



**FAIRVIEW**  
**NORTH CAROLINA**

# Council Meeting

May 12, 2020

# Agenda

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## *Town of Fairview*



**Agenda**  
Town Council Meeting  
**May 12, 2020**  
6:30 pm  
*Virtual Meeting*

**1. Call the meeting to order: ---Mayor Thomas**

Invocation  
Pledge of Allegiance

- a. Approve Virtual Meeting Resolution
- b. Agenda Changes
- c. Approval of Agenda

**2. Public Comments\*\* / Presentations:**

**3. Consent Agenda:**

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2019-2020 --- *Report Accepted as Information*
- d) Fairview Park Event (*No March meeting*)
- e) Fairview Park Facility March Draft Minutes (*Minutes Accepted as Information*)
- f) Planning Board (*No March meeting*)
- g) Approve Council Minutes for March 10, 2020

# Agenda

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h) Call Public Hearing on June 9, 2020 for 2020-2021 Budget

i) Adopt resolution for the Cabarrus Stanly Union Regional Hazard Mitigation Plan

**4. Items of Business:**

**Item 1: Discuss** 2020-2021 Proposed Budget --- *Darrell Baucom*

**Item 2: Discuss** Storm Water Study --- *Mayor Thomas*

**5. Council Comments:**

**6. Adjournment**

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

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

**TOWN OF FAIRVIEW**  
**Resolution to Conduct Electronic Town Council Meetings**  
**During COVID-19 State of Emergency**

**WHEREAS**, on March 16, 2020, Union County, North Carolina declared a State of Emergency in response to the spread of the COVID-19 disease; and

**WHEREAS**, on March 16, 2020. The Town of Fairview, North Carolina [“TOWN”] declared a State of Emergency paralleling that of Union County; and

**WHEREAS**, on March 27, 2020, North Carolina Governor Roy Cooper issued Executive Order 121 imposing a series of statewide restrictions, prohibitions, and directives referred to as a Stay-at-Home Order (“EO121” or “The Order”). The Order went into effect on Monday, March 30, 2020 at 5:00 p.m. and remains in effect until May 8, 2020 unless rescinded, revised, or extended; and

**WHEREAS**, a mass gathering is defined in “The Order” as any event or convening that brings together more than ten (10) persons in a single room or single space at the same time, such as an auditorium, stadium, arena, large conference room, meeting hall, or any indoor or outdoor space; and

**WHEREAS**, a municipality (and board) is considered an “Essential Governmental Operation” and as such shall ensure the continuing operation of the government agency to provide for or support the health, safety and welfare of the public; and

**WHEREAS**, the Fairview Town Council has not heretofore adopted any resolution/policy for participating and/or conducting electronic town council meetings; and

**WHEREAS**, the Fairview Town Council supports the current State of Emergency for COVID-19 and finds it is in the best interest and safety of the general public, town employees, and town council to implement a policy for electronic council meetings at this time:

To help prevent the spread of COVID-19 by enforcing social distancing and limiting meetings to ten (10) or less persons; and

To provide the public citizens a means of listening to or participating in a council meeting in a safe and secure environment of their own;

**NOW, THEREFORE BE IT RESOLVED** that the Fairview Town Council does hereby adopt and implement the following guidelines for participating and/or conducting electronic town council meetings:

- Town Council members will only be able to participate in electronic meetings during the duration of the COVID-19 State of Emergency.
- Members of the public will not be allowed to physically attend council meetings during this State of Emergency.
- A public comment session will be held during a regular meeting via electronic means only. Anyone who desires to speak must sign up by email or text to the town clerk by 2:00 p.m. on the day of the meeting.
- A Town Council member, who participates electronically, will, on all matters voted on, be recorded as an “Aye” vote, unless that member states his/her name and votes “Nay”.

**BE IT FURTHER RESOLVED** that the provisions of this Resolution shall remain in effect until the earlier of the following:

- The reopening of the town hall to the public for regular business hours; or
- The expiration of the Town’s COVID-19 Emergency Declaration (including any extensions) and Executive Order 121; or
- The repeal of this Resolution by the Fairview Town Council.

This the \_\_\_\_\_ day of May 2020.

\_\_\_\_\_  
Phillip Thomas, Mayor

Attest:

\_\_\_\_\_  
Teresa Gregorius, Town Clerk

# 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, 2020

	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
American Community Bank	351,291.24
<b>Total Checking/Savings</b>	<b>351,291.24</b>
<b>Other Current Assets</b>	
Franchise Tax Receivable	32,225.72
Investments	
Investments NCCMT	1,015.98
<b>Total Investments</b>	<b>1,015.98</b>
Sales Tax Receivable	4,950.12
Taxes receivable	1,212.05
Taxes receivable - ad valorem	-686.13
Taxes receivable - motor veh	859.25
<b>Total Other Current Assets</b>	<b>39,576.99</b>
<b>Total Current Assets</b>	<b>390,868.23</b>
<b>Fixed Assets</b>	
Accumulated Depreciation	-214,943.05
Building and Improvements	1,181,642.75
Computer Equipment	12,643.66
Furniture and Equipment	1,698.00
Land	734,289.94
Land improvements	17,545.00
Leasehold improvements	27,486.25
Park equipment	148,928.88
Rental House	137,436.59
<b>Total Fixed Assets</b>	<b>2,046,728.02</b>
<b>TOTAL ASSETS</b>	<b>2,437,596.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	6,800.00
<b>Total Accounts Payable</b>	<b>6,800.00</b>
<b>Other Current Liabilities</b>	
Accrued payroll	4,753.15
Deferred revenue - ad valorem	1,523.09
Payroll Liabilities	992.66
Security deposit - rental house	1,395.00
<b>Total Other Current Liabilities</b>	<b>8,663.90</b>
<b>Total Current Liabilities</b>	<b>15,463.90</b>
<b>Long Term Liabilities</b>	
Note payable on park land	600,000.00
<b>Total Long Term Liabilities</b>	<b>600,000.00</b>
<b>Total Liabilities</b>	<b>615,463.90</b>
<b>Equity</b>	
Amount to be provided for LTD	-600,000.00
Equity	
Fixed assets	2,046,728.02
Total Fund Balance	1,207,568.00
<b>Total Equity</b>	<b>3,254,296.02</b>

**Town of Fairview**  
**Balance Sheet**  
**As of April 30, 2020**

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	<u>Apr 30, 20</u>
Retained Earnings	-758,974.23
Net Income	-73,189.44
Total Equity	<u>1,822,132.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>2,437,596.25</u></u></b>

**Town of Fairview**  
**Profit & Loss Budget vs. Actual**  
**July 2019 through June 2020**

05/01/20

Accrual Basis

	Jul '19 - Jun 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Ad Valorem taxes	77,672.07	76,000.00	1,672.07
Alcoholic beverage	0.00	16,000.00	-16,000.00
Donation	1,344.86	1,094.86	250.00
Donation - vendors	1,800.00		
Fund balance appropriated	0.00	66,242.34	-66,242.34
Interest on delinquent taxes	354.75		
Investment income	1,970.69	2,400.00	-429.31
Misc income	404.25		
Motor vehicle taxes	8,517.03	9,600.00	-1,082.97
Park rental income	2,270.80	3,020.80	-750.00
Rental house income	7,576.50	10,200.00	-2,623.50
Sales and use tax	20,171.03	28,000.00	-7,828.97
Sales and use tax refund	2,513.90		
Utility Franchise taxes	102,760.23	140,000.00	-37,239.77
Zoning fees	10,465.00	15,000.00	-4,535.00
<b>Total Income</b>	<b>237,821.11</b>	<b>367,558.00</b>	<b>-129,736.89</b>
<b>Expense</b>			
Advertising and Promotion	388.06	1,500.00	-1,111.94
Audit fees	8,050.00	7,800.00	250.00
Bank Service Charges	574.29	0.00	574.29
Debt repayment	63,400.00	63,400.00	0.00
Dues and Subscriptions	5,757.00	6,000.00	-243.00
Elections expense	3,094.85	3,300.00	-205.15
Festival expense	16,976.89	20,000.00	-3,023.11
Fire Dept Grant	8,333.30	10,000.00	-1,666.70
Fire Dept Truck Payment	52,569.24	52,568.00	1.24
Grants	2,750.00	3,500.00	-750.00
Insurance Expense	4,739.45	4,200.00	539.45
Internet and website	8,801.62	9,400.00	-598.38
Legal fees	6,941.17	7,500.00	-558.83
Miscellaneous Expense	246.44	1,000.00	-753.56
Office expense	7,811.76	10,000.00	-2,188.24
Office utilities	3,063.30	4,800.00	-1,736.70
Park Maintenance	17,724.93	23,000.00	-5,275.07
Park Utilities	1,637.50	2,600.00	-962.50
Payroll Expenses	83,071.49	96,069.00	-12,997.51
Payroll taxes	32.52	7,281.00	-7,248.48
Professional Fees	3,060.88	8,400.00	-5,339.12
Rent Expense	12,000.00	12,000.00	0.00
Rental house repairs, etc	311.42	2,000.00	-1,688.58
Solid Waste Manage cost share	0.00	8,000.00	-8,000.00
Tax collection fees	1,443.76	1,440.00	3.76
Telephone Expense	813.55	900.00	-86.45
Training expense	0.00	500.00	-500.00
Travel Expense	321.14	400.00	-78.86
<b>Total Expense</b>	<b>313,914.56</b>	<b>367,558.00</b>	<b>-53,643.44</b>
<b>Net Ordinary Income</b>	<b>-76,093.45</b>	<b>0.00</b>	<b>-76,093.45</b>
<b>Net Income</b>	<b>-76,093.45</b>	<b>0.00</b>	<b>-76,093.45</b>

**Town of Fairview**  
**Transactions by Account**  
**As of April 30, 2020**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>American Community Bank</b>							
Deposit	04/06/2020			Deposit	625.00		376,869.52
Deposit	04/06/2020			Deposit	50.00		377,494.52
Liability Check	04/07/2020	To Print	NC Dept of Revenue_	600391020		659.00	376,885.52
Bill Pmt -Check	04/09/2020	102984	Enquirer Journal	Public hearing advertisement		124.38	376,761.14
Bill Pmt -Check	04/09/2020	102985	Taylor's Landscaping ...	March lawn maintenance		1,337.50	375,423.64
Bill Pmt -Check	04/09/2020	102986	Union County Public ...	Rental house water		12.65	375,410.99
Bill Pmt -Check	04/09/2020	102995	CompuNetwork	Server and email hosting and support		345.69	375,065.30
Bill Pmt -Check	04/09/2020	102996	Darrell H. Baucom_	Expenses reimbursement		70.89	374,994.41
Bill Pmt -Check	04/09/2020	102997	EZ Task Com Inc.	Titanium website for Town; annual fee		2,000.00	372,994.41
Bill Pmt -Check	04/09/2020	102998	Fairview VFD and Re...			13,975.64	359,018.77
Bill Pmt -Check	04/09/2020	102999	N Focus	Ordinance updates		405.00	358,613.77
Bill Pmt -Check	04/09/2020	103000	NC Association of Mu...	19-20 dues; reissue for check 102965		70.00	358,543.77
Bill Pmt -Check	04/09/2020	103001	Teresa Clontz			100.00	358,443.77
Bill Pmt -Check	04/09/2020	103002	Union County Public ...	water for park		67.89	358,375.88
Bill Pmt -Check	04/09/2020	103003	CompuNetwork	December service; didn't received inv...		277.69	358,098.19
Check	04/11/2020	103012	Jerry C. Clontz	Park supplies		171.49	357,926.70
Check	04/11/2020	103013	FNB Commercial Cre...	Credit card payment		145.48	357,781.22
Check	04/11/2020	103014	City of Charlotte	Local match for CRTPO		1,155.88	356,625.34
Check	04/11/2020	103015	WM Corporate Servic...	Garbage service		86.61	356,538.73
Deposit	04/13/2020			Deposit	726.31		357,265.04
Paycheck	04/13/2020	103011	Teresa Gregorius			1,287.52	355,977.52
Paycheck	04/13/2020	103004	Darrell H. Baucom			559.12	355,418.40
Paycheck	04/13/2020	103005	Edward D Humphries			2,356.26	353,062.14
Paycheck	04/13/2020	103006	Gary H Wilfong			138.53	352,923.61
Paycheck	04/13/2020	103007	Jerry C. Clontz			900.30	352,023.31
Paycheck	04/13/2020	103008	John A Biggers, Jr.			138.53	351,884.78
Paycheck	04/13/2020	103009	Patricia H. Kindley			138.53	351,746.25
Paycheck	04/13/2020	103010	Phillip C Thomas			184.70	351,561.55
Liability Check	04/13/2020	To Print	IRS	55-0789092		2,023.78	349,537.77
Deposit	04/15/2020			Deposit	199.33		349,737.10
Deposit	04/15/2020			Deposit	150.00		349,887.10
Deposit	04/15/2020			Deposit	1,255.50		351,142.60
Deposit	04/22/2020			Deposit	75.00		351,217.60
Check	04/23/2020	Draft	Spectrum			251.79	350,965.81
Check	04/25/2020	Draft	Great American Fina...	copier		152.35	350,813.46
Deposit	04/27/2020			Deposit			350,813.46
Deposit	04/27/2020			Deposit	853.57		351,667.03
Check	04/28/2020	Draft	Duke Energy			112.03	351,555.00
Check	04/28/2020	Draft	Duke Energy	Office		263.76	351,291.24
Total American Community Bank					3,934.71	29,512.99	351,291.24
<b>TOTAL</b>					<b>3,934.71</b>	<b>29,512.99</b>	<b>351,291.24</b>

**Town of Fairview**  
**Transaction Detail By Account**  
**July 2019 through June 2020**

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
<b>Office expense</b>								
Bill	07/01/2019	97135033		All-Points Waste Ser...	Waste service for July	86.61		86.61
Bill	07/02/2019	RT1771		Heat and Air Direct	Seasonal tune-up	125.00		211.61
Bill	07/09/2019	07092019		Teresa Clontz	Cleaning	100.00		311.61
Check	07/15/2019	Draft		Great American Fina...	Copier	137.01		448.62
Bill	08/01/2019	98101615		All-Points Waste Ser...	Garbage service	86.61		535.23
Bill	08/08/2019	351793		Killingsworth Environ...	Spraying inside baseboard cra...	125.00		660.23
Check	08/13/2019	102727		Teresa Clontz	Cleaning for August	100.00		760.23
Check	08/13/2019	102730		FNB Commercial Cre...	Pay credit card bill	477.02		1,237.25
Check	08/15/2019	Draft		Great American Fina...	Copier	0.00		1,237.25
Check	08/15/2019	Draft		Great American Fina...	Copier leasing	132.77		1,370.02
Bill	09/03/2019	09032019		Teresa Clontz	Office cleaning	100.00		1,470.02
Check	09/10/2019	102760		FNB Commercial Cre...	Credit card bill	128.47		1,598.49
Check	09/15/2019	Draft		Great American Fina...	Copier	139.05		1,737.54
Bill	09/17/2019	0002252...		Waste Management	Garbage service	86.61		1,824.15
Bill	10/07/2019	0007124...		Waste Management	Waste service for October	86.61		1,910.76
Bill	10/08/2019	10082019		Teresa Clontz	Cleaning	100.00		2,010.76
Bill	10/14/2019	10012019		FNB Commercial Cre...	Pay off credit card	336.33		2,347.09
Check	10/15/2019	Draft		Great American Fina...	copier charges	145.58		2,492.67
Bill	10/15/2019	134393		Killingsworth Environ...	bimonthly pest control	125.00		2,617.67
Bill	11/12/2019	11122019		Ed Humphries_	office	8.55		2,626.22
Bill	11/12/2019	11122019		Teresa Clontz	Cleaning office	100.00		2,726.22
Check	11/12/2019	102855		FNB Commercial Cre...	credit card bill	157.69		2,883.91
Check	11/12/2019	102857		Waste Management	dumpster etc	173.22		3,057.13
Check	11/15/2019	Draft		Great American Fina...	copier lease	145.62		3,202.75
Bill	12/10/2019	12102019		Teresa Clontz		100.00		3,302.75
Check	12/10/2019	102887		Brian C. Austin	Office repairs - light fixture	220.00		3,522.75
Check	12/10/2019	102888		FNB Commercial Cre...	monthly prime charge	13.09		3,535.84
Check	12/15/2019	Debit		Great American Fina...	auto draft for copier	114.48		3,650.32
Bill	12/21/2019	12162019		Teresa Clontz	Monroe Hardware	4.76		3,655.08
Bill	12/31/2019	CH96		Heat and Air Direct	Office HVAC repairs	79.00		3,734.08
Bill	01/14/2020	01142020		Ed Humphries_	Staples	12.63		3,746.71
Bill	01/14/2020	01142020		Darrell H. Baucom_	Expense reimbursement	14.50		3,761.21
Check	01/14/2020	102923		Teresa Clontz	Cleaning town hall	100.00		3,861.21
Check	01/14/2020	102924		FNB Commercial Cre...	Credit card payment	71.59		3,932.80
Check	01/14/2020	102925		Waste Management	Garbage	86.61		4,019.41
Check	01/14/2020	102926		Great American Fina...	Copier lease	269.77		4,289.18
Check	01/15/2020	Draft		Great American Fina...	copier	0.00		4,289.18
Bill	01/21/2020	26332274		Great American Fina...	Copier charges	55.03		4,344.21
Bill	02/04/2020	190657		Killingsworth Environ...	Bimonthly pest control	125.00		4,469.21
Bill	02/11/2020	02112020		Teresa Clontz	Cleaning	100.00		4,569.21
Check	02/11/2020	102955		Waste Management	Garbage	86.61		4,655.82
Check	02/11/2020	102956		FNB Commercial Cre...	Credit card payment	277.25		4,933.07
Check	02/25/2020	Draft		Great American Fina...	Copier payment	0.00		4,933.07
Bill	03/09/2020	03092020		Teresa Clontz	Monthly cleaning	100.00		5,033.07
Check	03/09/2020	102988		Waste Management	Garbage	86.61		5,119.68
Check	03/09/2020	102990		Great American Fina...	copier charges	335.57		5,455.25
Check	03/09/2020	102991		Kiker Plumbing Servi...	Repair plumbing in office	277.44		5,732.69
Check	03/09/2020	102992		FNB Commercial Cre...	Credit card bill	887.91		6,620.60
Bill	03/10/2020	03102020		Ed Humphries_	Reimbursement for meeting	23.40		6,644.00
Bill	04/01/2020	04012020		Teresa Clontz		100.00		6,744.00
Check	04/11/2020	103013		FNB Commercial Cre...	Credit card payment	145.48		6,889.48
Check	04/11/2020	103015		WM Corporate Servi...	Garbage service	86.61		6,976.09
Bill	04/14/2020	218104		Killingsworth Environ...	Pest control	125.00		7,101.09
Check	04/25/2020	Draft		Great American Fina...	copier	152.35		7,253.44
Bill	05/01/2020	AR104567		Vision Office System...	Copier service	416.33		7,669.77
Check	05/25/2020	Draft		Great American Fina...	copier payment	141.99		7,811.76
Total Office expense						7,811.76	0.00	7,811.76
<b>TOTAL</b>						<b>7,811.76</b>	<b>0.00</b>	<b>7,811.76</b>

**Town of Fairview**  
**Transaction Detail By Account**  
 July 2019 through June 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>Festival expense</b>							
Bill	07/14/2019	07142019	Todd Donaldson	Reimburse festival expenses	32.10		32.10
Check	09/10/2019	102758	Elizabeth Medlin	Festival expense reimbursement	192.30		224.40
Check	09/10/2019	102760	FNB Commercial Cr...	Credit card bill	200.00		424.40
Bill	10/01/2019	10012019	Gayle Brock	Festival supplies	44.04		468.44
Bill	10/01/2019	10012019	Lisa Thomas	Festival expenses	74.31		542.75
Bill	10/05/2019	10052019	Sandra L. Shaw	Security for festival	210.00		752.75
Bill	10/05/2019	10052019	Zaxchary L. Herman	Music for Festival	300.00		1,052.75
Bill	10/05/2019	10052019	Terry C. Tomberlin	Music for festival	450.00		1,502.75
Bill	10/05/2019	10052019	Lynn Greene	Music for festival	500.00		2,002.75
Bill	10/05/2019	10052019	Lee Ward	Music for festival	1,500.00		3,502.75
Bill	10/05/2019	10052019	Chad Price	Music for festival	0.00		3,502.75
Bill	10/05/2019	10052019	Mike Mills	music for festival	300.00		3,802.75
Bill	10/05/2019	10052019	Hometown Heroes	Parking for festival	500.00		4,302.75
Bill	10/05/2019	10052019	UCAT	Antique cars for festival	300.00		4,602.75
Bill	10/07/2019	110289	RCS. Inc.	Porta Jon rental	600.00		5,202.75
Bill	10/08/2019	0082019	John Biggers_	Festival expenses	366.84		5,569.59
Bill	10/08/2019	10082019	Allison Plyler	Festival expenses	174.89		5,744.48
Bill	10/14/2019	10012019	FNB Commercial Cr...	Fall festival expenses	979.40		6,723.88
Bill	10/29/2019	10292019	Fairview Elementary ...	Manning the game booths for festival	1,500.00		8,223.88
Bill	10/29/2019	10292019	Boy Scout Troop 161	Support for festival	150.00		8,373.88
Bill	11/06/2019	11062019	John Biggers_	Batteries for Festival	278.03		8,651.91
Check	11/12/2019	102854	Tracy Biggers	Festival exp reimbursement	281.46		8,933.37
Check	11/12/2019	102855	FNB Commercial Cr...	credit card bill	1,176.93		10,110.30
Check	11/12/2019	102857	Waste Management	Extra pickup	52.30		10,162.60
Bill	12/03/2019	12032019	John Biggers_	Reimburse festival expenses	1,004.06		11,166.66
Check	12/10/2019	102888	FNB Commercial Cr...	Payment on credit card	854.28		12,020.94
Bill	12/12/2019	12122019	Lisa Thomas	Festival expense	41.00		12,061.94
Bill	12/12/2019	12122019	Jimmy Huntley	Music for Winter festival	450.00		12,511.94
Bill	12/12/2019	12122019	Dennis Rushing	Santa for Winter festival	125.00		12,636.94
Bill	12/12/2019	12122019	Ground 40	Donation for parking cars at Festival	200.00		12,836.94
Bill	12/14/2019	12142019	Lisa Thomas	Festival expense reimbursement	171.29		13,008.23
Bill	12/21/2019	12112019	Tracy Biggers	Winter Festival expenses	143.04		13,151.27
Bill	12/21/2019	12122019	Scott Cuthbertson	Winter Festival expense	0.00		13,151.27
Bill	12/21/2019	12142019	Ronald Thomas	Winter Festival expense	153.27		13,304.54
Bill	12/21/2019	12142019	Allison Plyler	Winter Festival expense	392.73		13,697.27
Bill	12/21/2019	12212019	Scott Cuthbertson	Festival reimbursement	455.76		14,153.03
Check	01/14/2020	102924	FNB Commercial Cr...	Credit card payment	1,068.71		15,221.74
Bill	01/20/2020	01202020	Arnold Price	Reimburse festival expenses	459.80		15,681.54
Bill	03/01/2020	296230	Bnioive	Catalinas at Fairview Park	1,250.00		16,931.54
Check	03/09/2020	102992	FNB Commercial Cr...	Credit card bill	27.84		16,959.38
Check	03/09/2020	102993	Ronald Thomas	Festival reimbursement	17.51		16,976.89
Total Festival expense					16,976.89	0.00	16,976.89
<b>TOTAL</b>					<b>16,976.89</b>	<b>0.00</b>	<b>16,976.89</b>

## Town of Fairview Transaction Detail By Account

July 2019 through June 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>Park Maintenance</b>							
Bill	07/02/2019	07022019	Bill Riffle	Pressure washing picnic shelter	25.00		25.00
Bill	07/26/2019	1333	Taylor's Landscaping Services Inc.	Lawncare for July 2019	1,337.50		1,362.50
Bill	08/06/2019	24588	Sign Masters	Ornamental post and sign	581.79		1,944.29
Check	08/13/2019	102729	RCS, Inc.	Mulch for park	1,000.00		2,944.29
Check	08/13/2019	102730	FNB Commercial Credit Card	Metrolina Mulch	564.65		3,508.94
Bill	09/03/2019	1338	Taylor's Landscaping Services Inc.	August lawn maintenance	1,337.50		4,846.44
Bill	09/19/2019	09192019	Bill Riffle	Wireless security	301.97		5,148.41
Bill	09/30/2019	1345	Taylor's Landscaping Services Inc.	Mowing for September	1,337.50		6,485.91
Bill	10/10/2019	10102019	William Riffle	Hard drive for security	69.95		6,555.86
Bill	10/14/2019	10012019	FNB Commercial Credit Card	Pay off credit card	109.97		6,665.83
Bill	10/22/2019	33426	Kiker Plumbing Service Inc.	Repaired commode	136.64		6,802.47
Bill	11/12/2019		Taylor's Landscaping Services Inc.	Monthly landscaping	1,337.50		8,139.97
Check	11/12/2019	102856	Jerry C. Clontz	Reimburse park expenses	234.05		8,374.02
Bill	12/02/2019	1365	Taylor's Landscaping Services Inc.	Lawn maintenance for November	1,337.50		9,711.52
Bill	12/12/2019	1009057	McCollum Trucking & Grading, Inc.	Park maintenance - stone	2,001.56		11,713.08
Bill	01/02/2020	1371	Taylor's Landscaping Services Inc.	December lawn care	1,337.50		13,050.58
Check	01/14/2020	102924	FNB Commercial Credit Card	Credit card payment	490.36		13,540.94
Bill	02/03/2020	1385	Taylor's Landscaping Services Inc.	Lawn for January	1,337.50		14,878.44
Bill	02/28/2020	1391	Taylor's Landscaping Services Inc.	February lawn care	1,337.50		16,215.94
Bill	03/30/2020	1401	Taylor's Landscaping Services Inc.	March lawn maintenance	1,337.50		17,553.44
Check	04/11/2020	103012	Jerry C. Clontz	Park supplies	171.49		17,724.93
Total Park Maintenance					17,724.93	0.00	17,724.93
<b>TOTAL</b>					<b>17,724.93</b>	<b>0.00</b>	<b>17,724.93</b>

# APRIL 2020 PERMITS

3-Apr	3446	Comp-20-034	Compliance	\$100	David Murza	6812 W Duncan Road	8258023
3-Apr	3446	Comp-20-035	Compliance	\$100	David Murza	6806 West Duncan Rd	8258024
7-Apr	5244	H 20-036	Home	\$75	Incentive Bid-Gandy	205 Old Dutch Road West	08183008E
8-Apr	5434	H 20-037	Home	\$75	Jeff Newton	8102 Concord Highway	08186008A
16-Apr	1099	H 20-038	Home	\$75	Brent Griffin	6822 West Duncan	8258003
23-Apr	22643	A 20-039	Accessory	\$75	Alvan Hinson	1209 Hwy 218 W	08222004B
30-Apr	1062	Comp 20-041	Compliance	\$100	John Phifer	7005 Fairview Court	8192040
28-Apr	380	Comp 20-040	Compliance	\$100	D, Helms	5809 Sikes Mill lot 5	08087035T
30-Apr	1413	Mh Replace-	Home-MH	\$75	1st Chice homes	8424 Noah Helms	8285065
<b>Totals</b>		<b>9</b>		<b>\$775</b>			

# FUND BALANCE WORKSHEET 2019/2020

Beginning Spendable Fund Balance      **\$354,518**  
(as of 6/30/2019)

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

Spendable Fund Balance      **\$154,518**  
(as of 6/30/2019)

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
1	7/9/2019	Sod for Park	Park Maintenance	3,000.00
<b>New Spendable Fund Balance</b>				<b>151,518.00</b>

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
2	1/14/2020	Park Event Donations	Fund Balance	850.00
<b>New Spendable Fund Balance</b>				<b>152,388.00</b>

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
3	1/14/2020	Amer. Legion Donation	Fund Balance	244.86
	1/14/2020	Farming Rental	Fund Balance	1,020.80
<b>New Spendable Fund Balance</b>				<b>153,633.66</b>

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
4	2/11/2020	Event/Festival	Festival Acct.	2,000.00
<b>New Spendable Fund Balance</b>				<b>151,633.66</b>

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
5	2/11/2020	Spencer Thomas	Payroll Expense	896.00
	2/11/2020	N-Focus	Professional Fees	5,400.00
<b>New Spendable Fund Balance</b>				<b>145,337.66</b>

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
6	3/10/2020	Event/Festival	Festival Acct.	1,000.00
<b>New Spendable Fund Balance</b>				<b>144,337.66</b>

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
<b>New Spendable Fund Balance</b>				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
<b>New Spendable Fund Balance</b>				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
<b>New Spendable Fund Balance</b>				



**Town of Fairview  
Fairview Park Facility Committee Meeting  
March 12, 2020**

The following Fairview Park Facility Committee members were present: Penny Love, Mike Medlin, Bill Riffle and Leon Whitley

Others present: Teresa Gregorius, Town Clerk, Spencer Thomas, Town Intern

**Public Comments**

None

**Items of Business**

A. Future Park Projects

Committee members reported on pricing for

Parking overflow lot – Waiting on quote
Clearing a trail along creek area on new park property - checking on grants
Clearing wooded area behind rental house - \$2,700
Metal edging around trees with rock – Waiting on quote
Swings around the pond area - \$1,545
Pickle Ball - \$57,400
Volleyball Court – Waiting on quote
Tables w/checkerboard -
Basketball goal - \$2,000
New cornhole boards - \$40 each or \$73 each with plastic top

B. Minutes

Leon Whitley made a motion to approve the February 17, 2020 minutes. Bill Riffle seconded the motion. Committee members Love, Medlin, Riffle and Whitley voted yes (4-0).

Chairman Medlin adjourned the meeting.

Respectfully submitted,

\_\_\_\_\_  
Teresa Gregorius  
Town Clerk

\_\_\_\_\_  
Mike Medlin  
Chairman

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020

DRAFT



**Town of Fairview  
Regular Town Council Meeting  
March 10, 2020**

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

Others present: Joe McCollum, Town Attorney; Darrell Baucom, Financial Officer, Ed Humphries, Land Use Administrator / Deputy Clerk and Teresa Gregorius, Town Clerk, Spencer Thomas, Town Intern

**Agenda Changes**

Mayor Thomas stated that he would like to add as Item 1 a request from the Fairview Park Event Committee.

**Approval of Agenda**

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

**Public Comments**

None

**Consent Agenda**

- a) Accept Financial and Tax Reports as Information
- b) Accept Land Use Report as Information
- c) Accept Fund Balance Worksheet 2019-2020 report as Information
- d) Fairview Park Event February Draft Minutes --- Minutes Accepted as Information
- e) Fairview Park Facility February Draft Minutes --- Minutes Accepted as Information
- f) Planning Board February Draft Minutes --- Minutes Accepted as Information
- g) Approve Council Regular Minutes for February 11, 2020

Gary Wilfong made a motion to approve the consent agenda. Jerry Clontz seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

## **Items of Business**

### **Item 1: Discuss/Approve Additional Funds for Fairview Park Event Committee**

Spencer Thomas informed the Council that some donations have been received to help offset the cost of the Music in the Park event in June, but the remaining Park Event Committee budget may not cover all of the expense for the upcoming Easter Egg Hunt and Music in the Park. Ms. Thomas stated that \$1,000.00 should be enough for the remainder of this budget year.

The Council discussed. Patricia Kindley made a motion to approve a budget amendment in the amount of \$1,000.00. Gary Wilfong seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

### **Item 2: Public Hearing Conditional Use Permit CUP 20-013**

Ed Humphries presented the Conditional Use Permit CUP 20-013 request from Richard Laney and Danielle Duval to operate an "Event/Venue" (Bella Terra) on their property at 8920 Mill Grove Road.

Mayor Thomas opened the public hearing

The following spoke against the request:

- Ken Worthy, 8911 Mill Grove Rd.
- Claude Robertson, 8905 Mill Grove Rd.

Mayor Thomas closed the public hearing

The Council discussed the conditions noted on the permit and decided to send back to the Planning Board to review parking lot lighting and to hear public comments. Jerry Clontz made a motion to take the permit request back to the Planning Board for further review. Patricia Kindley seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

### **Item 3: Approve Temporary Access**

Mr. Humphries presented a request from Union County Soil and Water Conservation District to use the park as a temporary access point to remove debris from the park property to Highway 601 along Crooked Creek. The Council discussed.

Gary Wilfong made a motion to approve temporary access to Union County Soil and Water Conservation District and authorize Mayor Thomas to sign the access authorization. Council members Clontz, Kindley and Wilfong voted yes (3-0).

## Council Comments

Gary Wilfong reported that he had spoken with James Estes in Senator Thom Tillis' office regarding any grants available. Mr. Estes' email response was that their office does not look for grants but will help apply for any grants that we find. Mr. Wilfong is looking into appropriate park grants now.

Jerry Clontz reported that the state has trail grants available with 25% matching. He spoke with Jeff Ashbaugh, Alfred Benesch & Co., regarding prices for designing an updated plan for the park. Mr. Ashbaugh quoted approximately \$10,000.00. Due to the cutoff date for grants this year, we will have to wait until next year.

Patricia Kindley noted that since the February retreat she remembered she had some inquiries regarding a dog park at Fairview Park. She contacted Mike Medlin, Chairman of the Fairview Park Facility Committee and he told her he would bring it up at their next committee meeting.

Mayor Thomas reported:

- Met with Chris Platé, Executive Director, Economic Development on February 19<sup>th</sup> regarding the Agri business initiative to let him know that Fairview would be interested in participating
- Haigler House has been rented
- Meeting with the Fairview Fire Chief, Assistant Fire Chief and Assistant County Manager on Friday regarding the old Fairview school property

Jerry Clontz made a motion to adjourn. Patricia Kindley seconded the motion. Council members Clontz, Kindley and Wilfong voted yes (3-0).

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Phil Thomas  
Mayor

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020

**RESOLUTION TO ADOPT THE  
CABARRUS STANLY UNION REGIONAL HAZARD MITIGATION PLAN**

WHEREAS, Town of Fairview is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Fairview desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Fairview; and

WHEREAS, Town of Fairview, in coordination with Cabarrus, Stanly and Union Counties and the participating municipalities within those Counties has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials.

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency are reviewing the Cabarrus Stanly Union Regional Hazard Mitigation Plan for legislative compliance and will approve the plan pending the completion of local adoption procedures.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Fairview hereby:

1. Adopts the Cabarrus Stanly Union Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor, Town of Fairview

\_\_\_\_\_  
Teresa Gregorius Clerk

Seal

# 2020-2021 Proposed Budget

**Town of Fairview**  
**Profit & Loss Budget Overview**  
 July 2020 through June 2021

	Jul '20 - Jun 21
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Ad Valorem taxes	79,000.00
Alcoholic beverage	16,000.00
Donation	0.00
Fund balance appropriated	37,005.00
Investment income	1,800.00
Motor vehicle taxes	10,200.00
Park rental income	3,000.00
Rental house income	15,000.00
Sales and use tax	26,600.00
Utility Franchise taxes	134,400.00
Zoning fees	12,000.00
<b>Total Income</b>	335,005.00
<b>Expense</b>	
Advertising and Promotion	1,000.00
Audit fees	8,400.00
Debt repayment	61,840.00
Dues and Subscriptions	6,000.00
Festival expense	20,000.00
Fire Dept Grant	0.00
Fire Dept Truck Payment	30,665.00
Grants	2,000.00
Insurance Expense	4,750.00
Internet and website	10,800.00
Legal fees	8,000.00
Miscellaneous Expense	1,000.00
Office expense	11,000.00
Office utilities	4,000.00
Park Maintenance	30,000.00
Park Utilities	2,200.00
Payroll Expenses	42,106.00
Payroll taxes	7,550.00
Planning and zoning	46,009.00
Professional Fees	3,000.00
Rent Expense	12,000.00
Rental house repairs, etc	1,000.00
Salaries - Park	10,085.00
Solid Waste Manage cost share	8,000.00
Tax collection fees	1,500.00
Telephone Expense	1,200.00
Training expense	500.00
Travel Expense	400.00
<b>Total Expense</b>	335,005.00
<b>Net Ordinary Income</b>	0.00
<b>Net Income</b>	0.00

1

Town of Fairview  
Fiscal Year 2020-21 Budget  
Assumptions and Explanations

**Revenue**

Ad valorem: based upon projected real and personal property values of \$398,095,643 from Union County using 98% collection rate for ad valorem taxes at \$.02 per hundred assessment rate. Used \$79,000.

7

Alcoholic Beverage tax: Assumed flat growth and used the amount collected in May 2019. Used \$16,000.

Investment income: used recent amounts of \$200 per month and reduced to \$150 due to anticipated smaller bank balance and lower interest rates; used \$1,800.

Motor Vehicle taxes: based upon estimated values of \$50,791,789 and using 100% collection rates at \$.02 per hundred assessment rate. Used \$10,200.

7

Park rental income: Annualized rental income is \$2,871, including farm land rental; used \$3,000 for 20-21.

Rental house income: 90% of \$1,395 per month (or 1,250\*12) used \$15,000 for 20-21.

Sales and use tax: NC League estimates decline in revenue due to virus and economic slowdown; used 5% reduction for the year for a total of \$26,600.

9-10

Franchise taxes: NC League estimates reduced growth for 2020-21 due to virus and economic slowdown. I used 4% reduction for total revenue of 134,400. .

8

Zoning fees: based upon possible slowdown in economic activity; used \$12,000.

2

## Expenses

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

Audit fees: Used JB Watson's estimated audit fee for plus estimated accounting charges; use \$8,400.

11

Debt repayment: Repayment of debt to the Haiglers in January 2021 for land purchase note. Used \$61,840.

12

Dues and subscriptions: School of Govt Foundation – 500 - NC League of Municipalities – 4,750 (Current year plus slight increase); Union County Chamber of Commerce – 350; Association of Municipal Clerks – 70; NC Mayor's Association – 200; Miscellaneous 130; Used \$6,000

Elections expense: No town elections in 20-21; used \$0.

Festival expense: Used \$20,000 for annual amount, based on current year trend.

Fire Department Grant: \$0 payment to Fairview VFD, since they are getting additional funds from the County related to Fire Tax.

Fire Department Truck Payment: Note matures in January 2021; used \$4,380.77 for 7 months; used \$30,665.

13

Grants: Used \$2,000; grants were \$2,750 in 19-20.

Liability insurance: Used same amount as incurred for 19-20. Used \$4,750.

14

Internet and website expense: based upon reimbursements to staff and estimated computer maintenance, etc. Monthly email, server hosting, Time Warner phone and internet = \$700 (annual = 8,400); Website charge = \$2,000; Domain name renewal = \$400; Used \$10,800.

Legal fees: based on trend of about \$625+ per month. Used \$8,000.

Miscellaneous: Various unclassified expenses; Used \$1,000.

3

Office supplies: based upon trend in office-related expenses; includes \$2,000 for new computers for Ed and Teresa; Used 11,000.

Office utilities: Used recent trends of \$400 per month; Used 4,000.

Park Maintenance: Based upon mowing contract of approximately \$16,000 plus additional amounts for other services; spent over \$28,000 for the last 12 months; Used \$30,000.

Park Utilities: Used recent trends in utility bills. Used \$2,200.

Payroll expenses: See worksheet documenting budgeted amount. Used 4.5% rate of increase for staff, per NCLM salary survey. I also prepared an alternative schedule showing COLA increase of 2.15% as the payroll increase for 20-21.

15-17

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

15  
15

Planning and zoning: Salary broken out separately for Ed.

Professional fees: Retreat expense for Council (1,500 in 19-20) plus other minor expenses of \$1,500; Used \$3,000.

Rent – Based upon amount paid for 19-20; Used \$12,000

Rental house repairs: used \$1,000 estimate for 20-21.

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 \$1,500.

Telephone: estimated \$100 per month based on recent trends. Used \$1,200.

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

Travel: estimated \$400 for the year.

4

Town of Fairview  
Profit & Loss  
May 2019 through April 2020

	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	TOTAL
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
Ad Valorem taxes	307.89	1,581.17	15.86	22.88	2,224.29	7,645.77	8,171.77	23,134.63	19,185.49	14,432.99	2,137.95	700.44	79,561.13
Alcoholic beverage	16,023.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,023.80
Donation	900.00	0.00	0.00	250.00	0.00	100.00	550.00	394.86	0.00	0.00	0.00	0.00	2,194.86
Donation - vendors	0.00	0.00	0.00	250.00	1,850.00	-750.00	0.00	300.00	0.00	0.00	150.00	0.00	1,800.00
Interest on delinquent taxes	23.07	87.66	35.37	10.88	5.01	16.84	10.57	63.94	28.83	72.25	75.90	35.16	465.48
Investment income	256.01	239.83	279.04	240.05	248.14	251.21	184.11	214.93	195.80	164.35	193.06	0.00	2,466.53
Loan proceeds	0.00	600,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600,000.00
Misc income	0.00	0.00	0.00	0.00	0.00	404.25	0.00	0.00	0.00	0.00	0.00	0.00	404.25
Motor vehicle taxes	959.08	1,013.25	877.24	912.58	0.00	1,599.05	773.28	801.69	896.59	848.67	933.76	874.17	10,489.36
Park rental income	550.00	50.00	200.00	300.00	300.00	150.00	0.00	0.00	1,020.80	50.00	250.00	0.00	2,870.80
Rental house income	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	0.00	371.00	0.00	8,021.00
Sales and use tax	2,061.11	3,075.35	2,405.58	2,544.54	0.00	2,473.42	2,544.44	2,518.87	2,562.19	2,538.35	2,583.64	0.00	25,307.49
Sales and use tax refund	0.00	0.00	0.00	0.00	2,513.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,513.90
Utility Franchise taxes	0.00	38,219.73	0.00	0.00	32,225.72	0.00	0.00	37,807.15	0.00	0.00	32,727.36	0.00	140,979.96
Zoning fees	1,580.00	875.00	1,365.00	630.00	1,150.00	2,290.00	575.00	600.00	800.00	1,390.00	815.00	0.00	12,070.00
<b>Total Income</b>	<b>23,510.96</b>	<b>645,991.99</b>	<b>6,028.09</b>	<b>6,010.93</b>	<b>41,367.06</b>	<b>15,030.54</b>	<b>13,659.17</b>	<b>66,686.07</b>	<b>25,539.70</b>	<b>19,496.61</b>	<b>40,237.67</b>	<b>1,609.77</b>	<b>905,168.56</b>
<b>Expense</b>													
Advertising and Promotion	64.68	72.14	0.00	0.00	0.00	263.68	0.00	0.00	0.00	0.00	124.38	0.00	524.88
Audit fees	0.00	0.00	0.00	0.00	0.00	0.00	8,050.00	0.00	0.00	0.00	0.00	0.00	8,050.00
Bank Service Charges	0.00	0.00	284.79	-11.00	39.00	39.00	39.00	39.00	39.00	39.00	66.50	0.00	574.29
Capital Outlay - Office Reno	519.74	-375.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.47
Capital outlay - Park	5,100.00	477,323.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	482,423.61
Capital outlay - rental house	0.00	124,815.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,815.03
Debt repayment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,400.00	0.00	0.00	0.00	63,400.00
Dues and Subscriptions	0.00	0.00	4,683.00	0.00	483.00	0.00	200.00	0.00	321.00	0.00	0.00	70.00	5,757.00
Elections expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,094.85	0.00	0.00	0.00	0.00	3,094.85
Festival expense	0.00	1,242.44	32.10	0.00	392.30	7,949.48	1,788.72	3,990.43	1,528.51	0.00	1,295.35	0.00	18,219.33
Fire Dept Grant	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96
Fire Dept Truck Payment	0.00	0.00	13,142.31	0.00	0.00	13,142.31	0.00	0.00	13,142.31	0.00	0.00	0.00	52,569.24
Grants	0.00	0.00	2,500.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	2,750.00
Insurance Expense	0.00	0.00	4,451.45	0.00	0.00	-187.00	175.00	200.00	100.00	0.00	0.00	0.00	4,739.45
Internet and website	541.66	2,514.64	322.69	1,230.29	566.99	669.13	569.13	45.00	915.57	574.48	642.48	668.38	9,260.44
Legal fees	350.00	367.50	350.00	350.00	350.00	1,777.67	0.00	1,551.00	125.00	475.00	1,287.50	0.00	6,983.67
Meals and Entertainment	0.00	8.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.79
Miscellaneous Expense	0.00	130.00	0.00	49.83	0.00	0.00	0.00	46.61	0.00	150.00	0.00	0.00	376.44
Office expense	375.29	780.61	448.62	921.40	454.13	793.52	585.08	531.33	610.13	588.86	1,710.93	609.44	8,409.34
Office utilities	191.33	201.30	211.19	221.00	263.01	196.61	256.92	455.77	459.23	382.78	353.03	263.76	3,455.93
Park Maintenance	3,715.81	6,702.58	1,362.50	2,146.44	2,976.97	316.56	1,571.55	3,339.06	1,827.86	2,675.00	1,337.50	171.49	28,143.32
Park Utilities	164.91	162.81	159.07	159.36	103.02	244.85	229.87	229.87	170.14	110.17	228.60	112.03	1,965.22
Payroll Expenses	8,358.05	-57,703.09	8,064.75	8,925.37	8,226.59	7,942.74	8,472.51	8,279.71	8,277.61	8,279.72	8,642.53	7,959.96	33,726.45
Payroll taxes	0.00	13,757.02	0.00	0.00	0.00	0.00	32.52	0.00	0.00	0.00	0.00	0.00	13,789.54
Planning and zoning	0.00	42,333.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,333.96
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	405.00	1,155.88	3,060.88
Rent Expense	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
Rental house repairs, etc	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	64.86	146.56	0.00	311.42
Rental utilities	31.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.85
Salaries - Park	0.00	9,279.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,279.24
Salaries - Park	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Solid Waste Manage cost share	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Unemployment taxes	35.99	43.97	30.05	27.77	35.58	161.70	146.57	376.89	317.21	244.06	62.61	41.32	1,523.72
Tax collection fees	68.39	68.39	68.39	70.73	71.36	71.36	71.36	154.14	105.32	100.44	100.44	0.00	950.33
Telephone Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Training expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Town of Fairview  
Profit & Loss  
May 2019 through April 2020**

	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	TOTAL
Travel Expense	34.80	26.10	26.10	26.10	78.17	17.40	34.80	26.10	34.80	25.89	25.89	25.89	382.04
Total Expense	28,385.83	622,733.04	48,970.34	15,050.62	14,873.45	34,232.34	23,196.89	23,193.09	92,207.02	16,043.59	17,262.63	25,053.79	961,202.63
Net Ordinary Income	-4,874.87	23,258.95	-42,942.25	-9,039.69	26,493.61	-19,201.80	-9,537.72	43,492.98	-66,667.32	3,453.02	22,975.04	-23,444.02	-56,034.07
Net Income	<u>-4,874.87</u>	<u>23,258.95</u>	<u>-42,942.25</u>	<u>-9,039.69</u>	<u>26,493.61</u>	<u>-19,201.80</u>	<u>-9,537.72</u>	<u>43,492.98</u>	<u>-66,667.32</u>	<u>3,453.02</u>	<u>22,975.04</u>	<u>-23,444.02</u>	<u>-56,034.07</u>

6

# Union County Government

EST. 1842

## Tax Administration

500 North Main St.  
Suite #236  
Monroe, NC 28112

T. 704.283.3746

[www.unioncountync.gov](http://www.unioncountync.gov)

## MEMORANDUM

**TO:** Town of Fairview  
**FROM:** Robin E. Merry, Director of Assessment  
**DATE:** April 09, 2020  
**RE:** Taxable Value Estimates for FY2020 - 2021

Attached are the taxable value estimates for fiscal year 2020 – 2021. The assessed value report is of April 8, 2020 and includes total taxable value estimates for real property and personal property. Public Services values are provided by the State.

Total taxable value is market value minus any known exemptions, exclusions, and/or deferment 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.

	RP	PP	MV	Total
Fairview	377,176,834	20,918,809	50,791,789	448,887,432
	+ 20,918,809 ←		*.02 = <del>10,158</del>	
Taxable values may change before tax bills are sent out due to data processing, appeals, new exemptions, exclusions, and deferments.				use 10,200

398,095,643

\*.02 tax rate

79,619

\*.98 collection rate

78,027

use 79,000



7



## 2 EXECUTIVE SUMMARY

This document summarizes and analyzes state-collected taxes distributed to local governments each year and provides a forecast of these revenue sources for the remainder of the current fiscal year (2019-2020) and the upcoming fiscal year (2020-2021). All statewide projections for each tax revenue source are both summarized in the table below and hyperlinked to the corresponding memo section, for your convenience. More information on the recent legislative history and distribution formulas for each tax listed below can be found in our [Basis of Distribution Memo](#).

The League also now 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.

Revenue Source	Projected Change from FY18-19 to FY 19-20	Projected Change from FY19-20 to FY20-21
<a href="#">Sales and Use Tax</a>	See Section 4 on Page 8 for Range of Scenarios	See Section 4 on Page 8 for Range of Scenarios
<a href="#">Electricity Sales Tax</a>	+1.7%	+1.0%
<a href="#">Local Video Programming Tax</a>	+1.0%	-1.7%
<a href="#">Telecommunications Sales Tax</a>	-7.5%	-9.2%
<a href="#">Piped Natural Gas Sales Tax</a>	-10%	-1.5%
<a href="#">Solid Waste Disposal Tax</a>	-3.2%	+1.0%
<a href="#">Alcoholic Beverages Tax</a>	0.5%	0.0%

*Level*  
334M  
71M  
42M  
19M

*use 4% reduction*  
*Flat*  
*Flat 16,000*

### 2.1 PROJECTION TIME FRAME

The Local Government Commission (LGC) encourages the use of a 90-day accrual period to meet GASB 33 measurement focus requirements (See "[Memo #1015 'Recognition of Sales Tax and Other Revenues at Year-End'](#)"). Because the revenues governments receive in September are derived from sales through June, we consider them to be from the previous fiscal year, corresponding to when the transaction took place. This report considers the following data to be included in a "fiscal year" of revenue:

*haven't received this*  
*allocate in the past.*

- DOR monthly distribution data for collection months August through July
- DOR quarterly distribution data beginning with the collection quarter ending in September, and stopping with the collection quarter ending in June.

8



**TABLE 1**

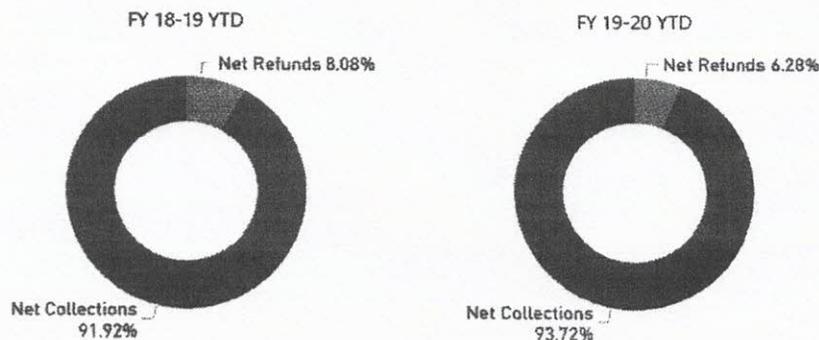
**REFUNDS EACH MONTH FY19-20 YEAR-TO-DATE**

Date	Refunds_TY	Refunds_LY	Refunds % Change YOY
August 2019	\$16,477,858.36	\$36,619,923.00	-55.00%
September 2019	\$17,188,939.61	\$27,469,332.41	-37.42%
October 2019	\$29,808,911.41	\$28,522,400.52	4.51%
November 2019	\$9,673,837.31	\$32,791,095.41	-70.50%
December 2019	\$14,298,365.17	\$5,740,796.23	149.07%
January 2020	\$43,182,256.66	\$26,721,918.88	61.60%
<b>Total</b>	<b>\$130,630,168.52</b>	<b>\$157,865,466.45</b>	<b>-17.25%</b>

This fiscal year to date, sales tax refunds were 6.28 percent of gross collections, compared to about 8 percent of gross collections at this point last year (See Figure 4).

**FIGURE 4**

**REFUNDS FY19-20 YEAR-TO-DATE AS A % OF GROSS SALES TAX COLLECTIONS**



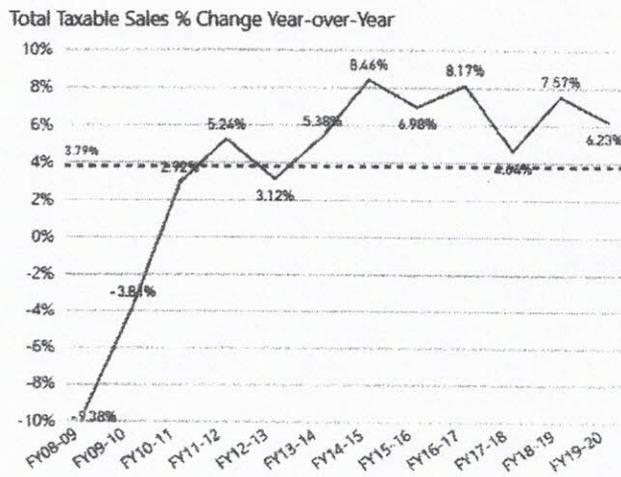
**4.1.4 Sales Tax Projection**

Prior to the global Coronavirus outbreak, all of these positive trends in sales tax distributions this fiscal year-to-date pointed to continued sales tax growth of about 5.6 percent for the remainder of this fiscal year, and maybe slightly less, yet still positive, next fiscal year.

What could be a worst-case scenario? While the current economic decline stems from a completely different set of circumstances than the Great Recession, we took a look back at historical taxable sales data from that period, in combination with a sampling of economists' GDP forecasts, to shed any light we can on what might be expected. The worst decline in total taxable sales during the Great Recession occurred from FY07-08 to FY08-09. At that time, the 2008-2009 fiscal year ended with taxable sales 9.38 percent less than 2007-2008 (See Figure 5). The average growth in the ten years since has been 3.79 percent.



**FIGURE 5**



As discussed earlier in this report, a 20% sales decline from April through June seems to be in the realm of possibility at this point in time.

Below are our current best estimates for several scenarios. They range from a projection of moderate impact that sees a 5% decline in sales for the next calendar year quarter followed by a flattening of growth and a rebound in the 2<sup>nd</sup> half of FY20-21, to a most conservative scenario that envisions a 20% decline in sales for the upcoming quarter followed by a total year-over-year decline in FY20-21. Please use these scenarios as a guide to what we view as possible outcomes while using your own knowledge of your local economy and local trends to project your community's specific sales tax impact. We intend to update these projections throughout the year as additional real data and updated economic forecasts become available.

Scenario	April – June 2020	July – September 2020	October – December 2020	January – July 2021
Most Conservative	-20%	-9%	-3%	No Growth
Severe	-10%	-9%	No Growth	No Growth
Moderate	-5%	No Growth	No Growth	3% Growth

*use 5% reduction*

Based on the scenarios for sales tax growth and decline detailed in the table above, full year impacts of those various scenarios would project as follows.

Scenario	FY19-20 Year-End Growth	FY19-20 Local Government Distribution Change (\$)	FY20-21 Year-End Growth	FY20-21 Local Government Distribution Change (\$)
Most Conservative	-0.5%	-\$17.2 million	-3.2%	-\$115.6 million
Severe	2.2%	\$81.1 million	-2.3%	-\$86.1 million
Moderate	3.6%	\$130.2 million	1.5%	\$54.4 million

10

### CONTRACT TO AUDIT ACCOUNTS

#### FEEES 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 *Governmental 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 be 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:

<b>Name:</b> Darrell H. Baucom, CPA	<b>Title and Unit / Company:</b> Finance Officer	<b>Email Address:</b> dbaucom4@carolina.rr.com
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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. Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the total of the stated fees below. If the current contracted fee is not fixed in total, invoices for services rendered may be approved for up to 75% of the prior year billings. Should the 75% cap provided below conflict with the cap calculated by LGC staff based on the prior year billings on file with the LGC, the LGC calculation prevails. 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 FEES

Primary Government Unit	Town of Fairview, NC
Audit Fee	\$ 5,000 + \$130/hour for any Single Audit procedures, if applicable
<b>Additional Fees Not Included in Audit Fee:</b>	
Fee per Major Program	\$
Writing Financial Statements	\$ 2,750
All Other Non-Attest Services	\$ 130/hour
75% Cap for Interim Invoice Approval <i>(not applicable to hospital contracts)</i>	\$ 6,037.50

~~7750~~  
~~650~~  
8400 (130 x 5)

#### DPCU FEES (if applicable)

Discretely Presented Component Unit	
Audit Fee	\$
<b>Additional Fees Not Included in Audit Fee:</b>	
Fee per Major Program	\$
Writing Financial Statements	\$
All Other Non-Attest Services	\$
75% Cap for Interim Invoice Approval <i>(not applicable to hospital contracts)</i>	\$

11

## 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 107899  
+ 107899

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



\*00002095703791-100095512292015\*

# PROMISSORY NOTE

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$243,708.00	12-29-2015	01-05-2021	2095703791-100	0004 / 6B	170585	4091	

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "\*\*\*\*\*" has been omitted due to text length limitations.

**Borrower:** FAIRVIEW FIRE AND RESCUE ASSOCIATION  
7402 Concord Hwy  
Monroe, NC 28110

**Lender:** Yadkin Bank  
101 W. Main St  
Elkin, NC 28621

**Principal Amount: \$243,708.00**

**Date of Note: December 29, 2015**

**PROMISE TO PAY.** FAIRVIEW FIRE AND RESCUE ASSOCIATION ("Borrower") promises to pay to Yadkin Bank ("Lender"), or order, in lawful money of the United States of America, the principal amount of Two Hundred Forty-three Thousand Seven Hundred Eight & 00/100 Dollars (\$243,708.00), together with interest on the unpaid principal balance from December 29, 2015, calculated as described in the "INTEREST CALCULATION METHOD" paragraph using an interest rate of 2.950% until paid in full. The interest rate may change under the terms and conditions of the "INTEREST AFTER DEFAULT" section.

**PAYMENT.** Borrower will pay this loan in 59 payments of \$4,380.77 each payment and an irregular last payment estimated at \$4,380.80. Borrower's first payment is due February 5, 2016, and all subsequent payments are due on the same day of each month after that. Borrower's final payment will be due on January 5, 2021, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest. Unless otherwise agreed or required by applicable law, payments will be applied first to any accrued unpaid interest; then to principal; then to any late charges; and then to any unpaid collection costs. Borrower will pay Lender at Lender's address shown above or at such other place as Lender may designate in writing.

**INTEREST CALCULATION METHOD.** Interest on this Note is computed on a 365/360 basis; that is, by applying the ratio of the interest rate over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. All interest payable under this Note is computed using this method. This calculation method results in a higher effective interest rate than the numeric interest rate stated in this Note.

**PREPAYMENT.** Borrower agrees that all loan fees and other prepaid finance charges are earned fully as of the date of the loan and will not be subject to refund upon early payment (whether voluntary or as a result of default), except as otherwise required by law. Except for the foregoing, Borrower may pay without penalty all or a portion of the amount owed earlier than it is due. Early payments will not, unless agreed to by Lender in writing, relieve Borrower of Borrower's obligation to continue to make payments under the payment schedule. Rather, early payments will reduce the principal balance due and may result in Borrower's making fewer payments. Borrower agrees not to send Lender payments marked "paid in full", "without recourse", or similar language. If Borrower sends such a payment, Lender may accept it without losing any of Lender's rights under this Note, and Borrower will remain obligated to pay any further amount owed to Lender. All written communications concerning disputed amounts, including any check or other payment instrument that indicates that the payment constitutes "payment in full" of the amount owed or that is tendered with other conditions or limitations or as full satisfaction of a disputed amount must be mailed or delivered to: Yadkin Bank, PO Box 888 Elkin, NC 28621-0888.

**LATE CHARGE.** If a payment is 15 days or more late, Borrower will be charged 4.000% of the unpaid portion of the regularly scheduled payment. This late charge shall be paid to Lender by Borrower to compensate Lender for Lender's extra costs and expenses caused by the late payment.

**INTEREST AFTER DEFAULT.** Upon default, including failure to pay upon final maturity, the total sum due under this Note will continue to accrue interest at the interest rate under this Note. If judgment is entered in connection with this Note, interest will continue to accrue after the date of judgment at the rate in effect at the time judgment is entered.

**DEFAULT.** Each of the following shall constitute an event of default ("Event of Default") under this Note:

**Payment Default.** Borrower fails to make any payment when due under this Note.

**Other Defaults.** Borrower fails to comply with or to perform any other term, obligation, covenant or condition contained in this Note or in any of the related documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower.

**Default in Favor of Third Parties.** Borrower or any Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's property or Borrower's ability to repay this Note or perform Borrower's obligations under this Note or any of the related documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Borrower or on Borrower's behalf under this Note or the related documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Insolvency.** The dissolution or termination of Borrower's existence as a going business, the insolvency of Borrower, the appointment of a receiver for any part of Borrower's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or by any governmental agency against any collateral securing the loan. This includes a garnishment of any of Borrower's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any guaranty of the indebtedness evidenced by this Note.

**Change in Ownership.** Any change in ownership of twenty-five percent (25%) or more of the common stock of Borrower.

**Adverse Change.** A material adverse change occurs in Borrower's financial condition, or Lender believes the prospect of payment or performance of this Note is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**Cure Provisions.** If any default, other than a default in payment, is cured and if Borrower has not been given a notice of a breach of the same provision of this Note within the preceding twelve (12) months, it may be cured if Borrower, after Lender sends written notice to

*Jan  
April  
July  
Oct.*

*\* 3 = 13,142.31*

*7 \* 4,380.77*

*= 30665.39*

**13**

**Interlocal Risk Financing Fund of North Carolina**  
**Property and Liability Insurance Trust administered by the NC League of Municipalities**

**COVERAGE PROPOSAL SUMMARY**

NAMED INSURED: **Town of Fairview**  
**7516 Concord Highway**  
**Monroe, NC 28110**

POLICY PERIOD: **7/1/2020 to 7/1/2021** At 12:01 A.M. Standard Time at the address of the Named Insured

POLICY NUMBER: **PL-R-03002-2020-01**

Coverage for the individual coverages is afforded by this proposal only if indicated with an (X) in the checkbox for the selected coverage.

COVERAGE		LIMITS	DEDUCTIBLES	PREMIUM
<b>GENERAL LIABILITY COVERAGES</b>				\$731
<input checked="" type="checkbox"/> General Liability	5,000,000	Per Occurrence	500	
<input type="checkbox"/> Premises Medical Payments		Per Person		
<input type="checkbox"/> No Fault Sewer Backup		Per Occurrence		
<input type="checkbox"/> No Fault Electrical Surge		Aggregate		
		Per Occurrence		
		Aggregate		
<b>EMPLOYEE BENEFITS LIABILITY</b>				\$25
<input checked="" type="checkbox"/> Employee Benefits Liability	5,000,000	Each Claim	1,000	
<b>PUBLIC OFFICIALS LIABILITY (Claims Made)</b>				\$1,841
<input checked="" type="checkbox"/> Public Officials Liability	5,000,000	Each Claim	10,000	
<b>EMPLOYMENT PRACTICES LIABILITY (Claims Made)</b>				\$700
<input checked="" type="checkbox"/> Employment Practices Liability	5,000,000	Each Claim	10,000	
<b>POLICE PROFESSIONAL LIABILITY</b>				Coverage Not Provided
<input type="checkbox"/> Police Professional Liability	5,000,000	Annual Aggregate		
		Each Occurrence		
		Annual Aggregate		
<b>LIQUOR LIABILITY</b>				Coverage Not Provided
<input type="checkbox"/> Liquor Liability		Each Common Cause		
<b>PROPERTY COVERAGES</b>				\$396
<input checked="" type="checkbox"/> Blanket Buildings & Personal Property	338,435	Total Insured Values	500	
<input type="checkbox"/> Builders Risk				
<input type="checkbox"/> Excess Valuable Papers		Excess Limit		
<input type="checkbox"/> Excess Accounts Receivable		Excess Limit		
<b>INLAND MARINE COVERAGES</b>				\$0
<input type="checkbox"/> Municipal Equipment		Refer to Schedule		
<input checked="" type="checkbox"/> Computer Equipment & Media	50,000	Refer to Schedule	1,000	
<input type="checkbox"/> Portable Equipment		Refer to Schedule		
<input checked="" type="checkbox"/> Fine Arts	50,000	Refer to Schedule	1,000	
<input type="checkbox"/> Scheduled Animal		Refer to Schedule		
<b>CRIME COVERAGES</b>				Coverage Not Provided
<input type="checkbox"/> Employee Dishonesty		Per Occurrence		
<input type="checkbox"/> Forgery & Alteration		Per Occurrence		
<input type="checkbox"/> Inside the Premises - Theft of Money or Securities		Per Occurrence		
<input type="checkbox"/> Outside the Premises		Per Occurrence		
<input type="checkbox"/> Public Officials Bond				
<b>AUTOMOBILE COVERAGES</b>				\$162
<input checked="" type="checkbox"/> Auto Liability	5,000,000	Each Accident	500	
<input checked="" type="checkbox"/> Non-Owned & Hired			500	
<input type="checkbox"/> Uninsured/Underinsured Motorists		Each Accident		
<input type="checkbox"/> Impounded Auto Comprehensive		Each Accident		
<input type="checkbox"/> Impounded Auto Collision		Each Accident		
<input type="checkbox"/> Garage Liability		Each Accident		
<input type="checkbox"/> Garagekeepers Comprehensive		Each Accident		
<input type="checkbox"/> Garagekeepers Collision		Each Accident		
<b>AUTOMOBILE PHYSICAL DAMAGE COVERAGES</b>				\$30
<input type="checkbox"/> Auto Physical Damage Comprehensive		Total Insured Values		
<input type="checkbox"/> Auto Physical Damage Collision		Total Insured Values		
<input checked="" type="checkbox"/> Hired Auto Physical Damage Comprehensive			500	
<input checked="" type="checkbox"/> Hired Auto Physical Damage Collision			500	
<b>TOTAL PREMIUM</b>				\$3,885
<b>NET PREMIUM</b>				<u>\$3,885</u>

04/11/2020

14

Town of Fairview  
Payroll expense for 20-21

	Ed	Darrell	Teresa	Jerry Park man	Town Council	Planning Board	Total
Monthly salary/stipend	3,668.94			804.20	825.00	500.00	
Hourly rate		67.27	18.63				
Average number of hours per month		11.00	70.27				
Estimated monthly pay		739.97	1,309.13				
Insurance cost allowance			200.00				
Estimated annual pay	44,027.28	8,879.64	18,109.56	9,650.40	9,900.00	6,000.00	
Adjusted for attendance at 80%						4,800.00	
Adjusted for no meeting dates 10/12						4,000.00	
Estimated annual salary/stipends	44,027.28	8,879.64	18,109.56	9,650.40	9,900.00	4,000.00	94,566.88
Increase rate per NC Compensation study	4.50%	4.50%	4.50%	4.50%	4.50%		
Salary increase	1,981.23	399.58	814.93	434.27			3,630.01
Estimated salary for 19-20	46,008.51	9,279.22	18,924.49	10,084.67	9,900.00	4,000.00	98,196.89
Employer tax rate							0.0765
Estimated employer payroll taxes							7,512.06

98,200

7,550

Town of Fairview  
 Payroll expense for 20-21

	Ed	Darrell	Teresa	Jerry Park man	Town Council	Planning Board	Total
Monthly salary/stipend	3,668.94			804.20	825.00	500.00	
Hourly rate		67.27	18.63				
Average number of hours per month		11.00	70.27				
Estimated monthly pay		739.97	1,309.13				
Insurance cost allowance			200.00				
Estimated annual pay	44,027.28	8,879.64	18,109.56	9,650.40	9,900.00	6,000.00	
Adjusted for attendance at 80%						4,800.00	
Adjusted for no meeting dates 10/12						4,000.00	
Estimated annual salary/stipends	44,027.28	8,879.64	18,109.56	9,650.40	9,900.00	4,000.00	94,566.88
Increase rate per NC Compensation study	2.15%	2.15%	2.15%	2.15%			
Salary increase	946.59	190.91	389.36	207.48			1,734.34
Estimated salary for 19-20	44,973.87	9,070.55	18,498.92	9,857.88	9,900.00	4,000.00	96,301.22
Employer tax rate							0.0765
Estimated employer payroll taxes							7,367.04

16

# NCLM SURVEY ON ANTICIPATED COST-OF-LIVING ADJUSTMENTS AND MERIT INCREASES FOR FY 19-20 (APRIL 2019)

## Municipalities Offering COLA

COLA?	(A) BELOW 2,500	(B) BETWEEN 2,500 AND 4,999	(C) BETWEEN 5,000 AND 9,999	(D) BETWEEN 10,000 AND 24,999	(E) BETWEEN 25,000 AND 99,999	(F) ABOVE 100,000	Total
No	43.14%	14.71%	18.18%	35.48%	44.44%	100.00%	36.62%
Undecided	16.67%	8.82%		6.45%			10.33%
Yes	40.20%	76.47%	81.82%	58.06%	55.56%		53.05%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

## Range and Average COLA For Those Offering COLA

Population Group	Min of Municipality's Proposed COLA	Max of Municipality's Proposed COLA	Average of Municipality's Proposed COLA
(A) BELOW 2,500	1.50%	5.00%	2.34%
(B) BETWEEN 2,500 AND 4,999	1.00%	3.50%	2.15%
(C) BETWEEN 5,000 AND 9,999	1.00%	4.00%	2.40%
(D) BETWEEN 10,000 AND 24,999	1.00%	4.00%	2.20%
(E) BETWEEN 25,000 AND 99,999	1.00%	3.25%	2.19%
<b>Total</b>	<b>1.00%</b>	<b>5.00%</b>	<b>2.27%</b>

① = 4.61  
use 4.50%

## Municipalities Offering Merit Increases

Merit?	(A) BELOW 2,500	(B) BETWEEN 2,500 AND 4,999	(C) BETWEEN 5,000 AND 9,999	(D) BETWEEN 10,000 AND 24,999	(E) BETWEEN 25,000 AND 99,999	(F) ABOVE 100,000	Total
No	67.65%	52.94%	36.36%	45.16%	33.33%	16.67%	54.46%
Undecided	10.78%	8.82%		3.23%			7.04%
Yes	21.57%	38.24%	63.64%	51.61%	66.67%	83.33%	38.50%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

## Range and Average Merit Increase For Those Offering Merit

Population Group	Min of Municipality's Proposed Merit Increase	Max of Municipality's Proposed Merit Increase	Average of Municipality's Proposed Merit Increase	Average of % Employees Receiving Merit
(A) BELOW 2,500	1.00%	5.00%	2.35%	52.38%
(B) BETWEEN 2,500 AND 4,999	1.00%	5.00%	2.46%	57.08%
(C) BETWEEN 5,000 AND 9,999	0.50%	3.75%	1.98%	76.55%
(D) BETWEEN 10,000 AND 24,999	1.00%	4.00%	2.54%	89.33%
(E) BETWEEN 25,000 AND 99,999	1.00%	4.50%	2.75%	92.08%
(F) ABOVE 100,000	2.00%	4.40%	3.08%	91.75%
<b>Total</b>	<b>0.50%</b>	<b>5.00%</b>	<b>2.45%</b>	<b>71.82%</b>

## Survey Response Rate

Population Group	Count of Municipality Respondent	Count of Total Municipalities in Population Group	% Respondents in Pop Group
(A) BELOW 2,500	102	327	31.19%
(B) BETWEEN 2,500 AND 4,999	34	92	36.96%
(C) BETWEEN 5,000 AND 9,999	22	48	45.83%
(D) BETWEEN 10,000 AND 24,999	31	45	68.89%
(E) BETWEEN 25,000 AND 99,999	18	32	56.25%
(F) ABOVE 100,000	6	9	66.67%
<b>Total</b>	<b>213</b>	<b>553</b>	<b>38.52%</b>

The number of respondents increased by 4 percent this year (up from 205 in 2018).

# Storm Water Study

Municipality	Population	Area (Sq. Miles)	Density	Cost for Population	Cost for Area	Average	Proposal
Fairview	3,701	29.28	126	\$2,524.95	\$19,228.13	\$10,876.54	\$4,000
Hemby Bridge	1,734	1.4	1239	\$1,183.00	\$919.38	\$1,051.19	\$0
Indian Trail	38,980	22.1	1764	\$26,593.55	\$14,513.03	\$20,553.29	\$25,000
Lake Park	3,422	0.8	4278	\$2,334.61	\$525.36	\$1,429.98	\$1,500
Marvin	5,579	3.9	1431	\$3,806.19	\$2,561.12	\$3,183.66	\$3,500
Mineral Springs	2,639	7.6	347	\$1,800.42	\$4,990.91	\$3,395.66	\$4,000
Stallings	15,647	7.9	1981	\$10,674.94	\$5,187.92	\$7,931.43	\$8,000
Weddington	10,773	15.9	678	\$7,349.72	\$10,441.50	\$8,895.61	\$9,000
Wesley Chapel	8,841	8.4	1053	\$6,031.65	\$5,516.27	\$5,773.96	\$6,000
Wingate	3,959	1.7	2329	\$2,700.97	\$1,116.39	\$1,908.68	\$2,000
<b>TOTAL</b>	<b>95,275</b>	<b>98.98</b>	<b>963</b>	<b>\$65,000.00</b>	<b>\$65,000.00</b>	<b>\$65,000.00</b>	<b>\$63,000.00</b>
Match	\$65,000						
Total per person or square mile	\$0.68	\$656.70					

Lancaster County \$ 40,000  
Union County \$ 96,000  
Municipalities \$ 63,000  
**TOTAL \$ 199,000**