$10,920	\$50,920	\$240,000
28-29	\$240,000	\$9,360	\$49,360	\$200,000
29-30	\$200,000	\$7,800	\$47,800	\$160,000
30-31	\$160,000	\$6,240	\$46,240	\$120,000
31-32	\$120,000	\$4,680	\$44,680	\$80,000
32-33	\$80,000	\$3,120	\$43,120	\$40,000
33-34	\$40,000	\$1,560	\$41,560	\$0
		\$187,200	\$787,200	

Ck 107813
 + 107899
 - 279 + 230
 - 567 + 568
 - 955 + 956
 104321 + 32

Fixed Payment amounts of \$40,000
 First Payment to be made on January 1st 2020

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North Carolina League of Municipalities
 PO Box 603776
 Charlotte, NC 28260-3776

Invoice Number: I00046061
 Invoice Date: 7/1/2024
 Page: 1

INVOICE

24-25
Budget.

Bill
 To: Town of Fairview
 7516 Concord Hwy.
 Fairview, NC 28110

Ship
 To: Town of Fairview
 7516 Concord Hwy.
 Fairview, NC 28110

Customer ID M022071
 Due Date 7/31/2024
 Terms Net Due In 30 Days

Description	Quantity	Unit Price	Total Price
Service Fee FY 2024-2025 Population 3544	1	4,932.00	4,932.00

Amount Subject to Sales Tax
 0.00

Amount Exempt from
 Sales Tax
 4932.00

Subtotal: 4932.00
 Sales Tax: 0.00

CUSTOMER COPY

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Zone: Zone 1 v

Proposal Overview Additional Details

Name:
Town Of Fairview

Site Address:
7516 Concord Highway , Monroe , NC , 28110
Ph: 7047531981

Billing Address:
7516 Concord Hwy , Monroe , NC , 28110
Ph: 7047531981

Consultant:
Justin Carpenter

Email:
jcarpenter@byrumhvac.com

Cell Phone:
Ph: (704) 320-8013



\$0.00(Months)
MONTHLY INVESTMENT

\$14879.78
NET INVESTMENT AFTER CREDITS & REBATE

Investment Type :Cash/Check

Base System (\$)	\$15379.78
Optional Items (\$)	\$0.00
Instant Rebate Total (\$)	\$500
Sales Tax 0%	\$0.00
System Total Amount (\$)	\$14879.78
Initial Investment (\$)	\$0
Balance Amount (\$)	\$14879.78
Net Investment After Credits & Rebate (\$)	\$14879.78

Components In Base System Investment

Image	Qty	Model#	Description
	1	1/2 X 1/4 - 35' TAYREFLN565	1/4 X 1/2 X 35 FOOT LINE SET
	2	1/2 X 1/4 - 50' TAYREFLN570	1/4 X 1/2 X 50 FOOT LINE SET

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Town of Fairview	Ed	Darrell	Teresa	Michael Starnes	Tania for Cleaning	Spencer Thomas Festival	Town Council	Planning Board	Total
Payroll expense for 24-25	4,525.31					885.00	825.00	500.00	
Monthly salary/stipend									
Hourly rate		82.97	22.98						
Average number of hours per month		12.00	60.00						
Estimated monthly pay		995.64	1,378.80						
Insurance cost allowance			200.00						
Estimated annual pay			18,945.60						
Adjusted for attendance at 80%				0.00	9,000.00	10,000.00	9,900.00	6,000.00	
Adjusted for no meeting dates 10/12								4,800.00	
								4,000.00	
Estimated annual salary/stipends	54,303.72	11,947.68	18,945.60	12,000.00	9,000.00	10,000.00	9,900.00	4,000.00	130,097.00
Increase rate per NC Compensation study	4.93%	4.93%	4.93%	0.00%	4.93%	4.93%	4.93%		
Salary increase	2,677.17	589.02	934.02	0.00	443.70	493.00			5,136.91
Monthly meetings and summer projects						1,000.00			1,000.00
Estimated salary for 23-24	56,980.89	12,536.70	19,879.62	12,000.00	9,443.70	11,493.00	9,900.00	4,000.00	136,233.91
Employer tax rate									0.0765
Estimated employer payroll taxes									10,421.89

Michael Starnes is estimated at \$1,000 per month, plus or minus, depending upon events.

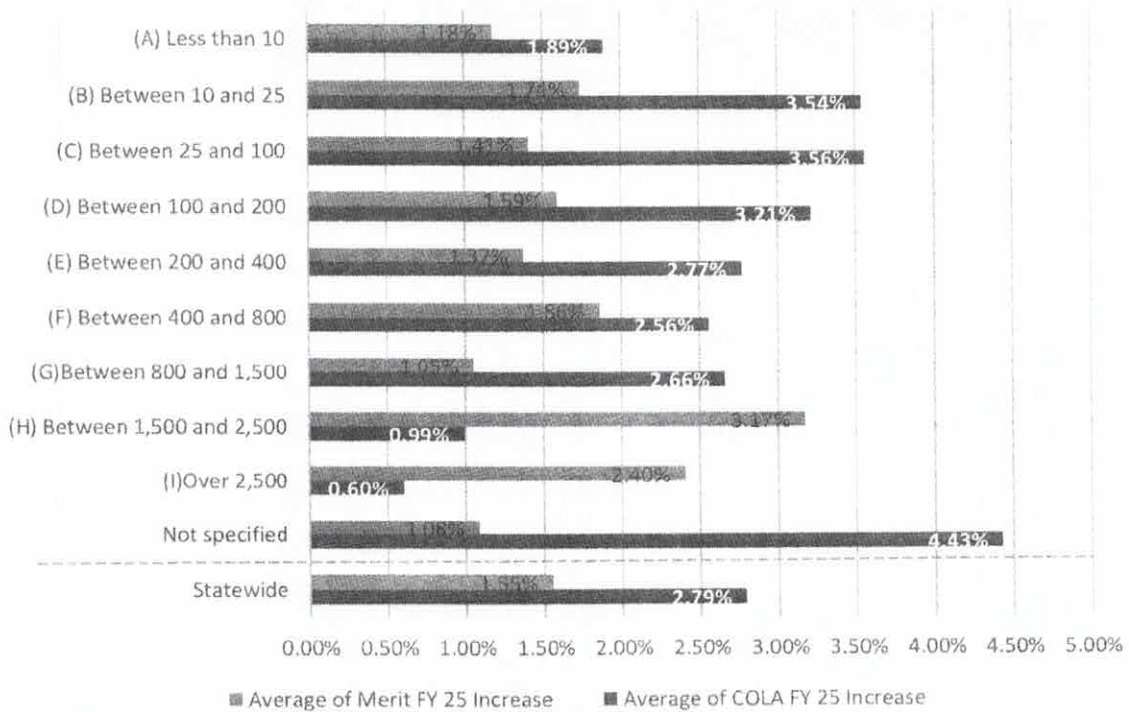
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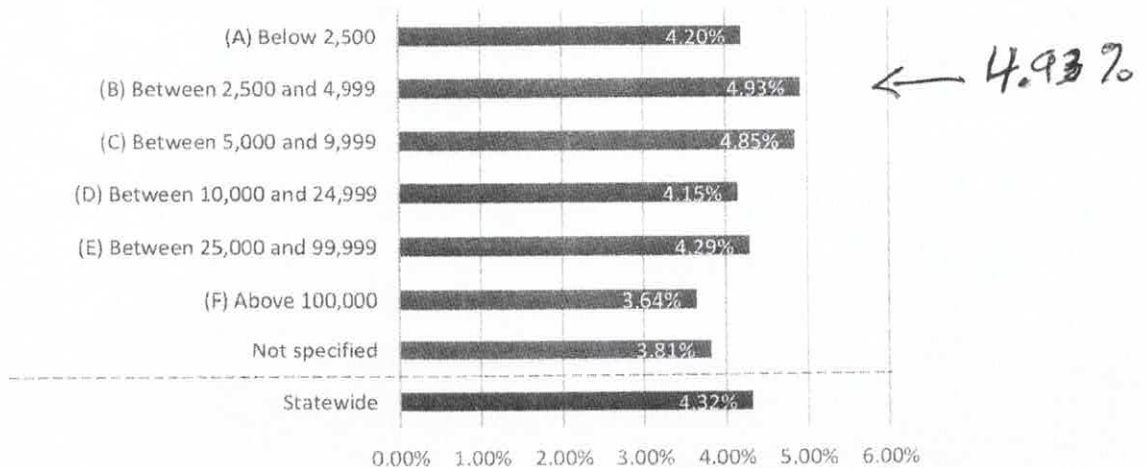
Combined Planned COLA and Merit Increase Summary

Nearly 50% of local governments anticipate providing employees both a COLA and merit increases in the FY 2024-25 budget. The combinations of adjustments vary, but statewide, the average combined COLA and merit increase is 4.3%. The following graphs demonstrate the COLA and merit increases based on number of full-time employees, population size, and region.

Average Combined COLA and Merit Increases for FY 25 by Number of Full-time Employees



Average Combined COLA and Merit Increases for FY 25 by Population



Closed Session
N.C.G.S. 143-
318.11
Section 85

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

Town of Fairview
Balance Sheet
 As of April 30, 2024

	Apr 30, 24	Apr 30, 23
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	791,620.26	841,897.21
Total Checking/Savings	791,620.26	841,897.21
Other Current Assets		
Franchise Tax Receivable	29,411.05	29,458.38
Investments		
Investments NCCMT	1,148.34	1,094.97
Total Investments	1,148.34	1,094.97
Prepaid assets	0.00	6,831.00
Sales Tax Receivable	8,959.45	8,289.82
Sales tax refund	2,006.73	0.00
Sales tax refund - Park grant	1,316.03	0.00
Taxes receivable	952.99	1,375.23
Taxes receivable - ad valorem	-157.70	-894.77
Taxes receivable - motor veh	1,217.10	1,156.98
Total Other Current Assets	44,853.99	47,311.61
Total Current Assets	836,474.25	889,208.82
Fixed Assets		
Accumulated Depreciation	-616,754.58	-509,525.10
Building and Improvements	1,413,376.32	1,332,303.56
Computer Equipment	10,073.66	10,073.66
Construction in Progress	33,455.27	8,123.05
Furniture and Equipment	1,698.00	1,698.00
Land	734,289.94	734,289.94
Land improvements	17,545.00	17,545.00
Leasehold improvements	0.00	27,486.25
Park equipment	171,130.76	152,883.99
Rental House	137,436.59	137,436.59
Total Fixed Assets	1,902,250.96	1,912,314.94
TOTAL ASSETS	2,738,725.21	2,801,523.76
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	10,205.77	15,993.31
Total Accounts Payable	10,205.77	15,993.31
Other Current Liabilities		
Accrued payroll	4,599.02	4,592.83
Deferred revenue - ad valorem	999.37	1,387.36
Payroll Liabilities	127.38	110.33
Prepaid taxes	26.02	41.29
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	7,201.79	7,581.81
Total Current Liabilities	17,407.56	23,575.12
Long Term Liabilities		
Cumulative rent reserve	6,520.00	0.00
Note payable on park land	440,000.00	440,000.00
Total Long Term Liabilities	446,520.00	440,000.00
Total Liabilities	463,927.56	463,575.12

Town of Fairview
Balance Sheet
As of April 30, 2024

	<u>Apr 30, 24</u>	<u>Apr 30, 23</u>
Equity		
Allocated equity rent reserve	-6,520.00	0.00
Amount to be provided for LTD	-440,000.00	-440,000.00
Equity		
Fixed assets	1,902,250.96	1,912,314.94
Total Fund Balance	<u>1,207,568.00</u>	<u>1,207,568.00</u>
Total Equity	3,109,818.96	3,119,882.94
Retained Earnings	-331,635.09	-462,174.70
Net Income	<u>-56,866.22</u>	<u>120,240.40</u>
Total Equity	<u>2,274,797.65</u>	<u>2,337,948.64</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,738,725.21</u></u>	<u><u>2,801,523.76</u></u>

Town of Fairview
 Operating Actual vs Budget
 Year ended 06/30/24

Ordinary Income/Expense	<u>Operating</u>	Budget	Actual Fav to Budget
Income			
Ad Valorem taxes	120,396.09	113,000.00	7,396.09
Alcoholic beverage		14,000.00	-14,000.00
Donation	200.00		200.00
Festival income - vendors, etc	1,862.00		1,862.00
Fund balance appropriated		-4,930.00	4,930.00
Interest on delinquent taxes	435.34		435.34
Investment income	3,576.10		3,576.10
Motor vehicle taxes	11,297.94	12,500.00	-1,202.06
Rent reserve for park capital items	17,671.50	20,000.00	-2,328.50
Sales and use tax	46,819.93	58,000.00	-11,180.07
Transfer from ARP fund	21,812.19	23,000.00	-1,187.81
Utility Franchise taxes	94,508.83	127,000.00	-32,491.17
Uncategorized income	0.00		0.00
Zoning fees	14,600.00	17,000.00	-2,400.00
Total Income	<u>333,179.92</u>	379,570.00	-46,390.08
Expense			
Advertising and Promotion	330.85	1,000.00	669.15
Audit fees	10,000.00	9,600.00	-400.00
Bank Service Charges	37.00	500.00	463.00
Capital outlay - Park		0.00	0.00
Capital outlay - Office renovation	4,265.60	1,700.00	-2,565.60
Capital Outlay - Town Hall		11,000.00	11,000.00
Debt repayment	57,160.00	57,160.00	0.00
Dues and Subscriptions	5,824.00	6,200.00	376.00
Elections expense	3,795.41	3,700.00	-95.41
Festival expense	12,546.49	20,000.00	7,453.51
Grants	3,000.00	2,500.00	-500.00
Insurance Expense	7,172.54	7,200.00	27.46
Internet and website	8,387.45	11,000.00	2,612.55
Legal fees	7,659.10	10,000.00	2,340.90
Miscellaneous Expense	245.63	1,000.00	754.37
Office expense	27,061.14	26,250.00	-811.14
Office utilities	4,647.02	6,500.00	1,852.98
Park Maintenance	21,503.51	40,000.00	18,496.49
Park Utilities	4,489.63	5,200.00	710.37
Payroll Expenses	107,961.27	56,600.00	-51,361.27
Payroll Taxes	135.92	9,350.00	9,214.08
Planning and zoning		54,305.00	54,305.00
Professional Fees	2,748.00	3,000.00	252.00

Town of Fairview
 Operating Actual vs Budget
 Year ended 06/30/24

	<u>Operating</u>	<u>Budget</u>	<u>to Budget</u>
Rental house repairs, etc	1,005.58	2,000.00	994.42
Salaries - Park		11,905.00	11,905.00
Solid Waste Manage cost share		8,000.00	8,000.00
Tax collection fees	1,852.41	2,200.00	347.59
Telephone Expense	585.04	1,200.00	614.96
Training expense	257.40	500.00	242.60
Travel expense	42.90	0.00	-42.90
Zoning administration	1,651.73	10,000.00	8,348.27
Total Expense	<u>294,365.62</u>	<u>379,570.00</u>	85,204.38
Net Ordinary Income	<u>38,814.30</u>	0.00	38,814.30
Net Income	<u><u>38,814.30</u></u>		

Town of Fairview Transactions by Account

As of April 30, 2024

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
First National Bank								
Deposit	03/31/2024			Interest				824,711.97
Check	03/31/2024			reimbursement for Festival expen...	X	420.82		825,132.79
Deposit	04/01/2024	104451	Ronald Thomas	Deposit			82.64	825,050.15
Bill Pmt -Check	04/08/2024	104428	Brian C. Austin	Town Hall repairs	X	100.00		825,150.15
Bill Pmt -Check	04/08/2024	104429	CompuNetwork	Hosting email and internet	X		650.00	824,500.15
Bill Pmt -Check	04/08/2024	104430	Ed Humphries_	Reimbursement	X		361.58	824,138.57
Bill Pmt -Check	04/08/2024	104431	Gary Wilfong_	reimbursement	X		138.58	823,999.99
Bill Pmt -Check	04/08/2024	104432	Perry Laney Septic ...	reimbursement	X		58.58	823,941.41
Bill Pmt -Check	04/08/2024	104433	Teresa Clontz	Cleaning Town Hall	X		600.00	823,341.41
Bill Pmt -Check	04/08/2024	104434	Union County Public...		X		200.00	823,141.41
Bill Pmt -Check	04/08/2024	104435	WM Corporate Servi...	Dumpster service	X		326.09	822,815.32
Paycheck	04/09/2024	104436	Darrell H. Baucom		X		101.38	822,713.94
Paycheck	04/09/2024	104435	Teresa Gregorius		X		766.23	821,947.71
Paycheck	04/09/2024	104437	David M Link		X		1,367.97	820,579.74
Paycheck	04/09/2024	104438	Edward D Humphries		X		138.52	820,441.22
Paycheck	04/09/2024	104439	Gary H Wilfong		X		2,731.12	817,710.10
Paycheck	04/09/2024	104440	John A Biggers, Jr.		X		184.70	817,525.40
Paycheck	04/09/2024	104441	Kerry K Price		X		138.53	817,386.87
Paycheck	04/09/2024	104442	Patricia H. Kindley		X		138.53	817,248.34
Paycheck	04/09/2024	104443	Spencer L Thomas		X		138.53	817,109.81
Paycheck	04/09/2024	104444	Tania Hernandez Vi...		X		819.47	816,290.34
Bill Pmt -Check	04/09/2024	104446	Cox Law Firm, PLLC	March legal bills	X		692.63	815,597.71
Bill Pmt -Check	04/09/2024	104447	Gary Wilfong_	Park Supplies	X		270.00	815,327.71
Bill Pmt -Check	04/09/2024	104448	Lancaster News, Pa...	Public hearing notice	X		49.29	815,278.42
Bill Pmt -Check	04/09/2024	104449	T&J Land Maintena...	Weedcat and remove trees	X		144.28	815,134.14
Bill Pmt -Check	04/09/2024	104450	Taylor's Landscapin...		X		2,000.00	813,134.14
Deposit	04/09/2024				X		3,240.00	809,894.14
Check	04/11/2024	Draft	citizens	Deposit	X	325.00		810,219.14
Check	04/12/2024	Draft	Duke Energy	Refunds on park deposits	X		150.00	810,069.14
Deposit	04/12/2024			Park utilities	X		378.54	809,690.60
Liability Check	04/15/2024	To Print	IRS	Deposit	X	4,019.07		813,709.67
Liability Check	04/15/2024	To Print	NC Dept of Revenue_	55-0789092	X		2,690.26	811,019.41
Bill Pmt -Check	04/15/2024	104452	FNB Commercial Cr...	600391020	X		271.00	810,748.41
Bill Pmt -Check	04/15/2024	104453	N Focus	Payment on credit card	X		142.10	810,606.31
General Journal	04/15/2024			Zoning enforcement	X		543.38	810,062.93
Check	04/15/2024	104454	John A Biggers, Jr.	John Biggers lost check 104195	X	41.81		810,104.74
Deposit	04/15/2024			Replace lost check 104195	X		41.81	810,062.93
Deposit	04/15/2024			Deposit	X	1,039.40		811,102.33
Deposit	04/17/2024			Deposit	X	1,058.08		812,160.41
Deposit	04/17/2024			Deposit	X	100.00		812,260.41
Deposit	04/17/2024			Deposit	X	1,305.00		813,565.41
Bill Pmt -Check	04/18/2024	104455	Brooks Sales Inc.	Deposit	X	375.00		813,940.41
Bill Pmt -Check	04/18/2024	104456	Pens.com	RTV for Park	X		21,456.75	792,483.66
Bill Pmt -Check	04/18/2024	104457	Perry Laney Septic ...	Engraved pens	X		118.43	792,365.23
Check	04/18/2024	104458	Team Turf	Pump septic tank	X		300.00	792,065.23
Deposit	04/21/2024			Fertilizer, etc.	X		669.00	791,396.23
Check	04/22/2024	Draft	Spectrum	Deposit	X	100.00		791,496.23
Deposit	04/22/2024				X		249.98	791,246.25
Check	04/25/2024	Draft	Great American Fin...	Deposit	X	100.00		791,346.25
Deposit	04/30/2024			Copier	X		194.35	791,151.90
				Interest	X	468.36		791,620.26
Total First National Bank						9,452.54	42,544.25	791,620.26
TOTAL						9,452.54	42,544.25	791,620.26

Town of Fairview Transaction Detail By Account July 2023 through June 2024

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Festival expense								
Check	09/12/2023	104221		FNB Commercial Cre...	Credit card bill	151.95		151.95
Bill	09/16/2023	09162023		John Biggers_	Festival expense	84.45		236.40
Bill	10/03/2023	10032023		Jeff Campagna	Festival checks	172.00		408.40
Bill	10/03/2023	10032023		Rick Greene	Festival expense	600.00		1,008.40
Bill	10/03/2023	10032023		Union County Tractor...	Festival expense	500.00		1,508.40
Bill	10/03/2023	10032023		Todd Donaldson	Festival expense	140.00		1,648.40
Bill	10/04/2023	10042023		Pam Mower	Festival reimbursement	159.54		1,807.94
Bill	10/10/2023	10102023		Gary Wilfong_	Correction of amount owed to Gary	148.89		1,956.83
Check	10/10/2023	104255		Jimmy Huntley	DJ for festival	500.00		2,456.83
Check	10/31/2023	104258		Brian Minor	Fall Festival work	700.00		3,156.83
Bill	11/02/2023	11022023		Traci Price Ferguson	Supplies for Festival	95.32		3,252.15
Check	11/14/2023	104272		FNB Commercial Cre...	Payment on credit card bill	1,072.45		4,324.60
Check	11/14/2023	104290		Spencer L Thomas	Reimbursement of festival expens...	195.63		4,520.23
Check	12/12/2023					0.00		4,520.23
Check	12/12/2023	104319		FNB Commercial Cre...	credit card payment	596.97		5,117.20
Check	12/12/2023	104320		Allison Plyler	Festival reimbursement	277.53		5,394.73
Bill	12/21/2023	12212023		Holden Plyler	Festival - driving tractor	100.00		5,494.73
Bill	12/21/2023	12212023		Jeff Campagna	Festival Santa	250.00		5,744.73
Bill	12/21/2023	12212023		Grier Donaldson	Festival driver	80.00		5,824.73
Bill	12/21/2023	12212023		Todd Donaldson	Festival driver	80.00		5,904.73
Bill	12/21/2023	12212023		Carlton Brock	Festival set up, clean up, driver	540.00		6,444.73
Bill	12/21/2023	12212023		Donald Thomas	Festival setup, clean up, driver	590.00		7,034.73
Bill	12/21/2023	12212023		Brian Minor	Festival parking crew	500.00		7,534.73
Bill	12/21/2023	12212023		James Richard Penist...	Festival set up	60.00		7,594.73
Bill	12/21/2023	12212023		Ryan Wagoner Principi	Festival setup	60.00		7,654.73
Check	01/09/2024	104364		FNB Commercial Cre...	Payment on credit card	1,919.12		9,573.85
Bill	02/01/2024	819674		Briolive	Too Much Sylvia for June concert	1,250.00		10,823.85
Check	02/13/2024	104391		Ronald Thomas	Labor for festival	1,480.00		12,303.85
Check	03/12/2024	104423		Samuel Lucas Shaver	Festival worker	160.00		12,463.85
Check	03/31/2024	104451		Ronald Thomas	reimbursement for Festival expen...	82.64		12,546.49
Total Festival expense						12,546.49	0.00	12,546.49
TOTAL						12,546.49	0.00	12,546.49

Town of Fairview Transaction Detail By Account July 2023 through June 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
Bill	07/11/2023	07112023	Jerry Clontz_	Reimburse park supplies			
Bill	08/07/2023	1609	Taylor's Landscaping...	Lawn maintenace	137.05		137.05
Bill	08/07/2023	1609	Taylor's Landscaping...	Lawn maintenace	2,102.50		2,239.55
Check	08/08/2023	104189	FNB Commercial Cre...	Park and office activity on CC	0.00		2,239.55
Bill	09/05/2023	1610	Taylor's Landscaping...	Monthly lawncare	889.21		3,128.76
Bill	09/05/2023	1610	Taylor's Landscaping...	Monthly lawncare	1,337.50		4,466.26
Check	09/12/2023	104221	FNB Commercial Cre...	Credit card bill	450.00		4,916.26
Check	09/12/2023	104224	Jerry C. Clontz	supplies	53.61		4,969.87
Bill	09/26/2023	1617	Taylor's Landscaping...	September invoice	352.97		5,322.84
Bill	09/26/2023	1617	Taylor's Landscaping...	September invoice	1,337.50		6,660.34
Check	10/10/2023	104253	FNB Commercial Cre...	payment on credit card	360.00		7,020.34
Check	10/11/2023	104256	Jerry Clontz_	Reimburse supplies	447.28		7,467.62
Bill	11/02/2023	1626	Taylor's Landscaping...	October bill	731.29		8,198.91
Bill	11/02/2023	1626	Taylor's Landscaping...	October bill	1,337.50		9,536.41
Check	11/14/2023	104272	FNB Commercial Cre...	Payment on credit card bill	360.00		9,896.41
Bill	12/05/2023	12052023	Gary Wilfong_	expense reimbursement	53.61		9,950.02
Bill	12/05/2023	1633	Taylor's Landscaping...	Landscaping	76.08		10,026.10
Bill	12/05/2023	1633	Taylor's Landscaping...	Landscaping	1,497.50		11,523.60
Check	12/12/2023	104319	FNB Commercial Cre...	credit card payment	540.00		12,063.60
Bill	01/08/2024	1636	Taylor's Landscaping...	landscaping	138.20		12,201.80
Bill	01/08/2024	1636	Taylor's Landscaping...	landscaping	1,337.50		13,539.30
Check	01/09/2024	104364	FNB Commercial Cre...	Payment on credit card	160.00		13,699.30
Bill	02/05/2024	1639	Taylor's Landscaping...	Landscaping	531.08		14,230.38
Bill	02/05/2024	1639	Taylor's Landscaping...	Landscaping	1,337.50		15,567.88
Check	02/13/2024	104390	FNB Commercial Cre...	credit card bill	160.00		15,727.88
Bill	02/26/2024	02262024	Gary Wilfong_	Park maintenance	92.70		15,820.58
Bill	02/29/2024	02292024	Patricia Kindley_	Park maintenance	46.07		15,866.65
Bill	03/01/2024	1642	Taylor's Landscaping...	Park maintenance	53.68		15,920.33
Bill	03/01/2024	1642	Taylor's Landscaping...	Park maintenance	1,337.50		17,257.83
Bill	03/24/2024	03242024	Taylor's Landscaping...	Park maintenance	0.00		17,257.83
Bill	04/01/2024	4760	Gary Wilfong_	reimbursement	58.58		17,316.41
Bill	04/08/2024	1655	FNB Commercial Cre...	Payment on credit card	22.97		17,339.38
Bill	04/08/2024	1655	Taylor's Landscaping...	March maintenance	1,337.50		18,676.88
Bill	04/09/2024	04092024	Taylor's Landscaping...	March maintenance	360.00		19,036.88
Bill	04/09/2024	04092024	Ed Humphries_	Reimbursement	50.84		19,087.72
Check	04/18/2024	104458	Gary Wilfong_	Park Supplies	49.29		19,137.01
Bill	05/04/2024	1668	Team Turf	Fertilizer, etc.	669.00		19,806.01
Bill	05/04/2024	1668	Taylor's Landscaping...	Lawn maintenance	1,337.50		21,143.51
Bill	05/04/2024	1668	Taylor's Landscaping...	Lawn maintenance	360.00		21,503.51
Total Park Maintenance					21,503.51	0.00	21,503.51
TOTAL					21,503.51	0.00	21,503.51

Town of Fairview Transaction Detail By Account July 2023 through June 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Office expense							
Bill	07/11/2023	07112023	Teresa Clontz	Cleaning			
Bill	07/12/2023	07122023	Perry Laney Septic Tank	Pump septic tank	200.00		200.00
Bill	07/17/2023	0157865-4...	WM Corporate Services	Garbage for August	300.00		500.00
Check	07/31/2023	Draft	Great American Financial ...	Copier	243.09		743.09
Bill	08/03/2023	08032023	Teresa Clontz	Cleaning Town Hall	168.51		911.60
Bill	08/07/2023	1609	Taylor's Landscaping Serv...	Lawn maintenace	200.00		1,111.60
Check	08/08/2023	104187	Perry Laney Septic Tank	Pumping septic tank for 07/2...	210.00		1,321.60
Check	08/08/2023	104188	Ed Humphries_	Reimburse Ed for refund cre...	300.00		1,621.60
Check	08/08/2023	104189	FNB Commercial Credit C...	Park and office activity on CC	52.79		1,674.39
Bill	08/09/2023	08092023	Perry Laney Septic Tank	Septic pump out	229.45		1,903.84
Bill	08/16/2023	23126	Brown Creek Graphics LLC	Sign for Town Hall	300.00		2,203.84
Bill	08/16/2023	0160303-4...	WM Corporate Services	Sept service	1,605.00		3,808.84
Bill	08/17/2023	08172023	John Biggers_	Water line reimbursement	243.09		4,051.93
Bill	08/22/2023	08222023	Ed Humphries_	Postage reimbursement	41.81		4,093.74
Bill	08/22/2023	08222023	Patricia Kindley_	Office supplies from Walmart	198.00		4,291.74
Bill	08/24/2023	08242023	Perry Laney Septic Tank	Septic pump out	50.00		4,341.74
Check	08/31/2023	Draft	Great American Financial ...	Septic pump out	300.00		4,641.74
Bill	08/31/2023	08312023	Gary Wilfong_	Reimbursement	171.28		4,813.02
Bill	09/05/2023	1610	Taylor's Landscaping Serv...	Monthly lawncare	17.30		4,830.32
Bill	09/12/2023	09122023	Teresa Clontz	Cleaning office	680.00		5,510.32
Check	09/12/2023	104221	FNB Commercial Credit C...	Credit card bill	200.00		5,710.32
Check	09/12/2023	104222	Perry Laney Septic Tank	Septic pumping	229.33		5,939.65
Bill	09/18/2023	0162757-4...	WM Corporate Services	Garbage service	300.00		6,239.65
Bill	09/22/2023	09222023	Perry Laney Septic Tank	Septic pump	246.61		6,486.26
Bill	09/26/2023	1617	Taylor's Landscaping Serv...	September invoice	300.00		6,786.26
Check	10/02/2023	Draft	Great American Financial ...	Draft for copier	730.00		7,516.26
Bill	10/10/2023	0102023	Teresa Clontz	Cleaning	212.84		7,729.10
Check	10/10/2023	104251	Perry Laney Septic Tank	Cleaning	200.00		7,929.10
Check	10/10/2023	104253	FNB Commercial Credit C...	payment on credit card	300.00		8,229.10
Bill	10/16/2023	0165229-4...	WM Corporate Services	Waste service	124.77		8,353.87
Bill	10/17/2023	3238435	Killingsworth Environmental	Pest control	246.61		8,600.48
Bill	10/18/2023	10182023	Perry Laney Septic Tank	Septic pumping	150.94		8,751.42
Bill	10/24/2023	10242023	Ed Humphries_	Postage and travel	300.00		9,051.42
Check	10/31/2023	Draft	Great American Financial ...	Copier lease	4.35		9,055.77
Bill	11/02/2023	3090892	Killingsworth Environmental	Pest control	171.43		9,227.20
Bill	11/02/2023	1626	Taylor's Landscaping Serv...	October bill	150.94		9,378.14
Bill	11/03/2023	11032023	Perry Laney Septic Tank	Pump septic tank	680.00		10,058.14
Bill	11/14/2023	11142023	Teresa Clontz	Cleaning office	300.00		10,358.14
Check	11/14/2023	104272	FNB Commercial Credit C...	Payment on credit card bill	200.00		10,558.14
Bill	11/16/2023	0167711-4...	WM Corporate Services	Garbage service	661.92		11,220.06
Bill	11/20/2023	11202023	Perry Laney Septic Tank	Pump septic tank	246.61		11,466.67
Check	11/30/2023	Draft	Great American Financial ...	Copier	300.00		11,766.67
Bill	12/05/2023	12052023	Gary Wilfong_	expense reimbursement	168.51		11,935.18
Bill	12/05/2023	1633	Taylor's Landscaping Serv...	Landscaping	113.35		12,048.53
Bill	12/07/2023	12072023	Perry Laney Septic Tank	Pump septic tank	70.00		12,118.53
Bill	12/10/2023	10122023	Patricia Kindley_	gift card for Chrstmas lights	300.00		12,418.53
Bill	12/12/2023	12122023	Teresa Clontz	Cleaning town hall	30.00		12,448.53
Check	12/12/2023	104319	FNB Commercial Credit C...	credit card payment	200.00		12,648.53
Bill	12/12/2023	5160713	Killingsworth Environmental	Pest control	190.19		12,838.72
Bill	12/13/2023	539870	Ray Barnes	Locksmith	150.94		12,989.66
Bill	12/18/2023	017007847...	WM Corporate Services	Garbage	325.00		13,314.66
Bill	12/26/2023	12262023	Perry Laney Septic Tank	Pump out septic tank	246.61		13,561.27
Bill	01/08/2024	1636	Taylor's Landscaping Serv...	landscaping	300.00		13,861.27
Bill	01/09/2024	01092024	Teresa Clontz	Cleaning	610.00		14,471.27
Check	01/09/2024	104364	FNB Commercial Credit C...	Payment on credit card	200.00		14,671.27
Check	01/15/2024	Draft	Great American Financial ...	Copier	974.39		15,645.66
Bill	01/16/2024	0172527-4...	WM Corporate Services	Waste Disposal	178.11		15,823.77
Bill	01/17/2024	01172024	Perry Laney Septic Tank	Septic pump	246.61		16,070.38
Check	01/25/2024	Draft	Great American Financial ...	Copier	300.00		16,370.38
Bill	01/30/2024	01312024	Darrell H. Baucom_	Reimburse software costs	0.00		16,370.38
Bill	01/31/2024	01312024	Perry Laney Septic Tank	Septic pump	1,209.19		17,579.57
Check	01/31/2024	Draft	Great American Financial ...	Copier	300.00		17,879.57
Bill	02/05/2024	1639	Taylor's Landscaping Serv...	Septic pump	178.11		18,057.68
Bill	02/05/2024	2019025167	Superior Plumbing & Drai...	Plumbing repair	540.00		18,597.68
Bill	02/13/2024	02132024	Teresa Clontz	Office cleaning	1,024.80		19,622.48
Check	02/13/2024	104390	FNB Commercial Credit C...	credit card bill	200.00		19,822.48
Bill	02/14/2024	02142024	Perry Laney Septic Tank	Pump septic tank	425.32		20,247.80
Bill	02/16/2024	18234	Byrum Heating & AC, Inc.	Review HVAC unit	300.00		20,547.80
Bill	02/16/2024	0174933-4...	Waste Management	Dumpster service	133.44		20,681.24
Bill	02/20/2024	02202024	Perry Laney Septic Tank	Pump septic tank	0.00		20,681.24
Bill	02/20/2024	02202024	Perry Laney Septic Tank	Septic Tank pumping	0.00		20,681.24
Bill	02/27/2024	5308387	Killingsworth Environmental	Pest control	300.00		20,981.24
Check	02/29/2024	Draft	Great American Financial ...	Copier lease	150.94		21,132.18
Bill	03/01/2024	1642	Taylor's Landscaping Serv...	Park maintenance	189.89		21,322.07
Bill	03/02/2024	03022024	Perry Laney Septic Tank	Pump septic tank	0.00		21,322.07
Bill	03/12/2024	03122024	Teresa Clontz	Cleaning	300.00		21,622.07
Check	03/12/2024	104421	Perry Laney Septic Tank	Pump septic tank	200.00		21,822.07
					300.00		22,122.07

1:10 PM

05/07/24

Accrual Basis

Town of Fairview
Transaction Detail By Account
 July 2023 through June 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	03/12/2024	104422	FNB Commercial Credit C...	Payment on credit card			
Check	03/16/2024	104425	Byrum Heating & AC, Inc.	Inspect HVAC unit	390.46		22,512.53
Bill	03/18/2024	0177340-4...	WM Corporate Services	Dumpster service	194.82		22,707.35
Check	03/19/2024	104427	Union County Register of ...	Dumpster service	101.38		22,808.73
Bill	03/22/2024	03222024	Perry Laney Septic Tank	Request from Ed H	26.00		22,834.73
Bill	04/01/2024	4760	FNB Commercial Credit C...	Pump septic tank	300.00		23,134.73
Bill	04/02/2024	04022024	Perry Laney Septic Tank	Payment on credit card	119.13		23,253.86
Bill	04/04/2024	EL854	Brian C. Austin	Pump out septic tank	300.00		23,553.86
Bill	04/08/2024	1655	Taylor's Landscaping Serv...	Town Hall repairs	650.00		24,203.86
Bill	04/12/2024	04122024	Teresa Clontz	March maintenance	205.00		24,408.86
Bill	04/16/2024	113670597	Pens.com	Cleaning Town Hall	200.00		24,608.86
Bill	04/16/2024	PR28839	Love Plumbing and Air Co...	Engraved pens	118.43		24,727.29
Bill	04/16/2024	0180909-4...	WM Corporate Services	Plumbing repair	499.07		25,226.36
Bill	04/18/2024	04182024	Perry Laney Septic Tank	Dumpster rental	101.38		25,327.74
Check	04/25/2024	Draft	Great American Financial ...	Pump septic tank	300.00		25,627.74
Bill	04/30/2024	5425878	Killingsworth Environmental ...	Copier	194.35		25,822.09
Bill	05/01/2024	05012024	Perry Laney Septic Tank	Pest Control	150.94		25,973.03
Bill	05/04/2024	1668	Taylor's Landscaping Serv...	Pump out septic tank	300.00		26,273.03
Check	05/25/2024	Draft	Great American Financial ...	Lawn maintenance	610.00		26,883.03
				Copier	178.11		27,061.14
Total Office expense							
TOTAL					27,061.14	0.00	27,061.14
					27,061.14	0.00	27,061.14

FUND BALANCE WORKSHEET 2023/2024

Beginning Spendable Fund Balance **\$597,000**
(as of 6/30/2023)

POLICY - Reserve in Spendable Fund Balance **\$200,000**

Spendable Fund Balance **\$397,000**
(as of 6/30/2023)

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

Town of Fairview



**Town of Fairview
Regular Town Council Meeting
April 9, 2024 @ 6:30 pm**

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: --Mayor Wilfong

The following Council members were present: Mayor Gary Wilfong, John Biggers, Patricia Kindley, and Kerry Price. Absent: David Link

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Mayor Wilfong stated there will be a Closed Session after the Council Comments this evening.

Patricia Kindley made a motion to approve the agenda as amended. John Biggers seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

5. Approval of Consent Agenda:

5.A. Financial and Tax Reports (*Report Accepted as Information*)

5.B. Land Use Report (*Report Accepted as Information*)

5.C. Fund Balance Worksheet 2023-2024 (*Report Accepted as Information*)

- 5.D. Fairview Park Event March Draft Minutes (*Report Accepted as Information*)
- 5.E. Fairview Park Facility March Draft Minutes (*Report Accepted as Information*)
- 5.F. Planning Board March Draft Minutes (*No March Meeting*)
- 5.G. Approve Council Minutes for March 12, 2024
- 5.H. Capital Project Ordinance for State Grant of \$250,000
- 5.I. T&J Land Maintenance Quote of \$2,000 – Removal of Trees/Brush from Drainage Ditch Beside Town Hall

John Biggers made a motion to approve the consent agenda. Patricia Kindley seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

6. Public Comments: Gary Sides, Board of Education/County Commissioner Elect

7. Presentations: None

8. Items of Business:

8.A. Discuss Non-Conforming #NC 24 019 Request

Ed Humphries presented the Non-Conforming #NC 24-019 request from Jeffrey C. Wallace to add a pool in the front yard of his home at 1108 Lester Mullis Road to the Council. The home was built at the back of the property in 1997 before the Town of Fairview was established, and there is no room for the pool to be installed behind or beside the home. The Council discussed.

Mayor Opened Public Hearing

No Public Comments

Mayor Closed Public Hearing

“Finding of Facts”

1. John Biggers made a motion that the proposed special use will not materially endanger public health or safety because of the way it is designed and the fencing around the pool. Patricia Kindley seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).
2. John Biggers made a motion that the proposed special use will not substantially injure the value of adjoining or abutting property because of the design and the fencing around the pool. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).
3. Kerry Price made a motion that the proposed special use will be in harmony with the area in which it is to be located because the home pool in a fenced in yard will not change the harmony of the yard or surrounding area. John

Biggers seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

4. Patricia Kindley made a motion that the proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because the landowner has no other choice on the location of the pool and the required fencing will take care of conforming to the ordinance. John Biggers seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

Approval of Request:

John Biggers made a motion to approve the Non-Conforming #NC 24 019 request to add a pool in the front yard of 1108 Lester Mullis Road with the condition that the pool be fenced in. The zoning amendment is found to be reasonable and consistent with the recommendations of the Town's adopted Comprehensive Plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005). Patricia Kindley seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

8.B. Discuss Park Site Plan (Amphitheater Area) Quote from Benesch for \$30,300

Ed Humphries presented the quote from Benesch & Co. for the detailed site plan for the Park Amphitheater area. The Council discussed.

Patricia Kindley made a motion to approve the Benesch & Co. park site plan quote of \$30,300 and authorize the mayor to sign. John Biggers seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

8.C. Discuss Brooks Sales Inc. Quote of \$20,100 for ATV for Park

Mayor Wilfong presented a quote from Brooks Sales Inc. in the amount of \$20,100 for the purchase of a RTV (Rough Terrain Vehicle) for the park. With the nature trail due to open shortly, there is a need to be able to patrol the park for trash and routine maintenance issues. The Council discussed.

Kerry Price made a motion to purchase the RTV for \$20,100 from Brooks Sales Inc. John Biggers seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

9. Council Comments: None

Patricia Kindley made a motion to go into closed session to include the following: Mayor and Council, Ed Humphries, Teresa Gregorius and Darrell Baucom. John Biggers seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

10. Closed Session: N.C.G.S. 143-318.11 Section 85

Patricia Kindley made a motion to come out of closed session. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

Patricia Kindley made a motion to open up regular meeting. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

11. Adjournment

John Biggers made a motion to adjourn. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2024

Town of Fairview



**Town of Fairview
Special Called Council Meeting
April 30, 2024 @ 5:00 pm**

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the recessed meeting from April 10, 2024 to order: ---Mayor Wilfong

The following Council members were present: Mayor Gary Wilfong, David Link, Patricia Kindley; Absent: John Biggers and Kerry Price

Others present: Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Items of Business:

8.A. Discuss Flood Damage Ordinance Violation Appeal

Hearings were held on April 10 and April 30, 2024 where Michael Macon presented evidence regarding the ordinance violation and his plan for corrective procedures. Mr. Macon advised his engineer is working on No Rise Certification. The Council discussed.

David Link made a motion to stay the finding of facts and order dated December 14, 2023 regarding 6802 West Duncan Road, Fairview, on Mr. Macon's property for 120 days from this date, April 30, 2024. Patricia Kindley seconded the motion. Council members Kindley and Link voted yes (2-0).

8.B. Discuss Purchase of Storage Building at Park

Mayor Wilfong reported that the RTV was delivered to the town today and is currently being stored in a building on BB Haigler's property. In the ongoing discussions regarding purchasing a RTV there was also discussions regarding purchasing a storage building to house the RTV

3. Recess Meeting

Kerry Price made a motion to recess the meeting till April 30, 2024 at 5:00 PM. Patricia Kindley seconded the motion. Council members Kindley and Price voted yes (2-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this 30th day of April 2024

Discuss Memorial Donation for Park

