

Agenda

Town of Fairview



Agenda

Town Council Meeting
June 11, 2024 @ 6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

- 1. Call the meeting to order: --- Mayor Wilfong**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Agenda Changes/Approval of Agenda**
- 5. 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.D. Fairview Park Event May Draft Minutes *(Report Accepted as Information)*
 - 5.E. Fairview Park Facility May Draft Minutes *(No December Meeting)*
 - 5.F. Planning Board May Draft Minutes *(No December Meeting)*
 - 5.G. Approve Council Minutes for May 14, 2024
- 6. Public Comments**
- 7. Presentations: None**

Agenda

8. Items of Business:

8.A. **Discuss** Non-Conforming #NC 24 042 request from Warren Early to add a living room to his home at 6119 Sikes Mill Rd. --- *Ed Humphries*

Mayor to Open Public Hearing

Public Comments

Mayor to Close Public Hearing

Approve “Finding of Fact”: Motion on Each:

1. The proposed special use will not materially endanger the public health or safety because _____.
2. The proposed special use will not substantially injure the value of adjoining or abutting property because _____.
3. The proposed special use will be in harmony with the area in which it is to be located because _____.
4. The proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because _____.

Decision: Approve/Not Approve the Non-Conforming #NC 24 042 request from Warren Early to add a living room to his home at 6119 Sikes Mill Rd.

“Motion to approve would include the following zoning statement”: The proposed zoning amendment under consideration is/is not 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)

8.B. **Discuss/Approve** budget amendments for the 2023-2024 Budget --- *Darrell Baucom*

8.C. **Public Hearing** on proposed 2024-2025 Town Budget

Finance Officer to explain proposed budget

Mayor to Open Public Hearing

Hear public comments on the proposed 2024-2025

Budget for the Town of Fairview

Mayor to Close Public Hearing

Agenda

8.D. **Discuss/Adopt** 2024-2025 Budget Ordinance for fiscal year ---*Darrell Baucom*
Update fees for Nuisance Ordinance and Picnic Shelter Rental

8.E. **Discuss/Review** Park Amphitheater Site Plan --- *Jon Wood, Benesch*

9. **Council Comments:**

10. **Closed Session: Statute 143-318.11 Section 85**

11. **Adjournment**

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

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

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 May 31, 2024

	May 31, 24	May 31, 23
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	1,044,564.60	843,521.57
Total Checking/Savings	1,044,564.60	843,521.57
Other Current Assets		
Franchise Tax Receivable	29,411.05	29,458.38
Investments		
Investments NCCMT	1,153.28	1,099.58
Total Investments	1,153.28	1,099.58
Prepaid assets	966.00	7,963.00
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	-303.16	-1,044.61
Taxes receivable - motor veh	1,217.10	1,156.98
Total Other Current Assets	45,679.47	48,298.38
Total Current Assets	1,090,244.07	891,819.95
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	2,992,495.03	2,804,134.89
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	8,746.34	12,830.36
Total Accounts Payable	8,746.34	12,830.36
Other Current Liabilities		
Accrued payroll	4,599.02	4,592.63
Deferred revenue - ad valorem	999.37	1,393.39
Payroll Liabilities	143.65	124.75
Prepaid taxes	28.20	41.29
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	7,220.24	7,602.26
Total Current Liabilities	15,966.58	20,432.62
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	462,486.58	460,432.62

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

	<u>Operating</u>	Budget	to Budget
Rental house repairs, etc	1,005.58	2,000.00	994.42
Salaries - Park	10,426.07	11,905.00	1,478.93
Solid Waste Manage cost share	8,000.00	8,000.00	0.00
Tax collection fees	1,908.19	2,200.00	291.81
Telephone Expense	628.91	1,200.00	571.09
Training expense	257.40	500.00	242.60
Travel expense	42.90	0.00	-42.90
Zoning administration	2,485.51	10,000.00	7,514.49
Total Expense	<u>318,868.75</u>	<u>379,570.00</u>	60,701.25
Net Ordinary Income	41,445.69	0.00	41,445.69
Net Income	<u><u>41,445.69</u></u>		

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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	120,664.94	113,000.00	7,664.94
Alcoholic beverage	17,167.77	14,000.00	3,167.77
Donation	1,040.00		1,040.00
Festival income - vendors, etc	1,862.00		1,862.00
Fund balance appropriated		-4,930.00	4,930.00
Interest on delinquent taxes	509.77		509.77
Investment income	3,953.88		3,953.88
Motor vehicle taxes	12,427.39	12,500.00	-72.61
Rent reserve for park capital items	19,176.50	20,000.00	-823.50
Sales and use tax	50,916.17	58,000.00	-7,083.83
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	16,275.00	17,000.00	-725.00
Total Income	<u>360,314.44</u>	379,570.00	-19,255.56
Expense			
Advertising and Promotion	450.25	1,000.00	549.75
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	13,796.49	20,000.00	6,203.51
Grants	3,000.00	2,500.00	-500.00
Insurance Expense	7,172.54	7,200.00	27.46
Internet and website	8,637.43	11,000.00	2,362.57
Legal fees	7,659.10	10,000.00	2,340.90
Miscellaneous Expense	245.63	1,000.00	754.37
Office expense	28,450.65	26,250.00	-2,200.65
Office utilities	5,389.70	6,500.00	1,110.30
Park Maintenance	21,530.45	40,000.00	18,469.55
Park Utilities	4,990.33	5,200.00	209.67
Payroll Expenses	50,222.74	56,600.00	6,377.26
Payroll Taxes	8,743.89	9,350.00	606.11
Planning and zoning	49,994.98	54,305.00	4,310.02
Professional Fees	2,748.00	3,000.00	252.00

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Town of Fairview
Balance Sheet
As of May 31, 2024

	<u>May 31, 24</u>	<u>May 31, 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>198,344.58</u>	<u>125,994.03</u>
Total Equity	<u>2,530,008.45</u>	<u>2,343,702.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,992,495.03</u></u>	<u><u>2,804,134.89</u></u>

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Town of Fairview Transactions by Account

As of June 3, 2024

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
First National Bank									1,031,547.88
Check	05/13/2024	Draft	Duke Energy	Park power	X	Park Utilities		390.07	1,031,157.81
Paycheck	05/14/2024	104472	Darrell H. Baucom		X	-SPLIT-		1,296.59	1,029,861.22
Paycheck	05/14/2024	104479	Spencer L. Thomas			-SPLIT-		901.83	1,028,959.39
Paycheck	05/14/2024	104481	Teresa Gregorius		X	-SPLIT-		1,702.88	1,027,256.51
Paycheck	05/14/2024	104473	David M Link			-SPLIT-		138.53	1,027,117.98
Paycheck	05/14/2024	104474	Edward D Humphries		X	-SPLIT-		2,731.13	1,024,386.85
Paycheck	05/14/2024	104475	Gary H Wilfong			-SPLIT-		184.70	1,024,202.15
Paycheck	05/14/2024	104476	John A Biggers, Jr.		X	-SPLIT-		138.52	1,024,063.63
Paycheck	05/14/2024	104477	Kerry K Price			-SPLIT-		138.52	1,023,925.11
Paycheck	05/14/2024	104478	Patricia H. Kindley		X	-SPLIT-		138.52	1,023,786.59
Paycheck	05/14/2024	104480	Tania Hernandez Vi...		X	-SPLIT-		692.62	1,023,103.97
Liability Check	05/14/2024	To Print	IRS	55-0789092	X	-SPLIT-		2,913.38	1,020,190.59
Liability Check	05/14/2024	To Print	NC Dept of Revenu...	600391020	X	Payroll Liabilities		297.00	1,019,893.59
Deposit	05/14/2024			Deposit	X	Sales and use tax	4,096.24		1,023,989.83
Deposit	05/14/2024			Deposit	X	Rent reserve	100.00		1,024,089.83
Check	05/14/2024	104482	Ed Humphries_	Reimburse for May phone bill	X	Telephone Expense		43.87	1,024,045.96
Check	05/14/2024	104483	Travelers	Workers comp for 24-25	X	Prepaid assets		966.00	1,023,079.96
Deposit	05/15/2024			Deposit	X	-SPLIT-	456.11		1,023,523.85
Deposit	05/15/2024			Deposit	X	-SPLIT-	1,108.48		1,024,415.37
Deposit	05/15/2024			Deposit	X	Rent reserve	100.00		1,024,315.37
Check	05/16/2024	Draft	Lindsey Altizer	Return of rental deposit	X	Rent reserve		50.00	1,024,265.37
Check	05/16/2024	Draft	Carly Cuthbertson	Return of rental deposit	X	Rent reserve		50.00	1,024,215.37
Check	05/16/2024	Draft	Ryan Knight	Return of rental deposit	X	Rent reserve		50.00	1,024,165.37
Deposit	05/16/2024			Deposit	X	Zoning fees	100.00		1,024,065.37
General Journal	05/16/2024			-MULTIPLE-	X	-SPLIT-	277.05		1,024,782.42
Deposit	05/17/2024			Deposit	X	Rent reserve	100.00		1,025,082.42
Deposit	05/17/2024			Deposit	X	Rent reserve	1,305.00		1,026,387.42
Deposit	05/17/2024			Deposit	X	Rent reserve	50.00		1,026,437.42
Deposit	05/17/2024			Deposit	X	Zoning fees	950.00		1,027,387.42
Bill Pmt - Check	05/18/2024	104484	Chedrick Richardson	Rental deposit refund		Accounts Payable		50.00	1,027,337.42
Deposit	05/21/2024			Deposit	X	Zoning fees	125.00		1,027,212.42
Bill Pmt - Check	05/22/2024	104485	Too Much Sylvia	Fairview Park, June 7, 2024		Accounts Payable		1,250.00	1,025,962.42
Bill Pmt - Check	05/22/2024	104486	Union County Regi..	Deed recording cost		Accounts Payable		26.00	1,025,936.42
Check	05/23/2024	104487	Kerry K Price	Replace checks 104441 and ...		Miscellaneous Ex...		277.05	1,025,659.37
Deposit	05/23/2024			Deposit	X	Rent reserve	100.00		1,025,559.37
Deposit	05/24/2024			Deposit	X	Alcoholic beverage	17,167.77		1,042,727.14
Check	05/25/2024	Draft	Great American Fin...	Copier	X	Office expense		178.11	1,042,549.03
Check	05/28/2024	Draft	citizens	Park deposit refunds	X	Rent reserve		200.00	1,042,349.03
Deposit	05/31/2024			Deposit		Zoning fees	100.00		1,042,249.03
Deposit	05/31/2024			Deposit	X	Donation	290.00		1,043,539.03
Deposit	05/31/2024			Deposit	X	Donation	550.00		1,044,089.03
Deposit	05/31/2024			Deposit	X	Zoning fees	300.00		1,044,389.03
Deposit	05/31/2024			Interest	X	Investment income	536.39		1,044,925.42
Deposit	06/01/2024			Deposit		Rent reserve	100.00		1,044,825.42
Total First National Bank							27,912.04	14,795.32	1,044,664.60
TOTAL							27,912.04	14,795.32	1,044,664.60

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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	200.00		200.00
Bill	07/12/2023	07122023	Perry Laney Septic Tank	Pump septic tank	300.00		500.00
Bill	07/17/2023	0157865-4...	WM Corporate Services	Garbage for August	243.09		743.09
Check	07/31/2023	Draft	Great American Financial ...	Copier	168.51		911.60
Bill	08/03/2023	08032023	Teresa Clontz	Cleaning Town Hall	200.00		1,111.60
Bill	08/07/2023	1609	Taylor's Landscaping Serv...	Lawn maintenace	210.00		1,321.60
Check	08/08/2023	104187	Perry Laney Septic Tank	Pumping septic tank for 07/2...	300.00		1,621.60
Check	08/08/2023	104188	Ed Humphries_	Reimburse Ed for refund cre ...	52.79		1,674.39
Check	08/08/2023	104189	FNB Commercial Credit C...	Park and office activity on CC	229.45		1,903.84
Bill	08/09/2023	08092023	Perry Laney Septic Tank	Septic pump out	300.00		2,203.84
Bill	08/16/2023	23126	Brown Creek Graphics LLC	Sign for Town Hall	1,605.00		3,808.84
Bill	08/16/2023	0160303-4...	WM Corporate Services	Sept service	243.09		4,051.93
Bill	08/17/2023	08172023	John Biggers_	Water line reimbursement	41.81		4,093.74
Bill	08/22/2023	08222023	Ed Humphries_	Postage reimbursement	198.00		4,291.74
Bill	08/22/2023	08222023	Patricia Kindley_	Office supplies from Walmart	50.00		4,341.74
Bill	08/24/2023	08242023	Perry Laney Septic Tank	Septic pump out	300.00		4,641.74
Check	08/31/2023	Draft	Great American Financial ...		171.28		4,813.02
Bill	08/31/2023	08312023	Gary Wilfong_	Reimbursement	17.30		4,830.32
Bill	09/05/2023	1610	Taylor's Landscaping Serv...	Monthly lawn care	680.00		5,510.32
Bill	09/12/2023	09122023	Teresa Clontz	Cleaning office	200.00		5,710.32
Check	09/12/2023	104221	FNB Commercial Credit C...	Credit card bill	229.33		5,939.65
Check	09/12/2023	104222	Perry Laney Septic Tank	Septic pumping	300.00		6,239.65
Bill	09/18/2023	0162757-4...	WM Corporate Services	Garbage service	246.61		6,486.26
Bill	09/22/2023	09222023	Perry Laney Septic Tank	Septic pump	300.00		6,786.26
Bill	09/26/2023	1617	Taylor's Landscaping Serv...	September invoice	730.00		7,516.26
Check	10/02/2023	Draft	Great American Financial ...	Draft for copier	212.84		7,729.10
Bill	10/10/2023	0102023	Teresa Clontz	Cleaning	200.00		7,929.10
Check	10/10/2023	104251	Perry Laney Septic Tank		300.00		8,229.10
Check	10/10/2023	104253	FNB Commercial Credit C...	payment on credit card	124.77		8,353.87
Bill	10/16/2023	0165229-4...	WM Corporate Services	Waste service	246.61		8,600.48
Bill	10/17/2023	3238435	Killingsworth Environmental	Pest control	150.94		8,751.42
Bill	10/18/2023	10182023	Perry Laney Septic Tank	Septic pumping	300.00		9,051.42
Bill	10/24/2023	10242023	Ed Humphries_	Postage and travel	4.35		9,055.77
Check	10/31/2023	Draft	Great American Financial ...	Copier lease	171.43		9,227.20
Bill	11/02/2023	3090892	Killingsworth Environmental	Pest control	150.94		9,378.14
Bill	11/02/2023	1626	Taylor's Landscaping Serv...	October bill	680.00		10,058.14
Bill	11/03/2023	11032023	Perry Laney Septic Tank	Pump septic tank	300.00		10,358.14
Bill	11/14/2023	11142023	Teresa Clontz	Cleaning office	200.00		10,558.14
Check	11/14/2023	104272	FNB Commercial Credit C...	Payment on credit card bill	661.92		11,220.06
Bill	11/16/2023	0167711-4...	WM Corporate Services	Garbage service	246.61		11,466.67
Bill	11/20/2023	11202023	Perry Laney Septic Tank	Pump septic tank	300.00		11,766.67
Check	11/30/2023	Draft	Great American Financial ...	Copier	168.51		11,935.16
Bill	12/05/2023	12052023	Gary Wilfong_	expense reimbursement	113.35		12,048.53
Bill	12/05/2023	1633	Taylor's Landscaping Serv...	Landscaping	70.00		12,118.53
Bill	12/07/2023	12072023	Perry Laney Septic Tank	Pump septic tank	300.00		12,418.53
Bill	12/10/2023	10122023	Patricia Kindley_	gift card for Christmas lights	30.00		12,448.53
Bill	12/12/2023	12122023	Teresa Clontz	Cleaning town hall	200.00		12,648.53
Check	12/12/2023	104319	FNB Commercial Credit C...	credit card payment	190.19		12,838.72
Bill	12/12/2023	5160713	Killingsworth Environmental	Pest control	150.94		12,989.66
Bill	12/13/2023	539870	Ray Barnes	Locksmith	325.00		13,314.66
Bill	12/18/2023	017007847...	WM Corporate Services	Garbage	246.61		13,561.27
Bill	12/26/2023	12262023	Perry Laney Septic Tank	Pump out septic tank	300.00		13,861.27
Bill	01/09/2024	1636	Taylor's Landscaping Serv...	landscaping	610.00		14,471.27
Bill	01/09/2024	01092024	Teresa Clontz	Cleaning	200.00		14,671.27
Check	01/09/2024	104364	FNB Commercial Credit C...	Payment on credit card	974.39		15,645.66
Check	01/15/2024	Draft	Great American Financial ...	Copier	178.11		15,823.77
Bill	01/16/2024	0172527-4...	WM Corporate Services	Waste Disposal	246.61		16,070.38
Bill	01/17/2024	01172024	Perry Laney Septic Tank	Septic pump	300.00		16,370.38
Check	01/25/2024	Draft	Great American Financial ...	Copier	0.00		16,370.38
Bill	01/30/2024	01312024	Darrell H. Baucom_	Reimburse software costs	1,209.19		17,579.57
Bill	01/31/2024	01312024	Perry Laney Septic Tank	Septic pump	300.00		17,879.57
Check	01/31/2024	Draft	Great American Financial ...	Copier	178.11		18,057.68
Bill	02/05/2024	1639	Taylor's Landscaping Serv...		540.00		18,597.68
Bill	02/05/2024	2019025167	Superior Plumbing & Drai...	Plumbing repair	1,024.80		19,622.48
Bill	02/13/2024	02132024	Teresa Clontz	Office cleaning	200.00		19,822.48
Check	02/13/2024	104390	FNB Commercial Credit C...	credit card bill	425.32		20,247.80
Bill	02/14/2024	02142024	Perry Laney Septic Tank	Pump septic tank	300.00		20,547.80
Bill	02/16/2024	18234	Byrum Heating & AC, Inc.	Review HVAC unit	133.44		20,681.24
Bill	02/16/2024	0174933-4...	Waste Management	Dumpster service	0.00		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	300.00		20,981.24
Bill	02/27/2024	5308387	Killingsworth Environmental	Pest control	150.94		21,132.18
Check	02/29/2024	Draft	Great American Financial ...	Copier lease	189.89		21,322.07
Bill	03/01/2024	1642	Taylor's Landscaping Serv...	Park maintenance	0.00		21,322.07
Bill	03/02/2024	03022024	Perry Laney Septic Tank	Pump septic tank	300.00		21,622.07
Bill	03/12/2024	03122024	Teresa Clontz	Cleaning	200.00		21,822.07
Check	03/12/2024	104421	Perry Laney Septic Tank	Pump septic tank	300.00		22,122.07

10:24 AM

06/03/24

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	390.46		22,512.53
Check	03/16/2024	104425	Byrum Heating & AC, Inc.	Inspect HVAC unit	194.82		22,707.35
Bill	03/18/2024	0177340-4...	WM Corporate Services	Dumpster service	101.38		22,808.73
Check	03/19/2024	104427	Union County Register of ...	Request from Ed H	26.00		22,834.73
Bill	03/22/2024	03222024	Perry Laney Septic Tank	Pump septic tank	300.00		23,134.73
Bill	04/01/2024	4760	FNB Commercial Credit C...	Payment on credit card	119.13		23,253.86
Bill	04/02/2024	04022024	Perry Laney Septic Tank	Pump out septic tank	300.00		23,553.86
Bill	04/04/2024	EL854	Brian C. Austin	Town Hall repairs	650.00		24,203.86
Bill	04/08/2024	1655	Taylor's Landscaping Serv...	March maintenance	205.00		24,408.86
Bill	04/12/2024	04122024	Teresa Clontz	Cleaning Town Hall	200.00		24,608.86
Bill	04/16/2024	113670597	Pens.com	Engraved pens	118.43		24,727.29
Bill	04/16/2024	PR28839	Love Plumbing and Air Co...	Plumbing repair	499.07		25,226.36
Bill	04/18/2024	04182024	Perry Laney Septic Tank	Pump septic tank	300.00		25,526.36
Check	04/25/2024	Draft	Great American Financial ...	Copier	194.35		25,720.71
Bill	04/30/2024	5425878	Killingsworth Environmental	Pest Control	150.94		25,871.65
Bill	05/01/2024	05012024	Perry Laney Septic Tank	Pump out septic tank	300.00		26,171.65
Bill	05/01/2024	4760	FNB Commercial Credit C...	credit card payment	664.89		26,836.54
Bill	05/04/2024	1668	Taylor's Landscaping Serv...	Lawn maintenance	810.00		27,446.54
Bill	05/14/2024	05142024	Teresa Clontz	Office cleaning	200.00		27,646.54
Bill	05/15/2024	05152024	Perry Laney Septic Tank	Septic tank pumping	300.00		27,946.54
Bill	05/22/2024	05212024	Union County Register of ...	Deed recording cost	26.00		27,972.54
Bill	05/24/2024	05242024	Perry Laney Septic Tank	Pump septic tank	300.00		28,272.54
Check	05/25/2024	Draft	Great American Financial ...	Copier	178.11		28,450.65
Total Office expense					28,450.65	0.00	28,450.65
TOTAL					28,450.65	0.00	28,450.65

11

10:24 AM
 06/03/24
 Accrual Basis

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	137.05		137.05
Bill	08/07/2023	1609	Taylor's Landscaping...	Lawn maintenace	2,102.50		2,239.55
Bill	08/07/2023	1609	Taylor's Landscaping...	Lawn maintenace	0.00		2,239.55
Check	08/08/2023	104189	FNB Commercial Cre...	Park and office activity on CC	889.21		3,128.76
Bill	09/05/2023	1610	Taylor's Landscaping...	Monthly lawncare	1,337.50		4,466.26
Bill	09/05/2023	1610	Taylor's Landscaping...	Monthly lawncare	450.00		4,916.26
Check	09/12/2023	104221	FNB Commercial Cre...	Credit card bill	53.61		4,969.87
Check	09/12/2023	104224	Jerry C. Clontz	supplies	352.97		5,322.84
Bill	09/26/2023	1617	Taylor's Landscaping...	September invoice	1,337.50		6,660.34
Bill	09/26/2023	1617	Taylor's Landscaping...	September invoice	360.00		7,020.34
Check	10/10/2023	104253	FNB Commercial Cre...	payment on credit card	447.28		7,467.62
Check	10/11/2023	104256	Jerry Clontz_	Reimburse supplies	731.29		8,198.91
Bill	11/02/2023	1626	Taylor's Landscaping...	October bill	1,337.50		9,536.41
Bill	11/02/2023	1626	Taylor's Landscaping...	October bill	360.00		9,896.41
Check	11/14/2023	104272	FNB Commercial Cre...	Payment on credit card bill	53.61		9,950.02
Bill	12/05/2023	12052023	Gary Wilfong_	expense reimbursement	76.08		10,026.10
Bill	12/05/2023	1633	Taylor's Landscaping...	Landscaping	1,497.50		11,523.60
Bill	12/05/2023	1633	Taylor's Landscaping...	Landscaping	540.00		12,063.60
Check	12/12/2023	104319	FNB Commercial Cre...	credit card payment	138.20		12,201.80
Bill	01/08/2024	1636	Taylor's Landscaping...	landscaping	1,337.50		13,539.30
Bill	01/08/2024	1636	Taylor's Landscaping...	landscaping	160.00		13,699.30
Check	01/09/2024	104364	FNB Commercial Cre...	Payment on credit card	531.08		14,230.38
Bill	02/05/2024	1639	Taylor's Landscaping...		1,337.50		15,567.88
Bill	02/05/2024	1639	Taylor's Landscaping...		160.00		15,727.88
Check	02/13/2024	104390	FNB Commercial Cre...	credit card bill	92.70		15,820.58
Bill	02/26/2024	02262024	Gary Wilfong_	Park maintenance	46.07		15,866.65
Bill	02/29/2024	02292024	Patricia Kindley_	Park maintenance	53.68		15,920.33
Bill	03/01/2024	1642	Taylor's Landscaping...	Park maintenance	1,337.50		17,257.83
Bill	03/01/2024	1642	Taylor's Landscaping...	Park maintenance	0.00		17,257.83
Bill	03/24/2024	03242024	Gary Wilfong_	reimbursement	58.58		17,316.41
Bill	04/01/2024	4760	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	04/08/2024	1655	Taylor's Landscaping...	March maintenance	360.00		19,036.88
Bill	04/09/2024	04092024	Ed Humphries_	Reimbursement	50.84		19,087.72
Bill	04/09/2024	04092024	Gary Wilfong_	Park Supplies	49.29		19,137.01
Check	04/18/2024	104458	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
Bill	05/14/2024	05142024	Gary Wilfong_	Park supplies	26.94		21,530.45
Total Park Maintenance					21,530.45	0.00	21,530.45
TOTAL					21,530.45	0.00	21,530.45

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 Willfong_	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		Briolve	Too Much Sylvania 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
Bill	05/22/2024	819675		Too Much Sylvania	Fairview Park, June 7, 2024	1,250.00		13,796.49
Total Festival expense						13,796.49	0.00	13,796.49
TOTAL						13,796.49	0.00	13,796.49



**Town of Fairview
Fairview Park Event Committee Meeting
May 2, 2024**

1. The following Fairview Park Event Committee members were present: Lisa Thomas, Gayle Brock, Scott Cuthbertson, Theresa Donaldson, Pat Simpson and Spencer Cox

Others present: Teresa Gregorius, Town Clerk

2. **Invocation**

3. **Public Comments:** None

4. **Items of Business:**

- 4.A. Music in the Park

Chairman Thomas reviewed items for the event:

- June 7th from 7:00 – 9:00 PM – band -- Too Much Sylvia
- Fairview kids will be singing
- Group taking care of parking will be paid \$500
- Two deputies
- Food vendors – ice cream, icee, bbq, Bethlehem Church (water), possibly Antioch Church (hotdogs/hamburgers). Theresa Donaldson will check on a taco truck
- Stage decoration set for June 6th at 3:30 PM

- 4.B. Kids Science Program

- June 13th from 9:00 – 12:00
- STEM teachers (2) will put together flyers, all instructional items needed
- Open to rising 1st through 5th grades -- \$25 per child
- Pay \$200 per teacher

4.C. Kids Fishing Days

Chairman Thomas reported that two kids fishing days have been scheduled for June 22nd and July 4th. Another day/tournament will be scheduled later in memory of Jerry Clontz.

5. Approval of Minutes:

Theresa Donaldson made a motion to approve the March 7, 2024 minutes. Gayle Brock seconded the motion. Committee members Thomas, Brock, Cuthbertson, Donaldson, Simpson and Cox voted yes (6-0).

6. Adjournment

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Lisa Thomas
Chairman

Approved this _____ day of _____ 2024

Town of Fairview



**Town of Fairview
Regular Town Council Meeting
May 14, 2024 @ 6:30 pm**

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the pre-meeting to order:

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

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk

2. Items of Business:

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

Darrell Baucom presented the fiscal year 2024/2025 draft budget by going over each line item. The Council discussed and changed the following:

- Capital Outlay – office reno: Increased \$12,000 for sewer tap to fire department's sewer system.
- Office Expense: Increased \$5,500 for painting of town hall and \$6,000 for increased cost related to office portion of lawn maintenance
- Park Maintenance: Increased \$20,000 for park portion of lawn maintenance higher costs

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

3. Call the regular meeting to order: --- Mayor Wilfong

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

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk

4. Invocation

5. Agenda Changes/Approval of Agenda

Mayor Wilfong added:

- Consent Agenda 5.I. -- Renew Participation with Union County Community Development Block Grant (CDBG) program for Fiscal Years 2025-2027
- Items of Business 9.B. -- Discuss Park Pond Fountain

John Biggers made a motion to approve the changes to the consent agenda and regular agenda. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

6. 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 April Draft Minutes (*No April Meeting*)
- 5.E. Fairview Park Facility April Draft Minutes (*No April Meeting*)
- 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
- 5.I. Renew Participation with Union County Community Development Block Grant (CDBG) program for Fiscal Years 2025-2027.

Patricia Kindley made a motion to approve the consent agenda. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

7. Public Comments: None

8. Presentations: None

9. Items of Business:

9.A. Memorial Donation for Park

John Biggers presented the photo of the bronze statue he has purchased/donated for the park in memory of Jerry Clontz. The statue will be placed at the pond.

Patricia Kindley made a motion to accept the donation of the statue. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

9.B. Discuss Park Pond Fountain

Mayor Wilfong reported he received an estimate from Hinson Electric of \$4,569 for the cost of trenching/wiring for the fountain in the pond. The funds would come out of the state grant money.

Patricia Kindley made a motion to approve the \$4,569 to Hinson Electric for trenching/wiring for the fountain in the pond. Kerry Price seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

10. Council Comments:

John Biggers asked Darrell Baucom to submit quarterly reports on the state grant monies used for the town hall and park.

11. Adjournment

David Link made a motion to adjourn. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2024

Discuss
Non-Conforming
#NC 24 042

**Town of Fairview
Staff Report for:
Council**
DATE: April 9th 2024

CASE #: NC 24 0142	
Applicant(s):	Warren R Early Renee Early 6119 Sikes Mill road Monroe NC 28110
Property Owner(s):	Same
Requested Action:	To add a living room to the home
Existing Zoning:	RA-40
Requested Zoning:	RA-40
Location:	6119 Sikes Mill Road
Property Size:	2Ac
Tax Parcel(s):	08087017
Purpose/Narrative:	<p>The Applicant is asking the town to approve an enlargement of a 'Non-conforming lot' to add a living room to their home.</p> <p>The 'non-conforming' is a accessory building in the rear of the property that does not meet the setback requirements- must be 5' from the property line.</p> <p>The Fairview Council Can approve a 'special use permit' Under Section 124 (e)(g))h)</p>
Surrounding Area Zoning:	Residential/Farming
Existing Conditions:	Residential
Compliance with Zoning Ordinance:	Section 124 Extension or enlargement of Non-Conforming Situations
Special Use Permit Conditions:	If approved, the order will allow the building within the setback to be exempt from land use ordinance requirements
Staff Recommendation on Application:	Recommend Approval

Town of Fairview

7516 Concord Highway
Monroe NC 28110

NC 24042

Change in Use, Non-Conforming (Special Use Permit)

FEE: \$500

PAID

Date of Application 5/17/2024

Applicant's Name WARREN R AND RENEE EARLY

Applicant's Mailing Address 6119 Sikes Mill Road

Business Phone # _____ Home Phone # _____

Cell # _____ Email: RAEarly1@gmail.com

Property Owner's Name NOT LATE 12@gmail.com

Property Owner's Mailing Address SAME

Business Phone # _____ Home Phone # 704-296-4599 (Renee)

Cell # _____ Email Address _____

Relationship of Applicant to Property Owner SAME

Property Information

Location 6119 Sikes Mill Road

Tax Map Parcel Number 08087017

Deed Book & Page Number _____ Acreage _____

Current Zoning District RA-40 Flood Hazard Area (Y/N) N

Proposed Zoning District REMAIN RA-40

Attachments – The following shall be attached to this application:

- ✓ 1) If the property proposed for rezoning is less than the entire lot or tract as currently recorded in the Union County Register of Deeds Office, then three (3) copies of a survey and a legal description for the area to be re-zoned should be attached; OR, if an entire lot or tract is proposed for rezoning, then three (3) copies of a survey map or Union County Tax Map for the property should be attached;
- ED 2) The names and addresses of all adjoining property owners including those across streets and highways as currently registered in the Union County Tax Assessor's Office.
- ✓ 3) Any other information that may be needed to insure that this application is in compliance with all provisions of the Land Use Ordinance. LETTER FROM RENEE
- 4) A fee (in cash or a check made payable to the Town of Fairview) in the amount of \$500.00 shall be submitted to the Town of Fairview, 7516 Concord Highway, Monroe, NC 28110.

In September of 2021, my wife and I bought the house at 6119 Sikes Mill Road. It was perfect timing, across the street from our daughter and her growing family. I am on total disability, and she would be available to help my wife. We loved the house and bought it "as is". We choose not to get a mortgage and we saw no need for a survey, and, at the time, most surveyors were months in waiting.

The property came with an outbuilding. We found out from a neighbor that the house and the building were built around 1941. A father built the house and the house next door for his daughter and son. They actually shared a well, which still stands today, but is **not used**. The property line is directly down the center of the original well house. This gives you a picture as to how close these two properties are.

We painted and cleaned up the old building and it worked great for us. All we needed was a small "lean to" built on the side. When we excavated the dirt for the "lean to", we hit an underground springhead OR an abandoned water line from the original well. This created a HUGE water problem.

To remedy the water problem, we built a retaining wall (attached to the building) to detour the water behind the building. While we were at it, we went ahead and poured concrete beside and in front of the building. And to further help with water drainage, we had a French drain put all around the new concrete pad. It seems to work great so far. So, to put it in a nutshell, this small old building is centrally positioned with all this drainage, and serves a much larger purpose than just storage. We have spent thousands of dollars so far.

After living in the house a couple years, hosting family get togethers and holidays, the little house seemed to be shrinking for our family of 12. So we decided to add a 16 x 16 room on the side. I called the Town of Fairview, spoke with Ed Humphries, and he gave me the setbacks for our property. We went ahead and had 2 huge oak trees topped out and had the pad graded to meet code.

Just recently, the house next door to us was renovated and sold to a new family. Along with that came a new survey, and that is when we were made aware of the boundary line that is in question. We didn't think a lot about it, figuring it was "grandfathered in".

Next step was to get the building permit. So I came to the Town of Fairview to get our zoning permit and that is when Mr. Humphries made me aware that our property was Non-compliant, and everything came to a halt.

We immediately contacted our realtor, who investigated with the prior owners as to whether they had a mortgage on the property. We wondered how they could obtain a mortgage given the fact that the corner of this building was sitting on the property line. They did have a mortgage and had no knowledge of any restrictions concerning this building.

While we realize that we should have possibly done things in a different order, we sincerely ask you and your board to consider a variance in our situation.

Thank you. Randy Early



08060011

08060010D

266.42

New Lot 2

218

08060010C
010C

7.45

309.32

93.14

107.84

106.05

08060009

08060008

Old Ferry Rd

County

98.3003

08060010D

County

123

08060002A

9

County

08060002B

327.35

08060003A

120

08060001
1 30A

141

263

972

310

Sikes Mill Rd

08087008A

217.49

New Lot 1

010B

4

08060010B

53.97

204.74

08087029B

302.57

5

66.89

201.102

153.35

08087016

105.45 99.98

299.95

08087017

340.17

390.33

6

08087018

914

08087008D

08087008

364

08087015

138

08087008B

25

54

PUBLIC HEARING NOTICE

The Fairview Town Council will conduct a Public Hearings starting at 6:30 pm on Tuesday, **June 11, 2024, during the Council Regular monthly meeting** at Town Hall (location address: 7516 Concord Highway, Monroe, N.C. 28110). The purpose of this hearing is to:

Hear public comment on:

A request from Renee and Randy Early to allow them to build a living room on the side of their home under Land Use Ordinance Section 124 (d) (e) (g) and (h). This lot is non-conforming due to storage building in rear yard not in Setback requirements of five feet. Parcel #08087017--- 6119 Sikes Mill Road Monroe NC 28110

The Public is invited to attend the public hearing and make comments. As a result of comments, the Town council reserves the right to make changes to the proposed Amendment prior to adoption. For More information, call Ed Humphries, Land Use Administrator at (704) 564.3412 during business hours. (Tuesday and Thursday 9:00 am to 3:00 pm)

The Town of Fairview does not discriminate based on disability. If you need an auxiliary aid or service or other accommodation to attend or fully participate at this meeting, please contact the Town Clerk at (704) 753.1981 as far in advance of the meeting as possible so that your request can be considered.

- (c) For purposes of subsection (b), compliance with applicable building setback requirements is not reasonably possible if a building that serves the minimal needs of the use proposed for the nonconforming lot cannot practicably be constructed and located on the lot in conformity with such setback requirements. However, mere financial hardship does not constitute grounds for finding that compliance is not reasonably possible.
- (d) This section applies only to undeveloped nonconforming lots. A lot is undeveloped if it has no substantial structures upon it. A change in use of a developed nonconforming lot may be accomplished in accordance with Section 126.
- (e) Reserved

Section 124 Extension or Enlargement of Nonconforming Situations.

- (a) Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation.
- (b) A nonconforming use may be extended throughout any portion of a completed building that, when the use was made nonconforming by this ordinance, was manifestly designed or arranged to accommodate such use. However, a nonconforming use may be extended to additional buildings or to land outside the original building only in accordance with subsection (e) or Section 128 (Nonconforming Projects).
- (c) A nonconforming use of open land may not be extended to cover more land than was occupied by that use when it became nonconforming only in accordance with subsection e) or Section 128 (Nonconforming Projects).
- (d) The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and no violations of other paragraphs of this section occur.
- (e) Subject to subsection (f), the Town Council may issue a special use permit to allow:
 - (1) A structure within which a nonconforming use is conducted to be enlarged;
or
 - (2) Additional structures to be built on the lot where the nonconforming use is located, within which structures the nonconforming use can be enlarged; or

- (3) A nonconforming use of land to be extended beyond geographical bounds in which it has been conducted.
- (f) A complete application for a special use permit shall be submitted to the Administrator for a public evidentiary hearing and decision by the Town Council. The public hearing shall be advertised by Section.
- (g) The Town Council shall have the authority to issue the special use permit, along with any fair and reasonable conditions to assure conformance with this Ordinance, other plans adopted by the Town Council, and compatibility with surrounding properties. All additional conditions imposed by the Council in association with the special use permit shall be agreed upon by the applicant prior to final consideration.

Notice of the public hearing shall be given as follows:

- Such notice shall be published once a week for two successive weeks in a newspaper having general circulation in the Town. The first notice shall be published not less than ten days nor more than twenty-five days before the date fixed for the hearing. In computing this period the date of publication shall not be counted but the date of the hearing shall be.
 - The owner of that parcel of land as shown on the county tax listing, and the owners of all parcels of land abutting that parcel of land as shown on the county tax listing shall be mailed a notice of the public hearing by first class mail at the last addresses listed for such owners on the county tax abstracts. This notice must be deposited in the mail at least ten (10) but not more than twenty-five (25) days prior to the date of the public hearing.
- (h) Once the public hearing has been concluded, The Town Council may issue the permit described if it finds that:
- (1) The action authorized would not adversely affect the health or safety of persons residing or working in the neighborhood of the nonconforming use; and
 - (2) The action authorized would not substantially impair the value of nearby properties; and
 - (3) No useful purpose would be served by the strict application of the provisions or requirements of this ordinance to which the use does not conform; and
 - (4) The permittee will comply with the provision of Section 125(d)(2).

Without limiting the foregoing, the Town Council may attach to a permit a condition limiting the permit to a specified duration. All additional conditions or requirements

shall be entered on the permit. All additional conditions or requirements authorized by this section are enforceable, in the same manner and to the same extent as any other applicable requirement of this ordinance.

A vote may be taken on application conditions or requirements before a vote is taken on the "findings" listed herein.

- (i) Notwithstanding subsection (a), any structure used for single-family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. In particular, a manufactured home may be replaced with a larger manufactured home, and a "single-wide" manufactured home may be replaced with a "double-wide". This paragraph is subject to the limitations stated in Section 127 (abandonment and discontinuance of nonconforming situations).
- (j) Notwithstanding subsection (a), whenever: (i) there exists a lot with one or more structures on it; and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot; and (iii) the parking or loading requirements of Article XVIII that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking or loading, then the proposed use shall not be regarded as resulting in an impermissible extension or enlargement of a nonconforming situation. However, the applicant shall be required to comply with all applicable parking and loading requirements that can be satisfied without acquiring additional land, and shall also be required to obtain satellite parking in accordance with Section 297 if: (i) parking requirements cannot be satisfied on the lot with respect to which the permit is required; and (ii) such satellite parking is reasonably available. If such satellite parking is not reasonably available at the time the permit is granted, then the permit recipient shall be required to obtain it if and when it does become reasonably available. This requirement shall be a continuing condition of the permit.
- (k) Notwithstanding any other provision of this ordinance, additional right-of-way along an existing street may be condemned, and a property owner may at the request of the Town or State dedicate additional right-of-way even if such condemnation or dedication results in the creation or exacerbation of a nonconforming situation.

Section 125 Repair, Maintenance and Reconstruction.

- (a) Minor repairs to and routine maintenance of property where nonconforming situations exist are permitted and encouraged. Major renovation, i.e., work estimated to cost more than twenty-five percent of the appraised valuation of the

Parcel Number

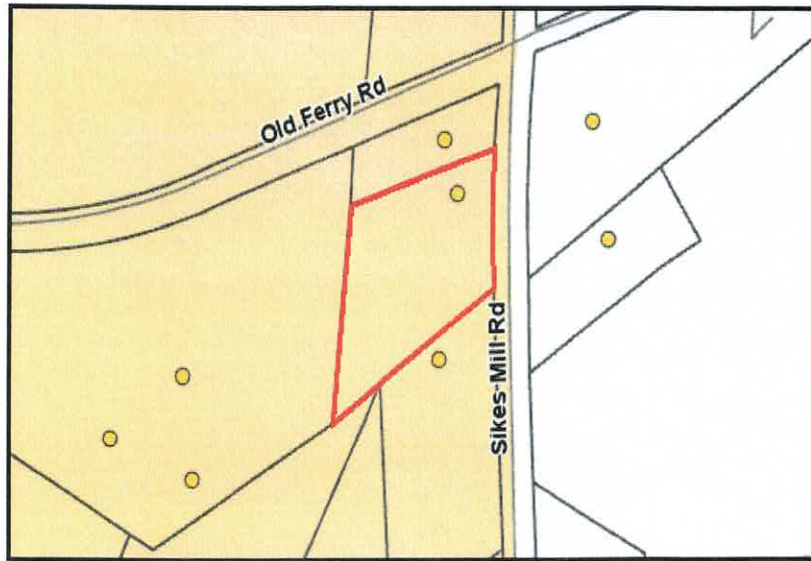
08087017

Owner

EARLY
WARREN EARLY RHONDA RENEE
RANDOLPH

Mailing Address

6119 SIKES MILL RD
MONROE
NC, 28110



Account Information

Land Value \$51,800.00
Building Value \$79,000.00
Total Value \$130,800.00
Acreage 1.8130

Description 8230-005
Situs Address 6119 SIKES MILL RD
Property Class RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page
09/02/2021	\$185,000.00	8230 0005
03/24/2016	\$97,000.00	6638 840
10/28/2009	\$100,000.00	5233 178

Grantor
BROADWAY, WILSON T
WILSON BRIAN KEITH
MCGEE CLIFTON HOWARD
& WIFE ALISON W

Location Information

Municipal Administration	Fairview	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Fairview	Census Tract Number	202.04
ETJ		FEMA Panel	5551
Fire District	Fairview	FEMA Zone	
Soils	CmB,BaB		

Building Information [View Real Property Site](#)

Total Living Area 832
Year Build 1940

704-564-3412

District Voting Assignments (Jurisdictions)

Polling Place	BETHLEHEM PRESBYTERIAN CHURCH	School District	4	Congressional District	9
Precinct District	#12	State House	69	Senate District	35

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RANDY EARLY
6119 SIKES MILL
BUILT 1940

20m
100ft

**Discuss
Budget
Amendments for
2023-2024
Budget**

Town of Fairview
 Budget Amendments
 Year Ended June 30, 2024

34

	Budget		Revised		Comments
	Jul 23 to Jun 24	Amend 1	Budget		
Ordinary Income/Expense					
Income					
Ad Valorem taxes	113,000.00		113,000.00		
Alcoholic beverage	14,000.00		14,000.00		
ARP Funds - revenue replacement	23,000.00				
Fund balance appropriated	-4,930.00	-1,650.00	-6,580.00	Less expenses than budgeted; return to Fund Balance	
Interest on delinquent taxes					
Investment income					
Miscellaneous income					
Motor vehicle taxes	12,500.00		12,500.00		
Rent reserve for park capital items	20,000.00				
Sales and use tax	58,000.00	-5,000.00	53,000.00	Lower sales tax revenue than projected by State	
Utility Franchise taxes	127,000.00	-5,000.00	122,000.00	Estimated lower franchise tax revenue	
Zoning fees	17,000.00	-500.00	16,500.00		
Total Income	379,570.00	-12,150.00	367,420.00		
Expense					
Advertising and Promotion	1,000.00		1,000.00		
Audit fees	9,600.00	400.00	10,000.00	Higher audit fees due to additional procedures	
Bank Service Charges	500.00	-250.00	250.00		
Capital outlay - Office renovation	1,700.00	3,000.00	4,700.00	Installation of back flow meter for bathroom	
Capital Outlay - Town Hall	11,000.00	-5,000.00	6,000.00	HVAC covered by State Grant; Sewer tap hook-on	
Debt repayment	57,180.00		57,180.00		
Dues and Subscriptions	6,200.00		6,200.00		
Elections expense	3,700.00	100.00	3,800.00		
Festival expense	20,000.00	-2,500.00	17,500.00	Lower festival expense than anticipated	
Grants	2,500.00	1,000.00	3,500.00	Higher donations to organizations	
Insurance Expense	7,200.00		7,200.00		
Internet and website	11,000.00		11,000.00		
Legal fees	10,000.00		10,000.00		
Miscellaneous Expense	1,000.00		1,000.00		
Office expense	26,250.00	5,000.00	31,250.00	Septic pump fees and other office expenses	
Office utilities	6,500.00		6,500.00		
Park Maintenance	40,000.00	-10,000.00	30,000.00	Lower maintenance; other covered by Grants	
Park Utilities	5,200.00	500.00	5,700.00	Higher due to addition of lights	
Payroll Expenses	56,600.00		56,600.00		
Payroll Taxes	9,350.00		9,350.00		
Planning and zoning	54,305.00	500.00	54,805.00		

Town of Fairview
 Budget Amendments
 Year Ended June 30, 2024

	Jul 23 to Jun 24	Amend 1	Budget	Comments
Professional Fees	3,000.00		3,000.00	
Rental house repairs, etc	2,000.00		2,000.00	
Salaries - Park	11,905.00		11,905.00	
Solid Waste Manage cost share	8,000.00		8,000.00	
Tax collection fees	2,200.00		2,200.00	
Telephone Expense	1,200.00		1,200.00	
Training expense	500.00		500.00	
Travel Expense		100.00	100.00	
Zoning administration	10,000.00	-5,000.00	5,000.00	Lower zoning admin costs than projected
Total Expense	379,570.00	-12,150.00	367,420.00	
Net Ordinary Income	0.00		0.00	
Net Income				

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The Town of Fairview
AN ORDINANCE TO AMEND THE
OPERATING BUDGET FOR FISCAL YEAR 2023-24
BUDGET AMENDMENT 1

WHEREAS, an ordinance establishing an annual budget for the Town of Fairview for the 2023-24 fiscal year has been prepared and approved by the Town Council in conformance with North Carolina General Statute 159-8; and

WHEREAS, North Carolina General Statute 159-15 provides for the amendment of the budget ordinance by the Town Council as determined appropriate; and

WHEREAS, an amendment to the budget ordinance for fiscal year 2023-24 is needed to reflect certain alterations to the authorized revenues and expenditures of the General Fund since the beginning of the budget year:

NOW, THEREFORE, BE IT ORDAINED by the Town Council for the Town of Fairview at this meeting of the Town Council held on June 11, 2024 that the following amendments be made to the operating budget ordinance for fiscal year 2023-24:

SECTION 1. GENERAL FUND

	FROM	TO
TOTAL ANTICIPATED REVENUES (see attached detail)	\$ 379,570	\$367,420
TOTAL ANTICIPATED EXPENSES (see attached detail)	\$ 379,570	\$367,420

Ordinance adopted this 11th day of June, 2024.

Gary Wilfong, Mayor

Attest:

Clerk

Public Hearing Proposed 2024- 2025 Budget

Discuss
2024-2025 Fiscal
Budget
Ordinance

PUBLIC HEARING NOTICE

The Fairview Town Council will conduct a Public Hearing starting at 6:30 PM on Tuesday **June 11, 2024** (regular monthly meeting of Council) at the Town Hall (location address: 7516 Concord Highway, Monroe, N.C 28110.). The purpose of this Public Hearing is: To receive public comment.

In accordance with NC GS 159-12(b), the Fairview Town Council will hold a public hearing on Tuesday, June 11, 2024, at 6:30 PM at Town Hall, 7516 Concord Highway, Monroe 28110 to receive public comment on the *Proposed 2024-2025 Fiscal Year Budget* for the Town of Fairview. A copy of the proposed budget is on file in the Town Clerk's office at the Fairview Town Hall 7516 Concord Highway Monroe 28110. A copy of the proposed budget can be obtained by emailing the Town Clerk Teresa Gregorius (tgregorius@fairviewnc.gov).

The Public is invited to attend the public hearing and make comments. For more information, call Teresa Gregorius, Town Clerk at (704) 753.1981(tgregorius@fairviewnc.gov) during business hours. (Tuesday and Thursday 9:00am to 3:00pm)

The Town of Fairview does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodation in order to attend or fully participate at this meeting, please contact the Town Clerk (tgregorius@fairviewnc.gov) as far in advance of the meeting as possible so that your request can be considered.

Town of Fairview
Budget Ordinance Fiscal Year 2024-25

Be it ordained by the Governing Board of the Town of Fairview, NC:
Section I: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

See attached Profit and Loss Budget Overview for individual listing of revenue items.

Total income \$417,556

Section II: The following appropriations are hereby made in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

See attached Profit and Loss Budget Overview for individual listing of expense items.

Total expense \$417,556

Section III: Levy of taxes

There is hereby levied a tax rate of \$.02 per one hundred dollars valuation of property as listed as of January 1, 2024 for the purpose of raising the revenue listed as "Current year ad valorem property tax" in the General Fund in Section I of this ordinance.

Section IV: The Finance Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a) They may transfer amounts between line item expenditures within a department without limitation and without a report being prepared.
- b) They may transfer amounts up to \$1,000 between departments, including contingency appropriations within the same fund. They must make an official report on such transfers at the next regular meeting of the Governing Board.

Section V: Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and the Finance Officer to be kept on file by them for direction in the disbursement of funds.

Adopted this 11th day of June, 2024.

Gary Wilfong
Mayor

12:40 PM

03/15/24

Accrual Basis

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	49,556.00
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	417,556.00
Expense	
Advertising and Promotion	1,000.00
Audit fees	10,000.00
Bank Service Charges	500.00
Capital Outlay - Office Reno	12,000.00
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	39,000.00
Office utilities	6,500.00
Park Maintenance	55,000.00
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	417,556.00
Net Ordinary Income	0.00
Net Income	0.00

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

Changes from May 14th meeting

Fund balance appropriated: increased withdrawal from Fund Balance for sewer tap of \$12,000; office painting of \$5,500 and higher lawn maintenance costs of \$26,000 spread between office and park maintenance, partially offset by deletion of \$16,000 for HVAC capital outlay.

Capital Outlay – Office Reno: Increased \$12,000 for sewer tap to Fire Department’s sewer system. Deleted \$16,000 capital outlay for HVAC as it was already included in the OSMB Grant budget.

Office Expense: Increased \$5,500 for painting of Town Hall and \$6,000 for increased cost related to office portion of lawn maintenance.

Park Maintenance: Increased \$20,000 for Park portion of lawn maintenance higher costs.

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.

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.

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

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.

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.

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.

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

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.

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.

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.

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

Planning and zoning: Salary broken out separately for Ed.

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.

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.

NUISANCE ORDINANCE

PENALTY

In addition to the remedies provided for herein, an act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements shall subject the offender to a civil penalty of ~~\$50.00~~ **\$100**, which includes administrative fees. Each day any single violation continues shall be a separate violation. Penalties accrue from the date initially imposed in the Notice of Civil Citation and will continue without further notice, each day the offense continues, until the prohibited activity is corrected, ceased or abated. A violation of this Ordinance shall not constitute a misdemeanor pursuant to N.C.G.S. 14-4. If the offender fails to correct this violation by the prescribed deadline after being notified of said violation, the penalty may be recovered in a civil action in the nature of a debt.

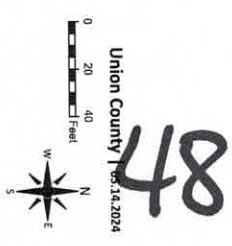
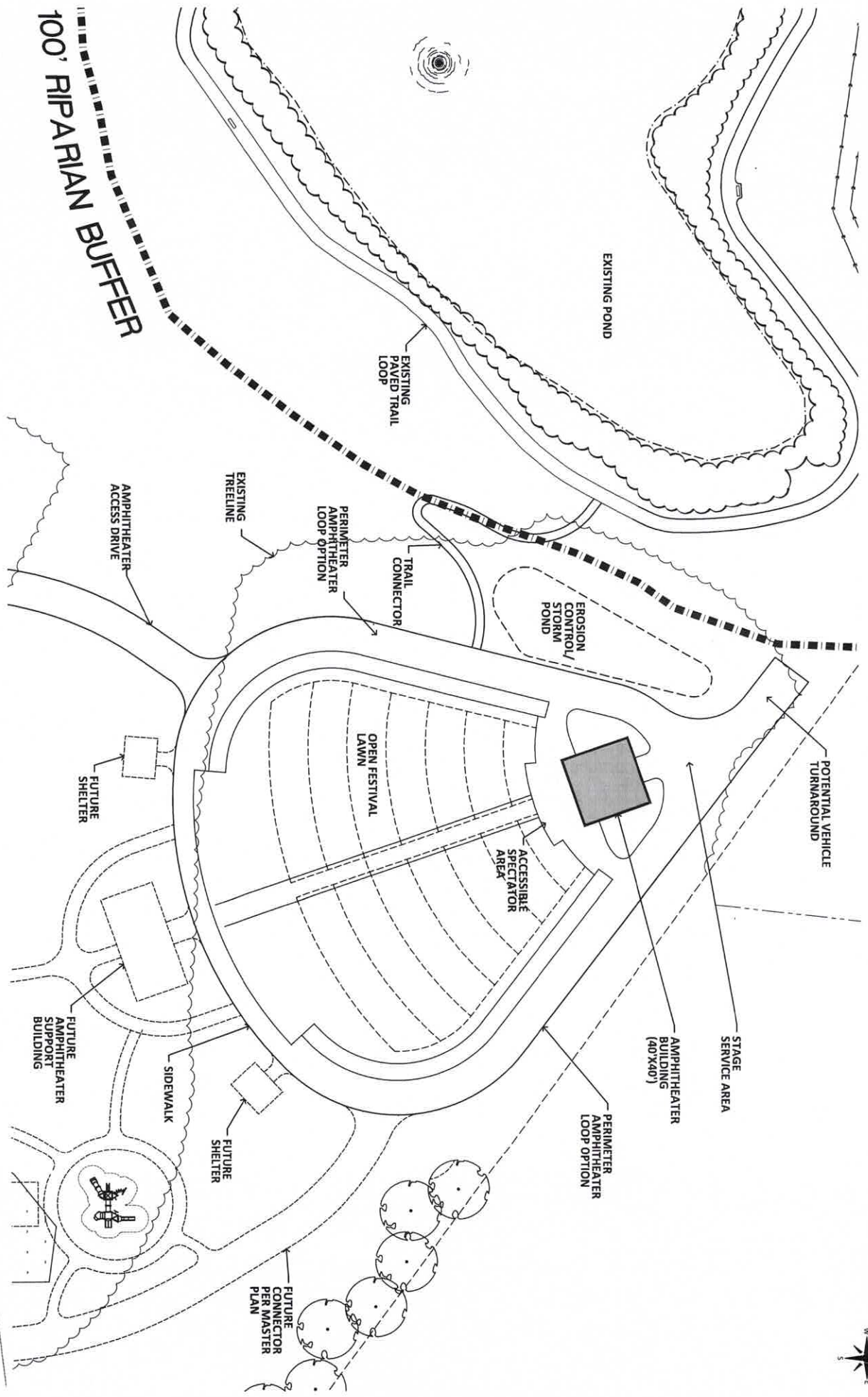
PARK PICNIC SHELTER RENTAL

Current Fees: 4 hours – \$50
All Day – \$100

PROPOSED: 4 hours – **\$75**
All Day – **\$200**

Discuss Park Amphitheater Site Plan

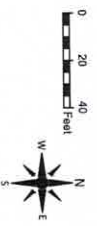
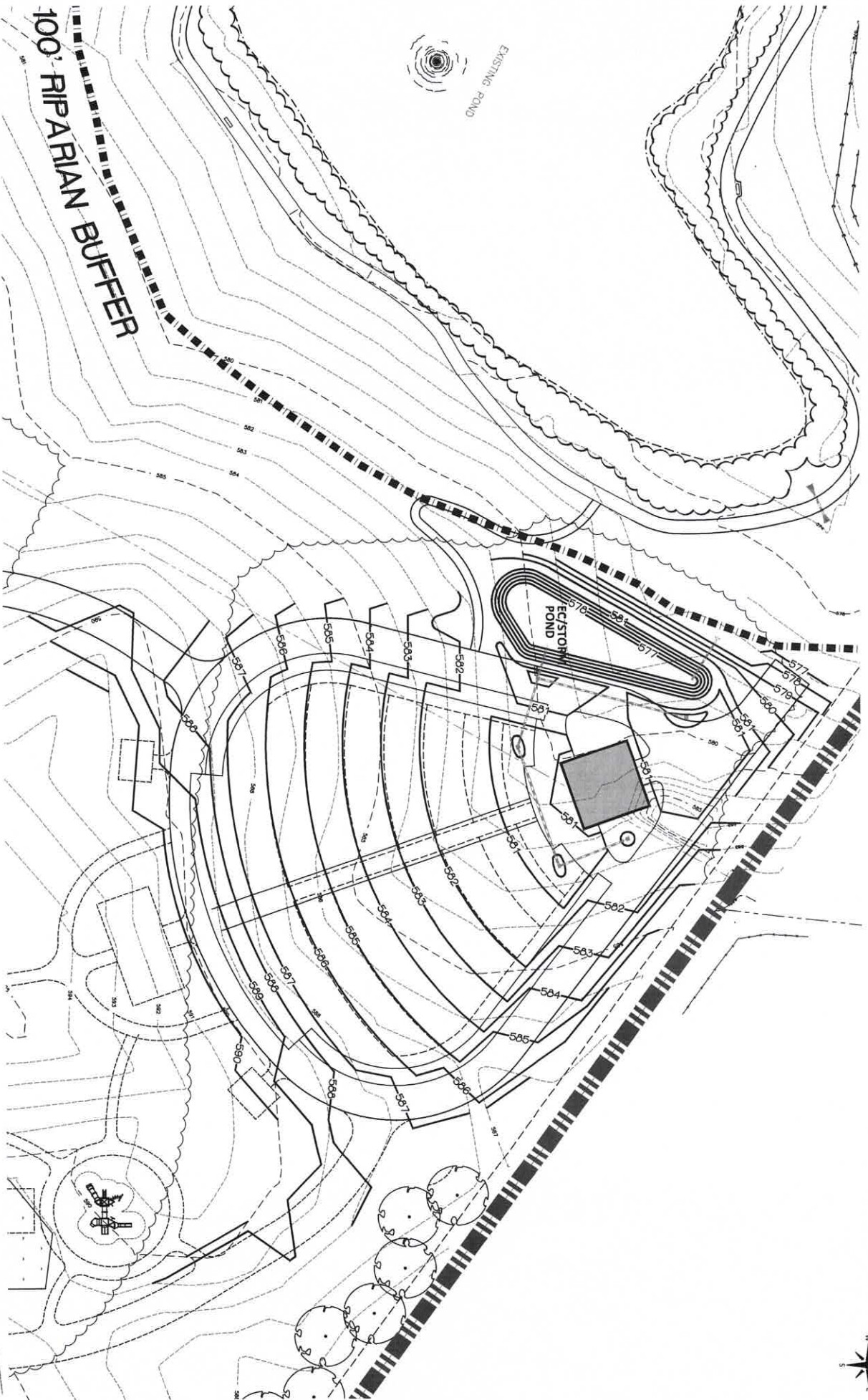
Fairview Park | Amphitheater Site Plan
 7350 Concord Highway (601) Fairview, NC



Union County 1.05.14.2024



Fairview Park | Amphitheater Grading Plan
7350 Concord Highway (601) Fairview, NC

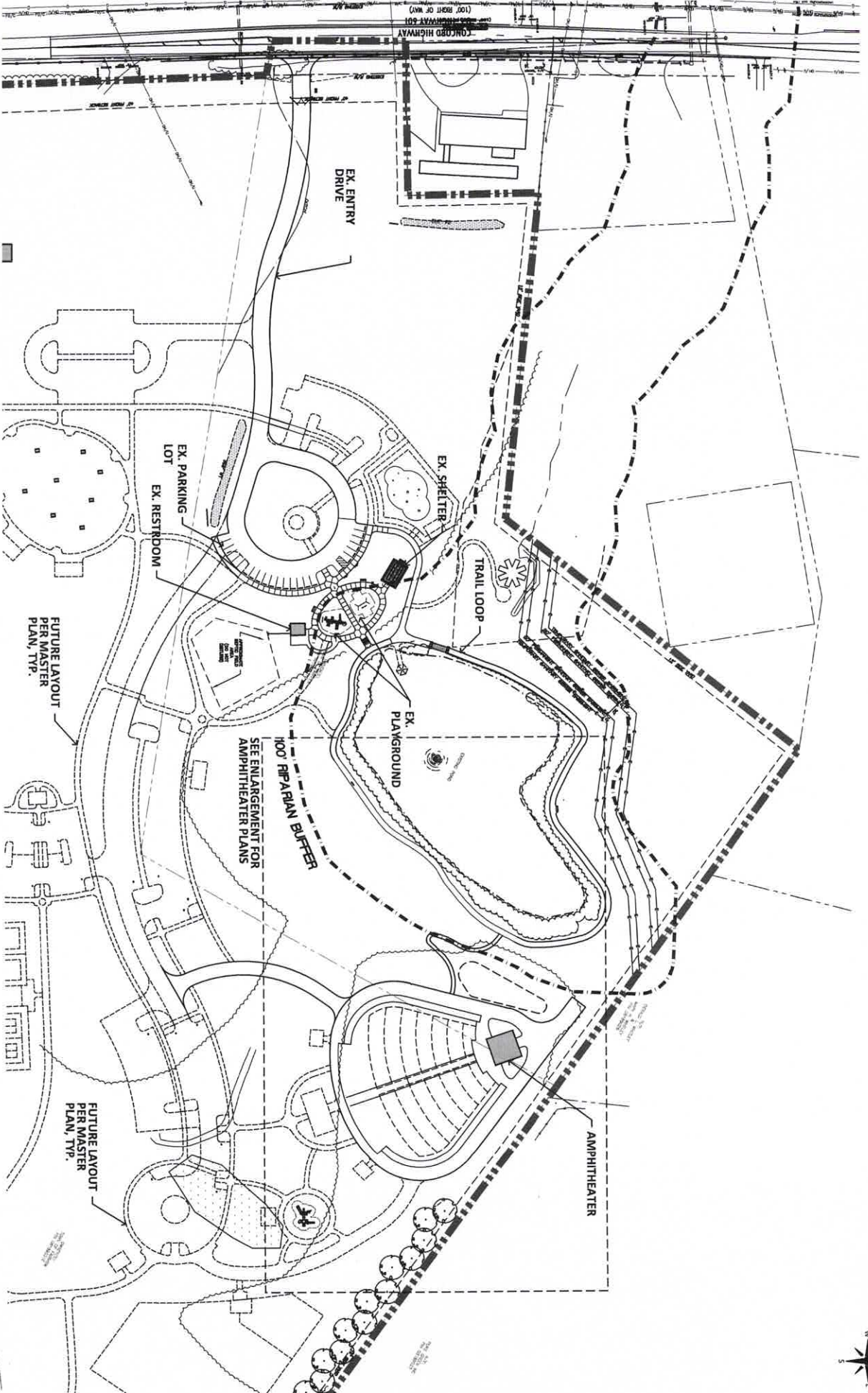


Union County | 05.17.2024

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Fairview Park | Overall Site Plan
 7350 Concord Highway (601) Fairview, NC



Closed Session