

Agenda

Town of Fairview



Agenda
Town Council Meeting
June 9, 2020
6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

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

Invocation
Pledge of Allegiance

- a. Agenda Changes
- b. 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 May Meeting*)
- e) Fairview Park Facility (*No May Meeting*)
- f) Planning Board May Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for May 12, 2020

Agenda

4. Items of Business:

Item 1: Approve/Disapprove: Conditional Use Permit CUP 20-013 (with conditions noted) request by Prichard Laney and Danielle Duval to operate an “Event/Venue” (Bella Terra) on their property at 8920 Mill Grove Road --- *Nancy Randall*

Approve “Finding of Facts”: motion on each:

- 1) The proposed conditional use will not materially endanger the public health or safety;
Motion: the proposed conditional use permit will not endanger the public health or safety because: _____
- 2) The proposed conditional use will not substantially injure the value of adjoining or abutting property;
Motion: the proposed conditional use permit will not substantially injure the value of adjoining or abutting property because:

- 3) The proposed conditional use will be in harmony with the area in which it is to be located;
Motion: the proposed conditional use permit will be in harmony with the area in which it is located because: _____
- 4) The proposed conditional use will be in general conformity with the land use plan, thoroughfare plan, or other plan;
Motion: the proposed conditional use will be in general conformity with the land use plan, Thoroughfare plan or other plan because:

Decision:

Decision on Conditional Use Permit CUP 20-013 (with conditions noted) request by Prichard Laney and Danielle Duval to operate an “Event/Venue” (Bella Terra) on their property at 8920 Mill Grove Road.

Motion to approve would include the conditions and the following statement: (Include 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 November 11, 2018), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Item 2: Discuss/Approve budget amendments for the 2019-2020 Budget ---
Darrell Baucom

Agenda

Item 3: Public Hearing on proposed 2020-2021 Town Budget

Finance Officer to explain proposed budget

Mayor to Open Public Hearing

**Hear public comments on the proposed 2020-2021
Budget for the Town of Fairview**

Mayor to Close Public Hearing

Item 4: Discuss/Adopt 2020-2021 Budget Ordinance for fiscal year ---*Darrell
Baucom*

Item 5: Request for funds from Turning Point, Inc. in the amount of \$950.00

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**

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 June 1, 2020

	<u>Jun 1, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
American Community Bank	345,700.49
Total Checking/Savings	<u>345,700.49</u>
Other Current Assets	
Franchise Tax Receivable	32,225.72
Investments	
Investments NCCMT	1,015.98
Total Investments	<u>1,015.98</u>
Prepaid assets	1,162.00
Sales Tax Receivable	4,950.12
Taxes receivable	1,212.05
Taxes receivable - ad valorem	-746.00
Taxes receivable - motor veh	859.25
Total Other Current Assets	<u>40,679.12</u>
Total Current Assets	386,379.61
Fixed Assets	
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
Total Fixed Assets	<u>2,046,728.02</u>
TOTAL ASSETS	<u><u>2,433,107.63</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,088.41
Total Accounts Payable	<u>8,088.41</u>
Other Current Liabilities	
Accrued payroll	4,753.15
Deferred revenue - ad valorem	1,523.09
Payroll Liabilities	3,175.02
Security deposit - rental house	1,395.00
Total Other Current Liabilities	<u>10,846.26</u>
Total Current Liabilities	18,934.67
Long Term Liabilities	
Note payable on park land	560,000.00
Total Long Term Liabilities	<u>560,000.00</u>
Total Liabilities	578,934.67
Equity	
Amount to be provided for LTD	-560,000.00
Equity	
Fixed assets	2,046,728.02
Total Fund Balance	<u>1,207,568.00</u>

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1:51 PM

05/29/20

Accrual Basis

Town of Fairview
Balance Sheet
As of June 1, 2020

	Jun 1, 20
Total Equity	3,254,296.02
Retained Earnings	-758,974.23
Net Income	-81,148.83
Total Equity	1,854,172.96
TOTAL LIABILITIES & EQUITY	2,433,107.63

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

	Jul '19 - Jun 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	77,908.06	76,000.00	1,908.06
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	64,242.34	-64,242.34
Interest on delinquent taxes	377.18		
Investment income	2,046.41	2,400.00	-353.59
Misc income	404.25		
Motor vehicle taxes	9,401.91	9,600.00	-198.09
Park rental income	2,220.80	3,020.80	-800.00
Rental house income	8,832.00	10,200.00	-1,368.00
Sales and use tax	24,944.41	28,000.00	-3,055.59
Utility Franchise taxes	102,760.23	140,000.00	-37,239.77
Zoning fees	11,540.00	15,000.00	-3,460.00
Total Income	243,580.11	365,558.00	-121,977.89
Expense			
Advertising and Promotion	388.06	1,500.00	-1,111.94
Audit fees	8,050.00	7,800.00	250.00
Bank Service Charges	613.29	0.00	613.29
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	18,000.00	-1,023.11
Fire Dept Grant	9,166.63	10,000.00	-833.37
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	9,098.41	9,400.00	-301.59
Legal fees	7,551.17	7,500.00	51.17
Miscellaneous Expense	246.44	1,000.00	-753.56
Office expense	8,384.64	10,000.00	-1,615.36
Office utilities	3,208.04	4,800.00	-1,591.96
Park Maintenance	17,788.16	23,000.00	-5,211.84
Park Utilities	1,809.41	2,600.00	-790.59
Payroll Expenses	90,938.88	96,069.00	-5,130.12
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	357.96	2,000.00	-1,642.04
Solid Waste Manage cost share	0.00	8,000.00	-8,000.00
Tax collection fees	1,477.37	1,440.00	37.37
Telephone Expense	913.99	900.00	13.99
Training expense	0.00	500.00	-500.00
Travel Expense	355.66	400.00	-44.34
Total Expense	324,728.94	365,558.00	-40,829.06
Net Ordinary Income	-81,148.83	0.00	-81,148.83
Net Income	-81,148.83	0.00	-81,148.83

Town of Fairview Transactions by Account As of May 31, 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
American Community Bank							
Deposit	05/01/2020			Deposit			353,492.00
Bill Pmt -Check	05/09/2020	103016	Clark, Griffin and Mc...		275.00		353,767.00
Bill Pmt -Check	05/09/2020	103017	CompuNetworld	April service		1,285.00	352,482.00
Bill Pmt -Check	05/09/2020	103018	Darrell H. Baucom	Expense reimbursement		345.69	352,136.31
Bill Pmt -Check	05/09/2020	103019	Fairview VFD and Re...	Monthly grant		79.52	352,056.79
Bill Pmt -Check	05/09/2020	103020	Killingsworth Environ...	Pest control		833.33	351,223.46
Bill Pmt -Check	05/09/2020	103021	Teresa Clontz	Pest control		125.00	351,098.46
Bill Pmt -Check	05/09/2020	103022	Union County Public ...	April cleaning		100.00	350,998.46
Bill Pmt -Check	05/09/2020	103023	Vision Office Systems...	water for park		62.85	350,935.61
Deposit	05/11/2020			Copier service		416.33	350,519.28
Deposit	05/11/2020			Deposit	307.21		350,826.49
Deposit	05/11/2020			Deposit	575.00		351,401.49
Deposit	05/11/2020			Deposit	1,255.50		352,656.99
Paycheck	05/12/2020	103024	Darrell H. Baucom			838.67	351,818.32
Paycheck	05/12/2020	103031	Teresa Gregorius			989.54	350,828.78
Paycheck	05/12/2020	103025	Edward D Humphries			2,356.27	348,472.51
Paycheck	05/12/2020	103026	Gary H Wilfong			138.52	348,333.99
Paycheck	05/12/2020	103027	Jerry C. Clontz			900.29	347,433.70
Paycheck	05/12/2020	103028	John A Biggers, Jr.			138.52	347,295.18
Paycheck	05/12/2020	103029	Patricia H. Kindley			138.52	347,156.66
Paycheck	05/12/2020	103030	Phillip C Thomas			184.70	346,971.96
Check	05/12/2020	103032	Jerry C. Clontz	Reimbursement for park expenses		63.23	346,908.73
Check	05/12/2020	103033	Phil Thomas	Repairs to rental house		46.54	346,862.19
Check	05/12/2020	103034	FNB Commercial Cre...	Office expenses		205.87	346,656.32
Check	05/12/2020	103035	Travelers	Workers comp ins for 20-21		1,162.00	345,494.32
Check	05/12/2020	103036	WM Corporate Servic...	Waste services		86.61	345,407.71
Deposit	05/14/2020			Deposit	70.00		345,477.71
Deposit	05/14/2020			Deposit	150.00		345,627.71
Deposit	05/18/2020			Deposit	862.35		346,490.06
Check	05/23/2020	Draft	Spectrum			251.79	346,238.27
Check	05/25/2020	Draft	Great American Fina...	copier payment		141.99	346,096.28
Check	05/25/2020	Draft	Great American Fina...	copier lease agreement		141.99	345,954.29
Check	05/27/2020	Draft	Duke Energy	Electricity for park		109.06	345,845.23
Check	05/27/2020	Draft	Duke Energy	Power for office		144.74	345,700.49
Total American Community Bank							
					3,495.06	11,286.57	345,700.49
TOTAL					3,495.06	11,286.57	345,700.49

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

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

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
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
Check	05/12/2020	103032	Jerry C. Clontz	Reimbursement for park expenses	63.23		17,788.16
Total Park Maintenance					17,788.16	0.00	17,788.16
TOTAL					17,788.16	0.00	17,788.16

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

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Office expense								
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 Cr...	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 Cr...	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 Cr...	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 Cr...	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 Cr...	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 Cr...	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 Cr...	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 Cr...	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 Cr...	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
Bill	05/04/2020	05042020		Teresa Clontz	April cleaning	100.00		7,769.77
Check	05/12/2020	103034		FNB Commercial Cr...	Office expenses	205.87		7,975.64
Check	05/12/2020	103036		WM Corporate Servi...	Waste services	86.61		8,062.25
Bill	05/21/2020	05212020		Teresa Gregorius_	Office reimbursement	38.41		8,100.66
Check	05/25/2020	Draft		Great American Fina...	copier payment	141.99		8,242.65
Check	05/25/2020	Draft		Great American Fina...	copier lease agreement	141.99		8,384.64
Total Office expense						8,384.64	0.00	8,384.64
TOTAL						8,384.64	0.00	8,384.64

11

May 2020 Permits

12

May									
5-May	2428	NR 20-043	Electrical	\$300	Hopewell Bap Ch	8900 Concord Highway	081833008C60		
5-May	1473	H20-044	Home	\$75	Leah Maze	9600 Black Road	08210001f		
5-May	1806	H20-045	Home	\$75	York Construction	8411 Ferguson Farms Rd	08084001C		
7-May	1243	A 20-046	Accessory	\$75	Wm & Leah Jordan	9716 Quil Cove	8213057		
11-May	18773	A 20-047	pool	\$75	Superior Pools	8307 Berry Mullis Road	08219003E		
12-May	1383	A 20-048	Accessory	\$75	Dulin	518 Heritage View	08213038D		
12-May	1188	A 20-049	Accessory	\$75	Cayto	9207 Machado Drive	8246001		
21-May	1808	Comp 20-050	compliance	\$100	Long	321 Old Dutch east	08183005C		
26-May	3465	MS 20-051	MS	\$65	B.Mower	216 Clontz	8219009		
26-May	1888	A 20-051	Pool	\$75	Jonathan Philemon	7711 Crooked Creek	08120019J		
28-May	397	Comp 20-053	Compliance	\$100	Drew Helms	5717 Sikes Mill	08087035N		
28-May	1557	U 20-054	Upfit	\$75	laney	8920 Mill Grove	8282026		
28-May	1078	U 20-055	Upfit	\$65	Pohlmann	7816 West Duncan	08255008E		

Totals 13 \$1,230

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
New Spendable Fund Balance				151,518.00

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

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
New Spendable Fund Balance				153,633.66

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

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
New Spendable Fund Balance				145,337.66

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

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

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

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



**Town of Fairview
Planning Board Meeting
May 19, 2020**

****Virtual Meeting (Resolution Passed by Council 5/12/2020)**

The following Planning Board members were present: Kelvin Baucom, Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Rick Pigg, Nancy Randall and Bill Thomas

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk

Public Comments

NONE

Items of Business

A. Discuss/Recommend Permit # CUP 20-013

Ed Humphries reported that the Council has sent Conditional Use Permit CUP 20-013 (Richard Laney and Danielle Duval operating an "Event/Venue" [Bella Terra] on their property at 8920 Mill Grove Road) back to the Planning Board requesting a discussion on a lighting plan for the parking lot and to hear comments from the neighborhood before making another recommendation to the Council.

Public comments submitted by email (Exhibit A) prior to the meeting on CUP 20-013 were read into the minutes by Chair Randall from:

Neil/Cindy Moss, 8817 Mill Grove Road (Cindy Moss participated in online meeting)
Claude Robertson, 8905 Mill Grove Road
Pat Morgan, 2100 Phala Ct. (rental home is at 8829 Mill Grove Road)
Ken Worthy, 8911 Mill Grove Road (participated in online meeting)
Danielle Duval, 8920 Mill Grove Road (Partitioner – participated in online meeting)
Robert/Tracy Forquer, 9112 Mill Grove Road

The Board discussed the lighting plan and comments by the public.

Greg Morgan made a motion to recommend approval of the amended Conditional Use Permit # CUP 20-013 to the Council as follows:

- To operate Friday, Saturday, Sunday, and holidays (State and Federal)
- In any month, two weekday dates may be booked for events
- Up to but not exceeding 200 guests at any one event
- Staff for event, caterer, photographer, and other person(s) or equipment needed for event will be contracted (with proper insurance) either by Bella Terra or by the customer
- Security for the event and for traffic control preceding and following event is required
- Music or any loud noise will end at 9:00 PM on weekends/Holidays and will end at 8:00 PM on weekdays
- Events will close at 10:00 PM on weekends/Holidays and 9:00 PM on weekdays
- All events to be held outside using rental tents, mobile restrooms, food truck/caterers, tables/chairs anything else that is needed for the event to be self-sufficient. Supply proper Handicap restroom/s (ADA compliant) per Union County requirements
- Any event that plans to serve alcohol will have a licensed bartender to serve the beverages and all proper alcohol permits
- If signage is necessary, a proper permit will be obtained
- Proper insurance will be obtained for events as needed
- There will be approximately 92 parking spaces with handicap parking (approx. 12,000 sq. feet)
- Must meet Fire Marshall requirements for each event
- Event areas will be approximately 3,000 sq. feet in area. There will be two event areas as shown on map
- Lighting for parking lot area will be provided with approximately 20 low-voltage LED light fixtures under plantings (trees and bushes) with lighting directed upward to a height of no more than 75 feet. These lights will be able to be turned off when not in use. Also 40 LED path lights will be installed and maintained to facilitate foot traffic at night on walkways.

Rick Pigg seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Morgan, Pigg and Randall voted yes (7-0).

B. Minutes

Mike Medlin made a motion to approve the February 18, 2020 minutes. Kelvin Baucom seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Morgan, Pigg and Randall voted yes (7-0).

made a motion to adjourn. Kelvin Baucom seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Morgan, Pigg and Randall voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2020

Exhibit A

Teresa Gregorius

From: Neil Moss <neilro2@aol.com>
Sent: Monday, May 18, 2020 9:21 PM
To: Teresa Gregorius
Subject: Bella Terra

Neil and Cindy Moss 8817 Mill Grove Road When we moved here in 1989 we loved the peace and quiet and the lack of traffic. Unfortunately with the growth around here we have less quiet and more traffic. In the recent past we have had impaired drivers take out our mailbox twice,run into our fence,and hit a tree in our front yard.I know that my neighbors included in this meeting have had similar instances happen to them.I feel that if you allow this facility to operate we will have many more incidents like this happening.here. Also the noise that a facility like this would create, probably most weekends in the spring ,summer and fall would be very disrupting to all of us living close to it. My question to the town council,staff, and planning board is would any of you want this facility operating across the street or even down the street from your home. If you are honest,and I am assuming that you are,the answer would be NO!!!

Teresa Gregorius

From: claude Robertson <cwrjmr72@gmail.com>
Sent: Monday, May 18, 2020 9:12 PM
To: Teresa Gregorius
Cc: cwrjmr72@gmail.com
Subject: Town Council Meeting on subject Permit #CUP20-013

To whom it may concern,

My name is Claude Robertson and my wife Joan Robertson & I are an elderly couple currently living at 8905 Mill Grove Road Indian Trail, N.C. 28079. We have been living at that address since May 1992.

I am writing about my concerns for the Permit #CUP 20-013 on parcel # 08282026 at 8920 Mill Grove Rd and I currently live directly across from 8920 Mill Grove Rd. I am 85 years old and I moved here for the peace and quiet. There is already a lot of traffic from Hwy 218 to Lawyers Rd. plus with additional traffic it would not only be dangerous yet very noisy. I attend Dialysis 3 times a week and afterwards I enjoy my peace & quiet outside. My concerns are with the increased traffic on a daily basis, the serving of alcoholic beverage on the property and lack of traffic control when the event is over, there will be unwanted noise that this community does not want. And with timing of the events ending late at night and the mix of alcoholic beverages this could be a deadly combination.

This is a community surrounded by elderly adults, so with the roads conditions being not the greatest let alone a 2 way highway with many potholes. With the additional traffic, this will further decline of the road conditions while making it harder to pull out of my own driveway.

Thank you for taking the time to consider for my concerns, please feel free to give me a call if you have any questions or want to discuss my concerns more in depth.

Have a blessed day,
Claude Robertson
704-882-3351

Teresa Gregorius

From: Pat Morgan <patpride@hotmail.com>
Sent: Monday, May 18, 2020 12:31 PM
To: Teresa Gregorius
Subject: Letter to Planning board about event venue on Mill Grove Rd

May 18th, 2020

Pat Morgan

2100 Phala Ct.

Monroe, NC

To the Town of Fairview

I am currently renting out my home at 8829 Mill Grove Road. This property is across the road from the proposed venue site. I am very aware of the impact on surrounding neighbors if you should allow the Laney/Duvals to bring a venue to their property. I currently live in the vicinity of a farm that was turned into a venue. Aw Shucks in southern Union County has caused noise and traffic problems in this area that at times is unbearable for the neighboring properties. I currently am renting my home to a family that works both night and day shifts. This will certainly disrupt their peace and quiet and my investment should be considered as important as the event venue is to them.

Also, I must address the manner in which this was planned. No one considered the neighbors. No one contacted the surrounding property owners until this was ready for a final vote! This area is zoned residential. Mr. Laney already operates his business out of the home and no one has contested that. They also run an Air B&B out of the apartment above the garage. That is certainly more than enough exceptions for what is to be otherwise a residential property.

Please do not allow a large gathering facility in an otherwise rural residential area of your town.

Sincerely,

Pat Morgan



Virus-free. www.avast.com

Ken Worthy, 8911 Mill Grove Rd

Planning Board Members,

Ref: Permit # CUP 20-013

My wife and I live across the street from 8920 Mill Grove Rd. We have lived here since 1994. I as well as my neighbors are concerned that the planning commission has approved and forwarded to the Fairview town council the permit to allow an event venue at 8920 Mill Grove rd. From the last planning meeting I am sure you observed that the residents in the area do not want this event venue in our area.

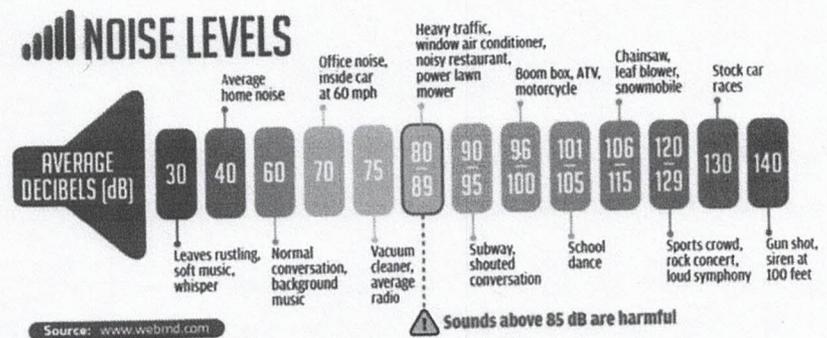
The future of this area of Mill Grove Rd and the entire western side of Fairview is well understood to be higher density residential properties. The area is currently zoned residential, and It would be consistent with Fairview's Planning boards stated goals for it to continue to be residential. An Event venue with up to 200 persons having parties on the weekends (and some weekdays) in residential neighborhoods seems to be a bad choice. Lucille Clontz's property at 8824 Mill Grove Rd. has just gone up for sale. Over 50 acres of home sites all within 1500 feet of this proposed event venue. There are also 15 homes that are currently within 1500 feet or less of this Event location and they will be negatively impacted by approval and running of this Event Location.

The negative impact is from excess traffic, late night alcohol consumption and loud music.

This event venue has two sound issues. This first being loud music in the evening affecting the homes around the site, and the second is that the site events will only be in tents. There is no building to mute the sound. This is not a well thought out or well-planned facility for this area.

To help understand the effect of sound please consider the chart below:

A wedding is commonly in the 80 to 100 DB range. The real issue with sound scale is that a 40 dB sound is not twice as loud as a 20 dB sound. In fact, the 40 dB sound has 100 times as much energy as the 20 dB sound. Under similar conditions and no obstructions, the 40 dB sound could travel as much as 100 times farther. 100 dB Music at the event venue at 1030 at night 1500 feet from the event when sound travels better than during the day would have the same sound level as a lawn mower to the residents. It would sound louder to residents closer than 1500 feet.



Cars in the area are also a concern. With a permit for up to 200 people and nearly 100 cars that would also have a dramatic effect on the area in the evenings. I also do not believe that people will park only in the parking lot provided. My property as well as neighboring property will be impacted by parking on Mill Grove Rd.

Finally, the alcohol consumption will also affect how people will be acting as they leave this location. The three issues make this event location a poor choice in this area.

Mr. Laney and Ms. Duval currently are running 2 businesses out of there home location. I do not believe this third business meets Fairview's stated goals in your land development plan to provide a low-density, rural atmosphere allowing single family residential and agricultural uses. This area should not be a select node for commercial use and does not fit guidelines for development in the 218 and 601 corridors as outlined in your Comprehensive Plan from your January 21st, 2020 meeting. The noise, traffic and issues related to large events, possible commercial parking lot lighting and lack of any sound buffers makes this a poor choice for the area and for the future of the city of Fairview.

From: Danielle Duval <danielle.duval@hotmail.com>

Sent: Tuesday, May 19, 2020 11:41 AM

To: Ed Humphries <ehumphries@fairviewnc.gov>

Subject: Fwd: Bella Terra

Dear Fairview planning board,

This email is in regards to my husband and I's heartfelt desire to be able to have the ability to host outdoor events on our property.

We fell in love with this land and Fairview for it's beautiful here, inspiring us to name our property BELLA TERRA which means beautiful land. We also are blessed to have this opportunity to provide a country upbringing for our precious toddler.

The following is taken from the Town Fairview Facebook page.

"We are located in Union County, North Carolina. Fairview is a town populated with warm, hard-working people who enjoy an excellent quality of life. Fairview is becoming a town that is vitally alive and heading in new directions, without sacrificing our past successes. There are a number of projects in the planning stages, or actually underway, that are contributing to the ever-changing dynamics of this community. Whether you are lifelong resident of Fairview or a first time visitor we invite you to learn more about our community. Fairview is and will continue to be, a wonderful place to raise a family or operate a business!"

As the last sentence in the description of Fairview, we agree that Fairview is a wonderful place to raise a family and operate a business. We have invested not only time and money into Bella Terra, but our hopes and dreams as well. We would love nothing more than to share our beautiful property with others whether it be for a gender reveal event, wedding, family reunion, or any other event that brings people together.

We are confident that we will make a positive impact on the town of Fairview with our outdoor event venue and something that the residents of Fairview will be proud of.

We have made many improvements to the property and will continue to do so. My husband being a professional landscaper enables him to enhance the current landscape and add to it.

We would also like to be able to give back to the community by hosting events to raise funds for those in need. In addition to working full-time for 20 years as a dental hygienist, I also am a licensed aesthetician. I used my aesthetician license primarily to volunteer for Look Good Feel Better which is a program that is free to women going through cancer treatment. Sadly my partner in the program was diagnosed several years ago with a type of cancer that there is no treatment for. We would love to be able to host a fundraising event for her to help cover medical bills. We also foster animals for different rescue groups and would like to be able to host fundraising events for that as well.

Our home is in close proximity to where the events would be held so it is also in our best interest that the events be structured with strict rules and safe.

We have adhered to the rules and procedures laid out by the town of Fairview and will continue to do so. We hope to move forward with making our dreams come true in the Town of Fairview.

Thank you,
Richard and Danielle

From: Danielle Duval <danielle.duval@hotmail.com>
Sent: Tuesday, May 19, 2020 6:06 PM
To: Teresa Gregorius <tgregorius@fairviewnc.gov>
Subject: Fwd: Permit CUP20-013; 8920 Mill Grove Road

Sent from my iPhone

Begin forwarded message:

From: Tracy <forquer.tracy@gmail.com>
Date: May 19, 2020 at 1:09:48 PM EDT
To: "danielle.duval@hotmail.com" <danielle.duval@hotmail.com>
Subject: Fwd: FW: Permit CUP20-013; 8920 Mill Grove Road
Reply-To: forquer.tracy@gmail.com

----- Forwarded message -----

From: Tracy Forquer <tracy@forquerlaw.com>
Date: Tue, May 19, 2020 at 1:05 PM
Subject: FW: Permit CUP20-013; 8920 Mill Grove Road
To: forquer.tracy@gmail.com <forquer.tracy@gmail.com>

From: Robert Forquer <robert@forquerlaw.com>
Sent: Tuesday, May 19, 2020 12:45 PM
To: Tracy Forquer <tracy@forquerlaw.com>
Subject: Permit CUP20-013; 8920 Mill Grove Road

May 19, 2020
Fairview Planning Board
Greetings:

My wife, Tracy and I are writing in support of the plans that Richard and Danielle have for their property referenced above. I know the Board has received a number of letters from neighbors that oppose their plans, and we thought it was important to express our support.

Certainly whenever growth and changes occur within an area, rights of individual homeowners come into conflict with each other. That seems to be inevitable. As American's, we have enjoyed a long history of deferring to an individual owner's rights to use their land as they see fit absent some very compelling reason(s) to limit those rights, which are not present in this situation. Rick and Danielle have spent much time, energy and money to develop their land for this venue and to minimize the impact on other properties. They have a well planned solution for parking for their events, and are certainly knowledgeable and understanding of the sound ordinances and statutes governing alcohol consumption.

Tracy and I have known Rick and Danielle for many years. Every project we have ever seen them take on is done professionally and with attention to detail, and we have no reason to think this project will be any different.

Robert & Tracy Forquer
9112 Mill Grove Road
Indian Trail, NC 28079

Robert A. Forquer
The Law Office of Robert Forquer
110 Matthews Station St.
Suite 1E
Matthews, NC 28105
704-360-5175 Ext. 103
robert@forquerlaw.com



**Town of Fairview
Regular Town Council Meeting
May 12, 2020**

The following Council members were present: Mayor Phil Thomas, John Biggers, 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

**** Approve Virtual Meeting Resolution**

Attorney McCollum presented a resolution to conduct electronic Town Council meetings during the COVID-19 State of Emergency.

John Biggers made a motion to approve the resolution to conduct electronic Town Council meetings during the COVID-19 State of Emergency. Gary Wilfong seconded the motion. Council members Biggers, Kindley and Wilfong voted yes, Clontz voted no (3-1).

Agenda Changes

Jerry Clontz stated that he would like to add a park related item to the agenda as Item 3.

Approval of Agenda

Patricia Kindley made a motion to approve the agenda as amended. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

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 Minutes (No March or April Meetings)
- e) Fairview Park Facility March Draft Minutes --- Minutes Accepted as Information
- f) Planning Board Minutes (No March or April Meetings)
- g) Approve Council Regular Minutes for March 10, 2020

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

Items of Business

Item 1: Discuss 2020-2021 Proposed Budget

Darrell Baucom presented the 2020-2021 budget to the Council. Council discussed and made three additions:

- Add \$1,000.00 to Office Supplies for a total of \$12,000.00
- Payroll Expense increase of cost of living only (2.15%)
- Add \$1,360.00 to Miscellaneous Expense for mowing the Hwy. 218/Mill Grove Road Roundabout

Item 2: Discuss Storm Water Study

Mayor Thomas presented information on a storm water study and possible grant for Union and Lancaster counties and various Union County municipalities. Council discussed.

Jerry Clontz made a motion to approve a storm water resolution and letter stating that Fairview will contribute \$1,000.00 to support the grant process and authorize Teresa Gregorius and Phil Thomas to execute and sign documents. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 3: Discuss clearing a wooded area at Park

Jerry Clontz presented information regarding clearing the underbrush in the grove of trees on the Park property behind the town rental house to make an additional picnic area (2-3 tables). He has an estimate of \$2,000.00 to do the clearing. The Council discussed. Wilfong, Clontz, Kindley and Thomas offered to purchase picnic tables and Biggers offered to provide charcoal grills and pads for the area.

John Biggers made a motion to clear grove of trees at the Park at a cost of \$2,000.00. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Council Comments

Patricia Kindley expressed her appreciation to staff, Council and Mayor for everything that has been done to keep business going during the pandemic.

Gary Wilfong expressed his appreciation to the residents of Fairview for their understanding and cooperation during this pandemic regarding Park changes.

John Biggers seconded Wilfong's comments and expressed excitement for the newest plans for the park addition.

Jerry Clontz stated he will be talking to the Park Facility Committee about working on a trail around the creek as the park project for the coming year. He also wanted to express that he was not in favor of virtual meetings and thought there should have been a separate meeting for the budget discussions.

Mayor Thomas stated he was part of a virtual meeting with Mark Watkins, Union County Manager, assistant managers, several state representatives, Atrium Health representatives and other municipalities representatives to discuss COVID. Mr. Watkins stated that due to the pandemic the county will suffer a 20% sales tax loss for this quarter. Mayor Thomas also met with Patrick Nieland, Assistant County Manager, Fairview Fire Chief and Assistant Fire Chief to discuss a new fire department building and the old school building site. Mr. Nieland stated that there is no new fire station building in the 2020/2021 county budget. Mr. Nieland stated discussions with the fire department, Union County Schools and the Town will continue.

John Biggers made a motion to adjourn. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2020

Discuss
Conditional Use
Permit #20-013

**Town of Fairview
Staff Report for:**

Fairview Council

DATE—6/9/2020

--CASE #: CUP 20-013	Event/Venue Bella Terra
Applicant(s):	Richard Laney and Danielle Duval 8920 Mill Grove Road Indian Trail NC 28079
Property Owner(s): N/A	Same Address
Requested Action:	to operate an Event Venue called 'Bella Terra'
Existing Zoning:	RA-40(Two homes on adjoining lots)
Requested Zoning:	RA 40 Event/ Venue with Conditional Use Permit
Location:	8920 Mill Grove Road
Property Size:	8.66 Acres
Tax Parcel(s):	08282026
Purpose/Narrative:	To operate an Events/ Venue and offer a venue for functions such as weddings, parties, corporate events, birthday parties, showers etc.
Surrounding Area Zoning:	Residential/Farming
Existing Conditions:	Barn Apartment on one lot and a home on the other
Land Use Plan Recommendation:	RA-40 Event Venue with Conditional Use Permit
Compliance with Zoning Ordinance:	Must obtain zoning before Conditional Use Permit is applied for or approved. Proper notice was given.
Staff Comments on Conditional Use Permit Application:	All information required by the Ordinance has been submitted
Staff Recommendation on Conditional Use Permit Application:	Recommend to Council with conditions as follows:

To the Town of Fairview

Event Venue/Center – Bella Terra **Conditions for operations**

Revised on May 19,2020

- To operate Friday, Saturday, Sunday, and holidays (State and Federal)
- In any month, two weekday dates may be booked for events
- Up to but not exceeding 200 guests at any one event
- Staff for event, caterer, photographer, and other person(s) or equipment needed for event will be contracted (with proper insurance) either by Bella Terra or by the customer
- Security for the event and for traffic control preceding and following event is required
- Music or any loud noise will end at 9:00 PM on weekends/Holidays and will end at 8:00 PM on weekdays
- Events will close at 10:00 PM on weekends/Holidays and 9:00 PM on weekdays
- All events to be held outside using rental tents, mobile restrooms, food truck/caterers, tables/chairs anything else that is needed for the event to be self-sufficient. Supply proper Handicap restroom/s (ADA compliant) per Union County requirements
- Any event that plans to serve alcohol will have a licensed bartender to serve the beverages and all proper alcohol permits
- If signage is necessary, a proper permit will be obtained

- Proper insurance will be obtained for events as needed
- There will be approximately 92 parking spaces with handicap parking (approx. 12,000 sq. feet)
- Must meet Fire Marshall requirements for each event
- Event areas will be approximately 3,000 sq. feet in area. There will be two event areas as shown on map
- Lighting for parking lot area will be provided with approximately 20 low-voltage LED light fixtures under plantings (trees and bushes) with lighting directed upward to a height of no more than 75 feet. These lights will be able to be turned off when not in use. Also 40 LED path lights will be installed and maintained to facilitate foot traffic at night on walkways.

Discuss Budget Amendments 2019-2020

Town of Fairview
Amendments to 19-20 Budget

Ordinary Income/Expense Income	Original Budget	Budget Amend 1	Budget Amend 2	Budget Amend 3	Budget Amend 4	Budget Amend 5	Budget Amend 6	Revised Budget	Budget Revision	Adjusted Budget	Explanation
Ad Valorem taxes	76,000.00							76,000.00		76,000.00	
Alcoholic beverage	16,000.00						16,000.00	-1,000.00	15,000.00	15,000.00	Reduced economic activity
Donation	0.00		273.67	821.19			1,094.86	2,000.00	3,094.86	3,094.86	Donation by vendors, etc
Fund balance appropriated	54,062.00	3,000.00	-273.67	-1,941.99	2,000.00	6,296.00	64,242.34	19,905.00	84,147.34	84,147.34	Higher expenses than revenue
Investment income	2,400.00						2,400.00	-300.00	2,100.00	2,100.00	Lower interest rates
Motor vehicle taxes	9,800.00						9,800.00		9,800.00		
Park rental income	2,000.00			1,020.80			3,020.80	-800.00	2,220.80	2,220.80	Lower rental activity
Rental house income	10,200.00						10,200.00	-200.00	10,000.00	10,000.00	Change in tenants; not rented for a month or so
Sales and use tax	28,000.00						28,000.00		28,000.00		
Utility Franchise taxes	140,000.00						140,000.00	-10,000.00	130,000.00	130,000.00	Lower economic activity; less taxes received.
Zoning fees	15,000.00						15,000.00	-3,000.00	12,000.00	12,000.00	Lower economic activity
Total Income	353,262.00						365,558.00		372,163.00	372,163.00	
Expense											
Advertising and Promotion	1,500.00						1,500.00	-1,000.00	500.00	500.00	Less advertising needed for meetings
Audit fees	7,800.00						7,800.00	250.00	8,050.00	8,050.00	Slightly higher than planned audit fees
Bank Service Charges	0.00						0.00	800.00	800.00	800.00	Higher bank fees due to bank card acceptance
Debt repayment	63,400.00						63,400.00		63,400.00		
Dues and Subscriptions	6,000.00						6,000.00		6,000.00		
Elections expense	3,300.00						3,300.00		3,300.00		
Festival expense	15,000.00			2,000.00			18,000.00	2,000.00	20,000.00	20,000.00	More Festival activity and expenses
Fire Dept Grant	10,000.00						10,000.00		10,000.00		
Fire Dept Truck Payment	52,568.00						52,568.00	5.00	52,573.00	52,573.00	Rounding
Grants	3,500.00						3,500.00		3,500.00		
Insurance Expense	4,200.00						4,200.00	800.00	5,000.00	5,000.00	Higher P&C insurance and WC insurance
Internet and website	9,400.00						9,400.00	1,000.00	10,400.00	10,400.00	Higher fees from internet provider
Legal fees	7,500.00						7,500.00	2,500.00	10,000.00	10,000.00	Higher legal fees than anticipated
Miscellaneous Expense	1,000.00						1,000.00		1,000.00		
Office expense	10,000.00						10,000.00		10,000.00		
Office utilities	4,800.00						4,800.00		4,800.00		
Park Maintenance	20,000.00	3,000.00					23,000.00	3,000.00	26,000.00	26,000.00	Clearing woods to right of park and tables
Park Utilities	2,600.00						2,600.00		2,600.00		
Payroll Expenses	95,173.00					896.00	96,069.00	-59,030.00	37,039.00	37,039.00	Reduced for Planning and Zoning and Park
Planning taxes	7,281.00						7,281.00	200.00	7,481.00	7,481.00	Slightly higher payroll taxes
Planning and zoning	0.00						0.00	44,030.00	44,030.00	44,030.00	Breakout Planning and Zoning salaries
Professional Fees	3,000.00					5,400.00	8,400.00	500.00	8,900.00	8,900.00	Slightly higher Zoning admin costs
Rent Expense	12,000.00						12,000.00		12,000.00		
Rental house repairs, etc	2,000.00						2,000.00	-1,000.00	1,000.00	1,000.00	Less repairs than anticipated
Salaries - Park	0.00						0.00	12,000.00	12,000.00	12,000.00	Breakout Park wages
Solid Waste Manage cost share	8,000.00						8,000.00		8,000.00		
Tax collection fees	1,440.00						1,440.00	200.00	1,640.00	1,640.00	Slightly higher costs
Telephone Expense	900.00						900.00	250.00	1,150.00	1,150.00	Slightly higher costs
Training expense	500.00						500.00		500.00		
Travel Expense	400.00						400.00	100.00	500.00	500.00	Slightly higher costs
Total Expense	353,262.00						365,558.00		372,163.00	372,163.00	
Net Ordinary Income	0.00						0.00				
Net Income	0.00						0.00				

372,163.00

**Public Hearing
Proposed
2020/2021
Budget**

**Adopt
2020-2021
Proposed
Budget**

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

	Jul '20 - Jun 21
Ordinary Income/Expense	
Income	
Ad Valorem taxes	79,000.00
Alcoholic beverage	16,000.00
Donation	0.00
Fund balance appropriated	37,315.00
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
Total Income	335,315.00
Expense	
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	2,360.00
Office expense	12,000.00
Office utilities	4,000.00
Park Maintenance	30,000.00
Park Utilities	2,200.00
Payroll Expenses	41,400.00
Payroll taxes	7,400.00
Planning and zoning	45,000.00
Professional Fees	3,000.00
Rent Expense	12,000.00
Rental house repairs, etc	1,000.00
Salaries - Park	9,900.00
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
Total Expense	335,315.00
Net Ordinary Income	0.00
Net Income	0.00

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

Changes From May 12, 2020 Meeting:

Reduce payroll expenses such that salary increase is for COLA only and does not include merit raises. Affects payroll expense, payroll taxes, Planning and Zoning salary and Park Salary.

Increase miscellaneous expense by \$1,360 for mowing, etc at the Round-About on Mill Grove and Highway 218.

Increase office expense by \$1,000 for extra computer for the office.

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.

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.

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.

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. .

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

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.

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

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.

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

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

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.

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.

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 (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.

Request from Turning Point



FAIRVIEW
NORTH CAROLINA

**APPLICATION FOR OUTSIDE AGENCY / NON-PROFITS
REQUESTING FUNDS FROM TOWN OF FAIRVIEW**

FISCAL YEAR 2020-21

Please provide six (6) copies and return the original to:
Town of Fairview
Attn: Town Clerk
7400 Concord Highway
Monroe, NC 28110-6927

Request Submitted by: Jessie Lindberg

Agency Name: Turning point, Inc.

Address: Po Box 952
Monroe, NC 28111

Funding Received from Town of Fairview – previous years: 2019-20 - \$950

Amount of Funding requested, FY 2020-21 \$ 950

By: Jessie Lindberg
Name

704-288-1810
Telephone

Executive Director
Title / Position

3/23/2020
Date

Date Request submitted to Town of Fairview: 3/25/2020

Date Request received by Town of Fairview: _____

Please include a breakdown of how the funds requested will be used to help accomplish your goals.

The amount we have requested will provide one month of safe shelter, three meals a day plus snacks, all necessities (toiletries, bedding, transportation, medications, etc.), weekly counseling, and our HERO program for child witnesses of domestic violence for a family of two.

- Number of persons to be served by the requested funds? 2
- Other funding sources and amounts of funding provided (or requested)?

Our top five funding sources are:

Governors Crime Commission - \$199,272

United Way – \$97,500

NC Council for Women - \$69,855

Braswell Trust - \$50,000

Leon Levine Foundation - \$45,000

- Is any in-kind assistance being requested, and if so, what kind?
No in-kind assistance is being requested
- Any additional information you may want to share that may assist the Town of Fairview Board of Council make an informed decision?

During the 2018-19 fiscal year, Turning Point's Domestic Violence Shelter served 1,958 individuals through our in and out of shelter programs. Our Tree House Children's Advocacy Center served 281 primary victims of child sexual abuse, and our Sexual Assault Resource Center served 113 sexual assault survivors. In addition, we are continuing to provide the Empower Me Child Sexual Abuse Prevention Program to Union County public elementary schools. This program is aimed at decreasing incidences of child sexual abuse and increasing disclosure rates of abuse in Union County. This program has resulted in numerous disclosures of abuse and subsequent vital intervention. In 2019-20, we also continued providing our HERO program for child witnesses of domestic violence to youths incarcerated at the Union County Jail, and professional domestic violence and sexual assault counseling to women incarcerated at the jail, as well. New in 2020, we are now providing the HERO program for children whose parents are currently incarcerated, and at at-risk afterschool programs in our community. We are also offering the Stewards of Children child sexual abuse awareness and response program to help fulfill the new state mandate for child sexual abuse and human trafficking training for all public school faculty. All of our services are provided free-of-charge.

Please answer all the following questions (attach additional sheets, if necessary);

1. Please give a brief description of the mission and programs of the agency or nonprofit organization.

Vision Statement:

Turning Point's vision is that all people will have safe and healthy relationships, free from domestic abuse, sexual assault, and child abuse in their homes, schools, workplaces, and communities.

Mission Statement:

Turning Point exists to end domestic abuse, sexual assault, and child abuse through safe shelter, advocacy, prevention, and social change.

Programs:

Domestic Violence Shelter – For victims of Intimate Partner Violence

Our Domestic Violence Shelter and Out-of-Shelter Services provide a 24/7 crisis line and referral, 42-bed safe shelter, counseling, support groups, case management, safety planning, court advocacy and accompaniment, victim advocacy, parenting classes, employment and financial literacy classes, early childhood program, HERO program for child witnesses of domestic violence, Teen Dating Violence Prevention Program, and volunteer program.

Sexual Assault Resource Center – For victims of sexual assault or rape

Our Sexual Assault Resource Center provides a 24/7 crisis line and referral, 24/7 hospital accompaniment and advocacy for victims of sexual assault at Atrium Health Union and Atrium Health Waxhaw, victim advocacy, court advocacy and accompaniment, counseling, support groups, safety planning and volunteer program.

Tree House Children's Advocacy Center – For children who have been sexually abused, physically abused, or have witnessed violence in the home

Our Tree House Children's Advocacy Center provides a 24/7 crisis line and referral, referrals accepted from law enforcement and the Department of Social Services for forensic interviews, medical exams, counseling, support groups, safety planning, court advocacy and accompaniment, Darkness to Light's Stewards of Children child abuse awareness and response program, and the Empower Me child sexual abuse prevention curriculum for elementary-aged students.

2. **What community needs of the citizens and the Town of Fairview are being addressed in this request?**

National statistics show that on average, nearly 20 people per minute are physically abused by an intimate partner. In one year, this equates to more than 10 million people. Every nine seconds in the US, a woman is assaulted or beaten. In Union County, domestic violence impacts one in four families.

According to a 2019 study conducted by the Jamie Kimble Foundation for Courage, domestic violence costs Union County \$11,688,756 annually, and costs the state of North Carolina \$503,834,790 annually.

Every 98 seconds, someone is sexually assaulted in the US. Every eight minutes, one of those victims is a child. One out of every six women in the US will be the victim of an attempted or completed sexual assault.

Over 300,000 children are abused in the US each year. Effects of sexual abuse on children include sexual dysfunction, depression, tendency toward re-victimization, anxiety, fear, distrust, suicidal ideation, isolation, poor self-esteem, aggression, anger, PTSD, and drug and alcohol abuse.

Childhood trauma has been shown to cause PTSD, depression, anxiety, substance use, physical health problems, and even poverty and early death. These outcomes and the long-term effects of exposure to trauma can be prevented through evidenced-based mental health treatments like those delivered by the Tree House Children's Advocacy Center.

During the 2018-19 fiscal year, Turning Point provided the following services for the indicated number of residents from the 28110 zip code:

Emergency Shelter: 32 women and 28 children

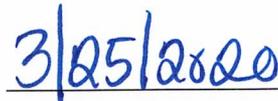
Crisis Calls: 240

Tree House CAC Services: 81 primary victims

Sexual Assault Resource Center Services: 22 sexual assault victims



Signature of Requesting Agency's Authorized Official



Date



Turning Point Board of Directors

EXECUTIVE COMMITTEE

Chair	Renee Breazeale 7935 Seclusive Drive Indian Trail, NC 28079 (H) 704-753-4878 Rbreazeale2@gmail.com	Term Ends Oct 2022 (2)
Vice Chair	Dale Louder Union County Division of Public Health Medical Laboratory Manager 3016 Olde Elizabeth Ln. Monroe, NC 28110 (C) 704-681-3106 (W) 704-296-4800 dalelouder@unioncountync.gov	Oct 2022 (2)
Treasurer	James (Jim) Martin Community Volunteer 8805 Thornbury Pl. Waxhaw, NC 28173 (C) 404-279-0827 Email: jimkiawah@icloud.com	Oct 2020 (1)
Secretary	Amanda Cubit Sodoma Law Attorney 105 S. Main St. Monroe, NC 28112 (C) 704-787-1565 (W) 704-220-6500 acubit@sodomalaw.com	Oct 2022 (2)
At-Large	Lt. Lori Pierce Union County Sheriff's Office Civil Bureau Lieutenant 6701 Deer Creek Dr. Waxhaw, NC 28173 (W) 704-283-3646 (C) 704-622-2946 Email: loripierce@unioncountync.gov	Oct 2022 (2)
Executive Director	Jessie Lindberg Turning Point, Inc. P O Box 952 Monroe, NC 28111 (W) 704-288-1810 Email: jlindberg@turntoday.net	

Board Members

Caroline Brown	Community Volunteer 104 Dogwood Circle Monroe, NC 28110 (C) 704-989-4972 carolinemoserbrown@gmail.com	Oct 2021 (1)
Troyce Cain	Community Volunteer 8209 Stourhead Gardens Lane Waxhaw, NC 28173 (C) 704-242-5773 Caintc01@gmail.com	Oct 2022 (1)
Katherine Martin	District Attorney's Office Assistant District Attorney P.O. Box 1065 Monroe, NC 28111 (W) 704-698-3188 Email: sarah.k.martin@nccourts.org	Oct 2022 (2)
Sgt. Steve Morton	Sargent Monroe Police Department P.O. Box 69 Monroe, NC 28111 (W) 704-282-5769 Email: smorton@monroenc.org	Oct 2022 (1)
Eunice McGee	Retired Social Worker 1225 JJ Autry Road Marshville, NC 28103 (H) 704-624-5702 (C) 704-221-6222 Email: eunicemcgee@yahoo.com	Oct 2022 (2)
Chris Tenold	Director of Patient Experience Atrium Health, Union 1907 Robbins Meadows Drive Waxhaw, NC 28173 (C) 704-519-7668 Email: chris.tenold@atriumhealth.org	Oct 2022 (1)
Juan Tisera	Vice President – BB&T 512 North Hayne Street Monroe, NC 28112 (C) 540-409-1937 (W) 704-289-7255 Email: jtisera@bbandt.com	Oct 2022 (1)

The Board of Directors meets the third Monday of every month at Turning Point at 12:00 pm

Finance/Executive Committee – meets the third Monday of the month at Turning Point at 11:30 am

- | | |
|-----------------------|--|
| 1. Renee Breazeale | Board Chair |
| 2. Dale Louder | Board Vice-Chair |
| 3. James (Jim) Martin | Board Treasurer & Chair of Finance Committee |
| 4. Amanda Cubit | Board Secretary |

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5. Lt. Lori Pierce

At Large

- None of the Board Members have a relationship with any other board members or employees
- None of the Board Members are employed at Turning Point Inc.
- None of the Board Members receive compensation for serving on the Board

Revised August 2019

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
C - 1130
ATLANTA, GA 30301

DEPARTMENT OF THE TREASURY

Date: JUL 24 1991

Employer Identification Number:

58-1698701

Contact Person:

VICKY BAKER

Contact Telephone Number:

(404) 331-0930

TURNING POINT INC
PO BOX 952
MONROE, NC 28110

Our Letter Dated:

January 8, 1989

Addendum Applies:

Yes

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social Security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

You are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. For guidance in determining whether your gross receipts are "normally" more than \$25,000, see the instructions for Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

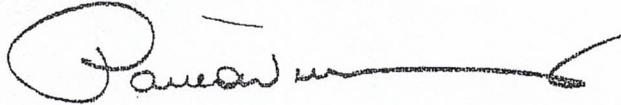
If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

TURNING POINT INC

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,



Paul Williams
District Director

Enclosures:
Addendum



Turning Point, Inc.

Financial Statements

For the Years Ended June 30, 2019 and 2018

Table of Contents

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Statement of Functional Expenses – 2019	5
Statement of Functional Expenses – 2018	6
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Notes to Financial Statements	8 - 14



**Davies, Goldstein
& Associates CPA's PLLC**
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Turning Point, Inc.:

We have audited the accompanying financial statements of Turning Point, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2019 and 2018, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Turning Point, Inc. as of June 30, 2019 and 2018, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Davies, Goldstein Associates, CPA's PLLC

Matthews, North Carolina
October 14, 2019

Turning Point, Inc.
Statements of Financial Position
As of June 30, 2019 and 2018

Assets	2019	2018
Current Assets		
Cash and Cash Equivalents	\$ 668,066	\$ 374,745
Investments, at fair value	5,044	1,320
Pledges Receivable	21,960	16,461
Grants Receivable	274,056	344,362
Inventory	57,732	53,370
Other Current Assets	4,736	6,150
Total Current Assets	1,031,594	796,408
Long-term Assets		
Long-term pledges and grants receivable	54,750	12,900
Endowment Fund	218,222	221,364
Property and Equipment, net	761,400	806,863
Total Long-term Assets	1,034,372	1,041,127
Total Assets	\$ 2,065,966	\$ 1,837,535
 Liabilities and Net Assets		
Current Liabilities		
Accounts Payable and Accrued Expenses	\$ 20,071	\$ 13,619
Deferred Revenue	64,732	53,370
Short-Term Debt and Current portion of Notes Payable	20,472	8,712
Total Current Liabilities	105,275	75,701
Notes Payable, less current portion	4,976	62,566
Total Liabilities	110,251	138,267
Net Assets		
Net Assets Without Donor Restrictions	1,641,647	1,399,450
Net Assets With Donor Restrictions	314,068	299,818
Total Net Assets	1,955,715	1,699,268
Total Liabilities and Net Assets	\$ 2,065,966	\$ 1,837,535

The accompanying notes are an integral part of these financial statements

Turning Point, Inc.
Statements of Activities
For the Years Ended June 30, 2019 and 2018

	June 30, 2019			June 30, 2018		
	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Total	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Total
Revenues and Other Support						
Contributions	\$ 211,287	\$ -	\$ 211,287	\$ 270,456	\$ -	\$ 270,456
Grants	1,040,336	-	1,040,336	865,172	-	865,172
United Way Support	25,863	144,250	170,113	32,378	130,000	162,378
Second Chance Boutiques	771,905	-	771,905	695,691	-	695,691
Less: Store Expenses	(561,172)	-	(561,172)	(505,138)	-	(505,138)
Net Income from Second Chance Boutiques	210,732	-	210,732	190,553	-	190,553
Fundraising Event Income	184,565	-	184,565	177,758	-	177,758
Less: Costs of Direct Benefits to Donors	(29,847)	-	(29,847)	(24,730)	-	(24,730)
Net Income from Fundraising Events	154,718	-	154,718	153,028	-	153,028
In-Kind Donations	2,000	-	2,000	18,103	-	18,103
(Loss) Gain on Endowment Fund	(3,142)	-	(3,142)	15,395	-	15,395
Other Income, net	16,646	-	16,646	9,360	-	9,360
Release from Restrictions	130,000	(130,000)	-	125,894	(125,894)	-
Total Revenues and Other Support	<u>\$ 1,788,440</u>	<u>\$ 14,250</u>	<u>\$ 1,802,690</u>	<u>\$ 1,680,339</u>	<u>\$ 4,106</u>	<u>\$ 1,684,445</u>
Expenses						
Program Expenses	1,377,225	-	1,377,225	1,235,968	-	1,235,968
Management and General Expenses	111,738	-	111,738	142,378	-	142,378
Fundraising Expenses	57,280	-	57,280	76,764	-	76,764
Total Expenses	<u>1,546,243</u>	<u>-</u>	<u>1,546,243</u>	<u>1,455,109</u>	<u>-</u>	<u>1,455,109</u>
Change in Net Assets	<u>\$ 242,197</u>	<u>\$ 14,250</u>	<u>\$ 256,447</u>	<u>\$ 225,230</u>	<u>\$ 4,106</u>	<u>\$ 229,336</u>
Net Assets, Beginning of Year	\$ 1,399,450	\$ 299,818	\$ 1,699,268	\$ 1,174,220	\$ 295,712	\$ 1,469,932
Change in Net Assets	242,197	14,250	256,447	225,230	4,106	229,336
Net Assets, End of Year	<u>\$ 1,641,647</u>	<u>\$ 314,068</u>	<u>\$ 1,955,715</u>	<u>\$ 1,399,450</u>	<u>\$ 299,818</u>	<u>\$ 1,699,268</u>

Turning Point, Inc.
Statement of Functional Expenses
For the Year Ended June 30, 2019

	Program	Management and General	Fundraising	Total
Compensation	\$ 1,016,366	\$ 57,006	\$ 40,782	\$ 1,114,153
Occupancy	83,448	2,635	1,757	87,840
Professional Services	55,234	9,750	2,000	66,984
Depreciation	59,979	3,999	2,666	66,643
Communications and Technology	38,690	16,581	-	55,271
Travel and Conferences	35,524	62	-	35,586
Client Assistance	22,081	-	-	22,081
Shelter Food and Supplies	21,092	-	-	21,092
Printing and Postage	14,417	746	-	15,162
Insurance	12,420	2,192	-	14,612
Office Expenses	7,206	3,088	-	10,295
Advertising	748	3,740	2,992	7,480
Miscellaneous Fundraising	-	-	7,084	7,084
Other	5,207	865	-	6,071
Bad Debts	-	5,225	-	5,225
Dues and Subscriptions	4,813	214	-	5,027
Bank and Finance Fees	-	3,397	-	3,397
Interest Expense	-	2,239	-	2,239
Total Functional Expenses	\$ 1,377,225	\$ 111,738	\$ 57,280	\$ 1,546,243

The accompanying notes are an integral part of these financial statements

Turning Point, Inc.
Statement of Functional Expenses
For the Year Ended June 30, 2018

	Program	Management and General	Fundraising	Total
Compensation	\$ 918,386	\$ 62,784	\$ 62,201	\$ 1,043,371
Occupancy	89,614	2,830	1,887	94,330
Professional Services	37,694	15,035	-	52,729
Depreciation	59,735	3,982	2,655	66,372
Communications and Technology	37,909	16,651	-	54,560
Travel and Conferences	18,333	5,441	2,276	26,051
Client Assistance	18,281	-	-	18,281
Shelter Food and Supplies	23,684	-	-	23,684
Printing and Postage	597	7,663	25	8,285
Insurance	11,281	1,991	-	13,272
Office Expenses	14,081	8,544	27	22,653
Advertising	1,098	5,492	4,393	10,983
Miscellaneous Fundraising	-	-	3,075	3,075
Other	1,001	865	-	1,866
Bad Debts	-	4,960	-	4,960
Dues and Subscriptions	4,273	1,234	225	5,732
Bank and Finance Fees	-	1,520	-	1,520
Interest Expense	-	3,386	-	3,386
Total Functional Expenses	\$ 1,235,968	\$ 142,378	\$ 76,764	\$ 1,455,109

The accompanying notes are an integral part of these financial statements

Turning Point, Inc.
Statements of Cash Flows
For the Years Ended June 30, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Operating Activities		
Change in Net Assets	\$ 256,447	\$ 229,336
Depreciation expense	66,643	66,372
Loss (Gain) on Endowment Fund	3,142	(15,395)
(Increase) in Inventory	(4,362)	(5,417)
Increase in Deferred Revenue	11,362	5,417
Adjustments to reconcile Change in Net Assets to net cash flows provided by operating activities:		
(Increase) in Pledges Receivable	(47,349)	(10,164)
(Increase) in Grants Receivable	70,306	(182,154)
Decrease (Increase) in Other Current Assets	1,414	(988)
Increase (Decrease) in Accounts Payable and Accrued Expenses	6,452	(3,774)
Net Cash Provided By Operating Activities	<u>364,055</u>	<u>83,233</u>
Investing Activities		
Purchase of Property and Equipment, net	<u>(21,180)</u>	<u>(74,448)</u>
Net Cash (Used In) Investing Activities	<u>(21,180)</u>	<u>(74,448)</u>
Financing Activities		
Principal Payments on Notes Payable and Short Term Debt	(103,832)	(37,822)
Proceeds from Note Payable	58,000	-
(Purchases) of Investments, net	<u>(3,723)</u>	<u>(185)</u>
Net Cash (Used In) Financing Activities	<u>(49,555)</u>	<u>(38,007)</u>
Net Change in Cash and Cash Equivalents	293,321	(29,222)
Cash and Cash Equivalents, beginning of period	<u>374,745</u>	<u>403,967</u>
Cash and Cash Equivalents, end of period	<u>\$ 668,066</u>	<u>\$ 374,745</u>
Supplemental Data:		
Interest Paid	<u>\$ 2,239</u>	<u>\$ 3,386</u>

The accompanying notes are an integral part of these financial statements

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Note 1 - The Organization

Turning Point, Inc. (hereafter referred to as the “Organization”) is a nonprofit organization formed in 1986, in Monroe, North Carolina, to provide victims of domestic violence and their dependent children with safe shelter while they learn how to break free from their abuser. Professional staff and volunteers teach clients how to live an independent and violence free life through counseling, case management, victim’s advocacy and a variety of other services tailored to meet the needs of each client. The Organization also educates the community about the devastation caused by violence in the home.

In 2015, Turning Point assumed the operations of the Sexual Assault Resource Center (SARC) and Tree House Children’s Advocacy Center (CAC) from Safe Alliance in Union County. The SARC provides survivors of sexual assault with a 24/7 crisis line, hospital accompaniment, support groups, counseling, and advocacy appointments to assist with safety planning, crisis intervention, resource referrals, and court accompaniment. The Tree House CAC is a multi-disciplinary approach to child abuse investigations that provides forensic interviews, medical exams, trauma assessments, advocacy, counseling and support groups for children and their non-offending caregivers.

Second Chance Boutique is a resale store operated by the Organization which sells donated items with all profits going to help pay for the operational costs of the Organization. There are currently 3 store locations in Monroe and Waxhaw, North Carolina.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in conformity with generally accepted accounting principles in the United States (US GAAP).

Change in Accounting Policy: Adoption of ASU 2016-14

The Organization adopted the provisions of ASU 2016-14 *Presentation of Financial Statements of Not-for-Profit Entities* in fiscal 2019. The key changes to the Organization’s accounting policy as it relates to the ASU are as follows:

- Net assets to be presented in two categories: net assets with donor restrictions and net assets without donor restrictions.
- Expanded disclosure requirements related to net assets, liquidity and availability of resources, and functional expenses.

The changes in presentation have been applied retroactively to the fiscal 2018 financial statements included in this report.

Use of Estimates

The accompanying financial statements have been prepared in accordance with US GAAP, which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Cash and Cash Equivalents

The Organization maintains cash balances at several financial institutions. All highly liquid investments available for current use with an initial maturity of three months or less are considered to be cash equivalents. There were times that cash balances exceeded Federal Deposit Insurance Corporation limits during the years ended June 30, 2019 and 2018. Management believes the risk of loss to be remote.

Investments and Endowment Funds

The Organization has investments in exchange traded mutual funds and an endowment fund managed by Foundation for the Carolinas. These are carried at fair value in the accompanying Statements of Financial Position.

Contributions, Grants and Promises to Give

The Organization recognizes unconditional promises to give as support in the period the promise is received including contributions from private donors and grants. All promises to give are expected to be collected within one year except those which are classified as long-term accounts receivable in the accompanying Statement of Financial Position. Management has determined that no allowance for doubtful accounts is necessary at June 30, 2019 and 2018.

Inventory and Deferred Revenue

The Second Chance Boutiques estimate inventory using sales turnover and average cost. All goods are donated and therefore have no associated cost. The revenue is recognized when the goods are sold and the earnings process is complete. The deferred revenue on the accompanying balance sheet relates to the inventory held at the end of the year and will be recorded into earnings once the inventory is sold.

Property and Equipment

Property and Equipment are recorded at cost if purchased and estimated fair value at the time of donation if received as a donation. During the year ended June 30, 2018 \$3,103 of furniture was donated to the Organization. No property or equipment was donated during the year ended June 30, 2019. Depreciation is computed using the straight-line method over the estimated useful lives of the assets as follows:

Building and Building Improvements	10 - 27 years
Furniture, equipment and software	5 - 7 years
Vehicles	5 years

Maintenance and repairs of property and equipment are charged to operations, and major improvements are capitalized. Upon retirement, sale, or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts, and any gain or loss is included in operations. Total depreciation expense for the years ended June 30, 2019 and 2018 was \$66,643 and \$66,372, respectively.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Note 2 - Summary of Significant Accounting Policies (continued)

Net Assets

Net assets without donor restrictions are comprised of all resources without donor-imposed restrictions at the date of the contribution. Donor restricted contributions that are received and expended in the same year are classified as net assets without donor restrictions. Additionally, net assets without donor restrictions include the total carrying value of all buildings, building improvements, furniture and equipment used in the Organization.

Net assets with donor restrictions carry restrictions that expire upon the passage of a prescribed period or upon the occurrence of a stated event as specified by the donor. When a donor restriction expires, the net assets are reclassified as net assets without donor restrictions and reported in the Statement of Activities as net assets released from restrictions.

Donated Services

Contributed services for voluntary donation of services are recognized in the financial statements when those services: (1) create or enhance non-financial assets; or (2) require specialized skills provided by individuals possessing those skills and are services that would be typically purchased if not provided by donation. The Organization records those services as contributions and expenses in the Statement of Activities at their estimated value. During the year ended June 30, 2019, \$2,000 of videography professional services were donated. During the year ended June 30, 2018, donated legal services of \$15,000 were recorded.

In addition, a substantial number of unpaid volunteers, including the Board of Directors, have made significant contributions of their time to provide services to the Organization which do not meet the criteria for recognition described above. The estimated value of their contributed time is not reflected in the financial statements; however, the Organization is heavily reliant on the continued support of volunteers in the community to maintain operations.

Functional Allocation of Expenses

The costs of providing the various programs and supporting services have been summarized and allocated on a functional basis in the accompanying Statement of Functional Expenses. These allocations are based on management's best estimate of time and funds spent across program, management and fundraising activities. Expenses are tracked by management according to the program that they benefit and any allocation across functions is performed using an estimate of the time and effort spent in each area.

Income Taxes

The Organization is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code and therefore has made no provision for income taxes in the accompanying financial statements. The Organization has analyzed tax positions taken for filing with the Internal Revenue Service and the state jurisdiction of North Carolina where it operates. The Organization believes that income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on the Organization's financial condition, results of operations or cash flows.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Note 2 – Summary of Significant Accounting Policies (continued)

Income Taxes (continued)

Accordingly, the Organization has not recorded any reserves, or related accruals for interest and penalties for uncertain income tax positions at June 30, 2019 and 2018.

The Organization is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. As of the date of this report, the Organization believes it is no longer subject to income tax examinations for years prior to fiscal 2016.

Reclassifications

Certain prior year balances have been reclassified to conform to current year presentation. There was no impact on the change in net assets or financial position as a result.

Note 3 – Property and Equipment

Property and equipment consist of the following:

	<u>June 30, 2019</u>	<u>June 30, 2018</u>
Building and Building Improvements	\$1,436,428	\$1,436,428
Furniture, Equipment and Software	302,907	281,727
Land	28,771	28,771
Vehicles	15,000	15,000
	<u>1,783,106</u>	<u>1,761,926</u>
Accumulated Depreciation	(1,021,706)	(955,063)
	<u>\$761,400</u>	<u>\$806,863</u>

Note 4 – Restrictions on Net Assets

There were \$144,250 and \$130,000 of net assets with donor restrictions as of June 30, 2019 and 2018, respectively. The restrictions relate to grants receivable which specify use in shelter, non-residential and children's programs and are released with the passage of time. The Organization also has an endowment with a principal of \$169,818. The earnings on the endowment are available for use in operations and are therefore classified as unrestricted net assets in the accompanying Statement of Activities.

Note 5 – Notes Payable

In May 2013, the Organization entered into a loan with First Citizens Bank with an original face value of \$155,000 maturing May 2020 with interest of 3.7% and a balloon payment of \$90,165 due at maturity. This loan was refinanced in November 2018 with a loan from BB&T with an original face value of \$58,000 maturing November 2021 with interest of 3.7% and monthly payments of \$1,706. The Organization is paying more than the monthly payment and expects to repay the note prior to maturity.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Note 6 – Commitments

The Organization has various retail credit cards with a total aggregate limit of \$30,000. As of June 30, 2019 and 2018, the outstanding balances of \$4,340 and \$5,150, respectively, were included in the accompanying Statement of Position in Accounts Payable and Accrued Expenses. All accounts were current. Additionally, the Organization has a line of credit of \$150,000 with an interest rate of Prime +1%. There was no balance outstanding on the line of credit as of June 30, 2019 and 2018. This line is subject to renewal in 2020.

In 2015, the Organization entered into a lease for office space for the SARC and Tree House CAC programs of \$37,800 per annum payable in equal monthly installments. The lease expired on July 1, 2016 and was extended on a month to month basis until either party terminates the tenancy. Sixty days written notice is required and there are no plans to terminate as of the date of this report.

Note 7 – Retirement Plan

The Organization provides a 401(k) postretirement benefit plan covering all employees after one year of employment. The employee is allowed to make contributions up to the maximum allowed by the Internal Revenue Code each year. The Organization matches 100% of employee contributions up to 5% of the participating employee's compensation. The Organization's matching contribution to the plan was \$22,377 and \$20,668 during the years ended June 30, 2019 and 2018, respectively.

Note 8 – Second Chance Boutique

Second Chance Boutique is a thrift store that provides new and second hand clothing, home décor, furniture and more. The Boutique is supported by donations of goods from individuals, community organizations and businesses. The revenue generated by the sale of these goods is recorded at the time of sale. Clients of the shelter are allowed to shop for items needed to set up a new home free of charge.

A summary of expenses for the stores are as follows:

	<u>2019</u>	<u>2018</u>
Compensation	\$360,997	\$315,445
Occupancy	136,548	140,431
Operational Expenses	63,627	49,262
	<u>\$561,172</u>	<u>\$505,138</u>

The Organization leases the three retail storefronts for the Second Chance Boutique. The Monroe and Home Décor storefronts are under month-to-month leases with monthly payments of \$2,000 and \$2,500, respectively. The Waxhaw storefront is under a 5-year lease through October 2019 with monthly payments of \$4,400 to \$4,600 for the remainder of the lease. After the fiscal year end the lease was extended through October 2022 with a 3% increase in monthly payments each year.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Note 9 – Investments and Fair Value Measurements

The Organization measures investments at fair value on a recurring basis including the endowment fund and the exchange-traded mutual funds. The fair value is estimated using valuations provided by the Foundation for the Carolinas (FFTC) and First Citizens Bank, respectively. The fair value of a financial instrument is the amount that would be received to sell an asset in an orderly transaction between willing, able and knowledgeable market participants at the measurement date.

The degree of judgment used in measuring the fair value of financial instruments generally correlates with the level of pricing observability. Financial instruments with quoted prices in active markets generally have more observable pricing and less judgment in measuring fair value.

The investments are measured and classified using a hierarchy for disclosure purposes as required under ASC 820, *Fair Value Measurements and Disclosures*, consisting of three levels based on the observability of inputs available in the marketplace as described below:

- *Level 1:* Fair value measurements that are quoted prices (unadjusted) in active markets that the Organization has the ability to access for identical assets.
- *Level 2:* Fair value measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset, either directly or indirectly. Level 2 inputs include quoted prices for similar assets in active markets or other observable inputs such as interest rates and yield curves.
- *Level 3:* Fair value measurements based on valuation techniques that use significant inputs that are unobservable.

The endowment fund is managed by FFTC using a customized investment strategy. The Organization has no input in the underlying investment vehicles used to manage the fund, which includes a variety of fixed income, large and small cap equities and real estate assets. Given that the fair value measurements use inputs that are unobservable, the Organization classifies the endowment fund as a level 3 asset. The investments in exchange-traded mutual funds are classified as level 1 assets given that quoted prices in active markets are readily available.

The investment strategy for the endowment fund is for moderate growth and the balance of the portfolio is selected based on that objective. All investments are exposed to various risks, including interest rate risk, credit risk and unexpected volatility in market conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least possible that changes in value attributed to the associated risk in the near term could materially affect the amounts reported in the endowment fund.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2019 and 2018

Note 10 – Liquidity and Availability of Resources

The following reflects the Organization's financial assets as of June 30, 2019, reduced by amounts not available for general use because of restrictions as indicated:

Financial assets, at June 30, 2019	\$891,332
Less: assets unavailable for general expenditures within one year due to:	
Restrictions for Endowment	(169,808)
Restrictions by Donors with time or purpose restrictions	<u>(144,250)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$577,274</u>

The financial assets available to meet cash needs for general expenditures within one year represents approximately 3 to 4 months of cash expenditures. The Organization has a multi-faceted revenue structure that includes grants, individual donations, retail sales, and fundraising events. Management believes that the resources available combined with the future receipts will be sufficient to meet operating cash needs in the next year.

Note 11 – Subsequent Events

In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through October 14, 2019, the date the financial statements were available to be issued. The Organization has no knowledge of significant subsequent events as of this date other than those previously disclosed.