

Agenda

Town of Fairview



Agenda

Town Council Meeting

April 9, 2019

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) CRTPO --- *No Report*
- d) Fairview Park Event March Draft Minutes (*Minutes Accepted as Information*)
- e) Planning Board March Draft Minutes (*Minutes Accepted as Information*)
- f) Approve Council Minutes for March 12, 2019

Agenda

4. Items of Business:

Item 1: Request for funds from Turning Point, Inc. in the amount of \$950.00

Item 2: Discuss/Approve amending Fairview Land Development Plan (Housing section) --- *Nancy Randall*

Item 3: Discuss/Approve Conditional Zoning District procedures as an amendment to the land use ordinance (Permit #CZ-19018) --- *Nancy Randall*

Item 4: Review Code of Ethics Policy --- *Mayor Thomas*

Item 5: Select date of 2018-2019 Budget Workshop --- *Mayor Thomas*

Item 6: Approve Candidate Filing Fee for 2019 Municipal Election --- *Mayor Thomas*

5. Council Comments:

6. Adjournment

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

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

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 March 31, 2019

	<u>Mar 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
American Community Bank	388,233.66
Total Checking/Savings	<u>388,233.66</u>
Other Current Assets	
Franchise Tax Receivable	33,317.39
Investments	
Investments NCCMT	995.82
Total Investments	<u>995.82</u>
Prepaid assets	981.00
Sales Tax Receivable	4,417.60
Taxes receivable	2,096.90
Taxes receivable - ad valorem	-463.98
Taxes receivable - motor veh	838.25
Total Other Current Assets	<u>42,182.98</u>
Total Current Assets	<u>430,416.64</u>
Fixed Assets	
Accumulated Depreciation	-122,554.13
Building and Improvements	1,181,642.75
Computer Equipment	12,688.66
Furniture and Equipment	1,698.00
Land	683,039.94
Land improvements	10,145.00
Leasehold improvements	2,500.00
Park equipment	148,928.88
Rental House	125,000.00
Total Fixed Assets	<u>2,043,089.10</u>
TOTAL ASSETS	<u><u>2,473,505.74</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,389.07
Total Accounts Payable	<u>8,389.07</u>
Other Current Liabilities	
Accrued payroll	4,565.66
Deferred revenue - ad valorem	2,096.90
Payroll Liabilities	716.51
Prepaid tax interest	11.38
Prepaid taxes	305.58
Security deposit - rental house	850.00
Total Other Current Liabilities	<u>8,546.03</u>
Total Current Liabilities	<u>16,935.10</u>
Long Term Liabilities	
Note payable on park land	600,000.00
Total Long Term Liabilities	<u>600,000.00</u>
Total Liabilities	<u>616,935.10</u>
Equity	
Equity	
Fixed assets	1,440,720.49
Total Fund Balance	<u>1,2C7,568.00</u>

Town of Fairview
Profit & Loss Budget vs. Actual
 July 2018 through June 2019

	Jul '18 - Jun 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	75,339.37	74,500.00	839.37
Alcoholic beverage	0.00	16,200.00	-16,200.00
Cable TV franchise taxes	0.00	3,200.00	-3,200.00
Donation	4,098.75		
Donation - vendors	125.00		
Fund balance appropriated	0.00	15,200.00	-15,200.00
House rent income	850.00		
Interest on delinquent taxes	347.68		
Investment income	1,890.56	0.00	1,890.56
Motor vehicle taxes	7,047.02	9,200.00	-2,152.98
Park rental income	1,450.00	2,500.00	-1,050.00
Rental house income	850.00		
Sales and use tax	18,042.53	27,000.00	-8,957.47
Utility Franchise taxes	71,892.65	145,000.00	-73,107.35
Zoning fees	11,435.00	7,000.00	4,435.00
Total Income	193,368.56	299,800.00	-106,431.44
Expense			
Advertising and Promotion	1,154.24	500.00	654.24
Audit fees	7,800.00	8,050.00	-250.00
Bank Service Charges	152.30		
Capital Outlay - Office Reno	23,757.74	0.00	23,757.74
Capital outlay - Park	53,550.00	9,634.98	43,915.02
Capital outlay - rental house	12,621.56	10,000.00	2,621.56
Dues and Subscriptions	5,686.00	5,520.00	166.00
Festival expense	12,258.06	19,200.00	-6,941.94
Fire Dept Grant	7,499.97	10,000.00	-2,500.03
Fire Dept Truck Payment	39,426.93	52,569.00	-13,142.07
Grants	50.00	0.00	50.00
Insurance Expense	3,048.01	4,900.00	-1,851.99
Internet and website	6,963.48	6,500.00	463.48
Legal fees	5,305.56	7,200.00	-1,894.44
Meals and Entertainment	143.62		
Miscellaneous Expense	380.00	0.00	380.00
Office expense	7,575.57	10,736.00	-3,160.43
Office utilities	2,475.71	2,880.00	-404.29
Park Maintenance	11,347.22	19,300.00	-7,952.78
Park Utilities	1,329.45	3,300.00	-1,970.55
Payroll Expenses	73,911.81	92,345.58	-18,433.77
Payroll taxes	147.94	7,064.44	-6,916.50
Postage and Delivery	7.25		
Professional Fees	2,732.00	3,000.00	-268.00
Rent Expense	11,750.00	12,000.00	-250.00
Rental utilities	210.33		
Repairs and Maintenance	125.00	1,000.00	-875.00
Solid Waste Manage cost share	0.00	8,000.00	-8,000.00
Tax collection fees	1,343.07	1,400.00	-56.93
Telephone Expense	1,034.24	3,000.00	-1,965.76
Training expense	0.00	500.00	-500.00
Travel Expense	240.34	1,200.00	-959.66
Utilities	35.54		
Total Expense	294,062.94	299,800.00	-5,737.06
Net Ordinary Income	-100,694.38	0.00	-100,694.38
Net Income	-100,694.38	0.00	-100,694.38

**Town of Fairview
Transactions by Account
As of March 31, 2019**

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Type	Date	Num	Adj	Name	Memo	Cir	Split	Debit	Credit
American Community Bank									
Deposit	03/07/2019				Deposit		House rent inc...	850.00	
Bill Pmt -Check	03/09/2019	1025665		All-Points Waste Se...	Deposit		Zoning fees	265.00	
Bill Pmt -Check	03/09/2019	1025666		BB Haigler	Garbage		Accounts Paya...		86.61
Bill Pmt -Check	03/09/2019	1025667		Clark, Griffin and Mc...	reimburse exp...		Accounts Paya...		399.72
Bill Pmt -Check	03/09/2019	1025668		ComputNetwork			Accounts Paya...		600.00
Bill Pmt -Check	03/09/2019	1025669		Darrell H. Baucom	reimbursement		Accounts Paya...		631.93
Bill Pmt -Check	03/09/2019	102570		Fairview VFD and R...	monthly paym...		Accounts Paya...		71.10
Bill Pmt -Check	03/09/2019	102571		Killingsworth Enviro...	pest control		Accounts Paya...		833.33
Bill Pmt -Check	03/09/2019	102572		NC Mayor's Associa...	18-19 membe...		Accounts Paya...		125.00
Bill Pmt -Check	03/09/2019	102573		Spectrum			Accounts Paya...		200.00
Bill Pmt -Check	03/09/2019	102574		Taylor's Landscapin...			Accounts Paya...		218.97
Bill Pmt -Check	03/09/2019	102575		Teresa Clontz			Accounts Paya...		1,384.60
Paycheck	03/12/2019	102577		Darrell H. Baucom			Accounts Paya...		100.00
Paycheck	03/12/2019	102576		Bill F. Thomas			SPLIT-		537.57
Paycheck	03/12/2019	102578		Doug Buchanan			SPLIT-		46.18
Paycheck	03/12/2019	102579		Edward D Humphries			SPLIT-		46.18
Paycheck	03/12/2019	102580		Gary H Wilfong			SPLIT-		2,243.95
Paycheck	03/12/2019	102581		Gary M Medlin			SPLIT-		138.52
Paycheck	03/12/2019	102582		Greg Morgan			SPLIT-		46.18
Paycheck	03/12/2019	102583		Jerry C. Clontz			SPLIT-		46.17
Paycheck	03/12/2019	102584		John A Biggers, Jr.			SPLIT-		869.73
Paycheck	03/12/2019	102585		Kelvin L Baucom			SPLIT-		138.52
Paycheck	03/12/2019	102586		Patricia H. Kindley			SPLIT-		46.18
Paycheck	03/12/2019	102587		Phillip C Thomas			SPLIT-		138.52
Paycheck	03/12/2019	102588		Richard E Pigg			SPLIT-		184.70
Paycheck	03/12/2019	102589		Teresa Gregorius			SPLIT-		46.18
Paycheck	03/12/2019	102590		Tony FD Helms			SPLIT-		1,268.77
Liability Check	03/12/2019			IRS	55-0789092		SPLIT-		46.18
Check	03/12/2019			City of Charlotte	Annual matchi...		Professional F...		2,029.70
Check	03/12/2019			Robert Laney Lands...	Redo septic s...		Capital outlay ...		1,232.00
Check	03/12/2019			FNB Commercial Cr...	Credit card pa...		SPLIT-		5,500.00
Check	03/15/2019			Great American Fin...	Copier expense		SPLIT-		1,337.01
Deposit	03/18/2019				Deposit		Office expensa		109.86
Deposit	03/22/2019				Deposit		SPLIT-		2,861.84
Deposit	03/22/2019				Deposit		Park rental inc...		100.00
Check	03/23/2019			Duke Energy	Office		Zoning fees		515.00
Check	03/23/2019						Office utilites		405.04
Total American Community Bank									
								4,591.84	21,108.40
TOTAL								4,591.84	21,108.40

Town of Fairview Transaction Detail By Account July 2018 through June 2019

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Capital Outlay - Office Reno							
Bill	08/10/2018	30848A	Byrum Heating & A...	New office HVAC	9,786.21		9,786.21
Bill	08/29/2018	902500	Contractors Building...	Office renovation	2,509.72		12,295.93
Bill	08/29/2018	160697	Hill Paint and Walco...	office renovation	1,975.00		14,270.93
Bill	08/29/2018	EL828	Brian C. Austin	Light fixtures for office	1,125.00		15,395.93
Check	09/10/2018	102350	FNB Commercial Cr...		118.63		15,514.56
Bill	09/25/2018	90252018	William Riffle	Security system	875.00		16,389.56
Bill	10/02/2018	10022018	Teresa Gregorius_	office upfit	184.65		16,574.21
Bill	10/15/2018	EL829	Brian C. Austin	Office renovation	120.00		16,694.21
Bill	10/16/2018	4655	Ed Humphries_	expense reimbursement	393.49		17,087.70
Bill	11/12/2018	4655	Compunetworld	Setting up new office	1,037.37		18,125.07
Bill	11/18/2018	EL 831	Brian C. Austin	Office renovations	145.00		18,270.07
Check	12/20/2018	102491	FNB Commercial Cr...	Credit card charges	274.32		18,544.39
Bill	01/01/2019	EL833	Brian C. Austin	Light fixtures in Council Me...	650.00		19,194.39
Bill	01/17/2019	4760	FNB Commercial Cr...	Posters, etc.	182.90		19,377.29
Bill	01/30/2019	24334	Sign Masters	renovations	0.00		19,377.29
Bill	01/31/2019	198	Taylor's Landscapin...	Mulching in front of Town ...	150.00		19,527.29
Bill	02/05/2019	02052019	Gary Wilfong_	Office renovations	108.43		19,635.72
Bill	02/05/2019	12282018	Gary Wilfong_	Handicap parking	55.17		19,690.89
Bill	02/11/2019	102563	BB Haigler	Rental and office renovations	15.01		19,705.90
Check	02/18/2019	102563	FNB Commercial Cr...	signs, etc	642.38		20,348.28
Check	03/04/2019	4801	Contractors Building...	Carpet for meeting room	2,828.90		23,177.18
Bill	03/04/2019	4801	ComputNetwork	Office capital outlay for Wlr...	180.00		23,357.18
Bill	03/04/2019	4799	ComputNetwork	Office capital outlay gigabe...	174.24		23,531.42
Check	03/12/2019	102593	FNB Commercial Cr...	Credit card payment	226.32		23,757.74
Total Capital Outlay - Office Reno					23,757.74	0.00	23,757.74
TOTAL					23,757.74	0.00	23,757.74

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Town of Fairview
Transaction Detail By Account
 July 2018 through June 2019



Type	Date	Num	Name	Memo	Debit	Credit	Balance
Capital outlay - Park							
Bill	08/10/2018	08102018	Local Government C...	Loan app fee to LGC	1,250.00		1,250.00
Bill	08/20/2018	08202018	Sandra Haigler	Down payment on land purchase	25,000.00		26,250.00
Bill	08/20/2018	08202018	Harry T. Haigler	Down payment on land purchase	25,000.00		51,250.00
Bill	10/15/2018	5213	Cash Grading Comp...	Drainage piping for parking for P...	2,300.00		53,550.00
Total Capital outlay - Park							
					53,550.00	0.00	53,550.00
TOTAL					53,550.00	0.00	53,550.00

Town of Fairview
Transaction Detail By Account
 July 2018 through June 2019

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Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Capital outlay - rental house								
Bill	12/11/2018	79371		BB Haigler	Appliances for rental house	1,907.44		1,907.44
Bill	01/03/2019	01032...		Kyle McConaughy	Upit of rental house	569.92		2,477.36
Bill	01/03/2019	01032...		Phil Thomas	Reimbursement for festival and ...	9.61		2,486.97
Bill	01/10/2019	928786		Contractors Building...	Carpet for rental house	2,979.93		5,466.90
Bill	01/21/2019	INV 0...		Hyatt Equipment	Service generator	645.28		6,112.18
Bill	01/24/2019	01242...		Phil Thomas	Rental house renovations	70.35		6,182.53
Bill	01/24/2019	104706		RCS, Inc.	Septic pumping	200.00		6,382.53
Bill	02/05/2019	12282...		BB Haigler	Rental and office renovations	119.00		6,501.53
Bill	02/19/2019	399.72		BB Haigler	Rocks for rental house	335.00		6,836.53
Check	03/12/2019	102592		Robert Laney Lands...	Redo septic system	5,500.00		12,336.53
Check	03/12/2019	102593		FNB Commercial Cr...	Credit card payment	100.00		12,436.53
Bill	03/25/2019	03252...		BB Haigler	supplies for rental house	65.03		12,501.56
Bill	03/26/2019	03262...		Dana Williams	Repairs to rental house	120.00		12,621.56
Total Capital outlay - rental house						12,621.56	0.00	12,621.56
TOTAL						12,621.56	0.00	12,621.56

Town of Fairview Transaction Detail By Account July 2018 through June 2019

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Festival expense							
Bill	08/24/2018	08242018	Teresa Gregorius_	Reimburse for PB&J Entert...	200.00		200.00
Bill	09/06/2018	2246	Piedmont Signs	Signs	106.75		306.75
Bill	09/10/2018	41235	Austin Printing	Fall festival advertising	269.54		576.29
Bill	10/04/2018	10042018	Lisa Thomas	Festival decorations	346.59		922.88
Bill	10/04/2018	10042018	Lisa Thomas	Festival expense	711.85		1,634.73
Bill	10/05/2018	10052018	Scott Cuthbertson	Fall festival - golf car rental	125.00		1,759.73
Bill	10/06/2018	10062018	John Ashley Ingani	Deputy for festival event	210.00		1,969.73
Bill	10/06/2018	10062018	Allison Plyler	Festival expense	61.49		2,031.22
Bill	10/06/2018	10062018	Village Greene Band	Performance at Fall Festival	0.00		2,031.22
Check	10/08/2018	102402	Allison Plyler	Festival expenses	391.22		2,422.44
Check	10/08/2018	102404	John A Biggers, Jr.	Reimburse expenses	213.66		2,636.10
Check	10/08/2018	102405	Tracy Biggers	Reimburse expenses	393.17		3,029.27
Check	10/08/2018	102406	Theresa Donaldson	Reimburse expenses	917.84		3,947.11
Bill	10/09/2018	10092018	Southern Express	Sounds system for Festival	1,500.00		5,447.11
Deposit	10/16/2018		citizens	Deposit of currency and co...		226.00	5,221.11
Bill	11/01/2018	4778	FNB Commercial Cr...	Various Festival expenses	786.55		6,007.66
Check	11/12/2018	102451	Tracy Biggers	Reimburse Winter Festival ...	281.93		6,289.59
Bill	11/15/2018	11152018	Rick Greene	Fall Festival music	500.00		6,789.59
Bill	12/05/2018	12082018	Jimmy Huntley	DJ for Winter Festival	400.00		7,189.59
Bill	12/05/2018	12082018	Dennis Rushing	Santa for Winter Festival	100.00		7,289.59
Bill	12/05/2018	12052018	Lisa Thomas	Reimburse winter festival e...	1,592.29		8,881.88
Bill	12/06/2018	12062018	Scott Cuthbertson	Fire pits for winter festival	725.85		9,607.73
Check	12/10/2018	102491	FNB Commercial Cr...	Credit card charges	369.05		9,976.78
Check	12/10/2018	102492	John A Biggers, Jr.	Festival expense reimburs...	1,035.28		11,012.06
Bill	12/18/2018	12182018	Rita Price	Winter festival expenses	162.92		11,174.98
Bill	12/20/2018	12202018	Allison Plyler	Winter festival decorations	400.50		11,575.48
Bill	01/03/2019	01032019	Phil Thomas	Lunch for volunteers	69.18		11,644.66
Bill	01/07/2019	01072019	Autism Society of NC	Donation for Boy Scout as...	200.00		11,844.66
Check	03/12/2019	102593	FNB Commercial Cr...	Credit card payment	413.40		12,258.06
Total Festival expense					12,484.06	226.00	12,258.06
TOTAL					12,484.06	226.00	12,258.06

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Town of Fairview Transaction Detail By Account July 2018 through June 2019

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
Bill	07/01/2018	2154	Piedmont Signs	Signs for award winners	64.05		64.05
Bill	07/10/2018	16262	Performance Lawn ...	Park mowing	850.00		914.05
Bill	08/14/2018	16339	Performance Lawn ...	Park maintenance	850.00		1,764.05
Check	09/10/2018	16606	Performance Lawn ...		850.00		2,614.05
Check	09/10/2018	102353	Jerry C. Clontz	Reimbursement for park maintenance	262.65		2,876.70
Bill	09/25/2018	09252018	William Riffle	Park walkie talkies	140.75		3,017.45
Bill	09/28/2018	31615	Kiker Plumbing Serv...	Park repairs	136.64		3,154.09
Bill	10/01/2018	4760	FNB Commercial Cr...	Flags and hardware	506.60		3,660.69
Check	10/08/2018	102403	Jerry C. Clontz	Supplies	131.26		3,791.95
Check	10/08/2018	102404	John A Biggers, Jr.	Reimburse expenses	368.15		4,160.10
Bill	11/09/2018	11092018	Performance Lawn ...	Final payment on bill to Performance	1,020.00		5,180.10
Bill	11/13/2018	11132018	Gene Helms	Removal of 14 dead trees	1,040.00		6,220.10
Bill	12/06/2018	1267	Taylor's Landscapin...	Mowing for 11/12, 11/19 and 11/26	925.95		7,146.05
Check	12/10/2018	102491	FNB Commercial Cr...	Credit card charges	61.00		7,207.05
Bill	12/11/2018	31940	Kiker Plumbing Serv...	Repair park commode	136.64		7,343.69
Bill	01/03/2019	1276	Taylor's Landscapin...	Lawn maintenance for 12/3, 12/10, 1...	1,234.60		8,578.29
Bill	01/25/2019	1281	Taylor's Landscapin...	lawn maintenance	1,234.60		9,812.89
Check	02/11/2019	102562	Jerry C. Clontz	park supplies	145.01		9,957.90
Bill	02/19/2019	399.72	BB Haigler	reimburse expenses	64.72		10,022.62
Bill	02/25/2019	1288	Taylor's Landscapin...	Monthly lawncare, etc	1,234.60		11,257.22
Bill	03/15/2019	1001	Lane Griffin	CPU wheat straw	90.00		11,347.22
Total Park Maintenance					11,347.22	0.00	11,347.22
TOTAL					11,347.22	0.00	11,347.22

Town of Fairview
Transaction Detail By Account
 July 2018 through June 2019

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Office expense	07/01/2018	4760	First National Bank				
Bill	07/09/2018	070992018	Ed Humphries_	Amazon prime fee	13.12		13.12
Bill	07/10/2018	16263	Performance Lawn & Landsc...	postage	50.00		63.12
Check	07/16/2018	Draft	Great American Financial S...	Office mowing	225.00		288.12
Bill	08/01/2018	2846	FNB Commercial Credit Card	Duplicate payment for copier; to be...	35.86		323.98
Bill	08/09/2018	00000001	All-Points Waste Service, Inc.	Office and Amazon prime member...	81.30		405.28
Bill	08/14/2018	16340	Performance Lawn & Landsc...	Office garbage service	174.80		580.08
Check	08/15/2018	Draft	Great American Financial S...	Office maintenance	225.00		805.08
Bill	08/21/2018	23220912	Great American Financial S...	copier lease	89.20		894.28
Bill	09/01/2018	89112721	Great American Financial S...	Copier lease	0.00		894.28
Bill	09/06/2018	090662018	All-Points Waste Service, Inc.	Copier payment	83.19		977.47
Bill	09/10/2018	16606	Ed Humphries_	Garbage service	22.09		999.56
Check	09/10/2018	102350	Performance Lawn & Landsc...	Garbage service	64.41		1,063.97
Bill	09/15/2018	09132018	FNB Commercial Credit Card	Postage and supplies	225.00		1,288.97
Check	09/17/2018	Draft	Teresa Clontz	Cleaning office	13.12		1,302.09
Bill	10/01/2018	8A102889	Great American Financial S...	Draft for copier charge	100.00		1,402.09
Bill	10/01/2018	4760	All-Points Waste Service, Inc.	Garbage pickup	83.19		1,485.28
Bill	10/04/2018	10042018	FNB Commercial Credit Card	credit card expenses	82.62		1,567.90
Bill	10/09/2018	S-24411	Ed Humphries_	Office supplies	198.96		1,766.86
Bill	10/11/2018	351793	Byrum Heating & AC, Inc.	Diagnostic on HVAC Unit	85.79		1,852.65
Check	10/16/2018	Draft	Killingsworth Environmental	Monthly pest control	69.39		1,922.04
Bill	10/16/2018	10162018	Ed Humphries_	Copier charges	125.00		2,047.04
Check	10/22/2018	S24503	Byrum Heating & AC, Inc.	expense reimbursement	88.24		2,135.28
Bill	11/01/2018	Draft	Duke Energy	Diagnostic on HVAC	82.97		2,218.25
Bill	11/01/2018	88101564	All-Points Waste Service, Inc.	Garbage service	101.41		2,319.66
Bill	11/01/2018	4778	FNB Commercial Credit Card	Credit card bill	206.12		2,525.78
Check	11/12/2018	102450	Ed Humphries_	Reimburse office supplies	82.95		2,608.73
Bill	11/13/2018	1132018	Teresa Clontz	Cleaning Town Hall	36.08		2,644.81
Check	11/15/2018	Draft	Great American Financial S...	copier charges	81.92		2,726.73
Bill	11/26/2018	11262018	Keith Heckman	Repair office desk units	132.37		2,826.73
Bill	12/06/2018	12062018	Teresa Clontz	October	100.00		2,959.10
Bill	12/06/2018	12062018	Teresa Clontz	December cleaning	775.00		3,734.10
Check	12/10/2018	102489	All-Points Waste Service, Inc.	Garbage service	100.00		3,834.10
Check	12/10/2018	102491	FNB Commercial Credit Card	Amazon monthly fee	100.00		3,934.10
Bill	12/13/2018	929108-2	Killingsworth Environmental	Monthly pest control	82.62		4,016.72
Bill	12/13/2018	351793	Killingsworth Environmental	Chemical for pest control	13.12		4,029.84
Check	12/15/2018	Draft	Sign Masters	Holiday light contest	125.00		4,154.84
Bill	12/21/2018	12212018	Great American Financial S...	Copier	125.00		4,279.84
Bill	01/01/2019	91101588	Ed Humphries_	Office expense reimbursement	66.19		4,346.03
Bill	01/01/2019	4760	All-Points Waste Service, Inc.	Monthly garbage service	139.04		4,485.07
Bill	01/08/2019	01082019	FNB Commercial Credit Card	Prime charge plus postage	83.69		4,568.76
Bill	01/08/2019	01082019	Teresa Clontz	Office cleaning	82.62		4,651.38
Bill	01/12/2019	01122019	Keith Heckman	Office cabinet repair and upfit	113.12		4,764.50
Check	01/15/2019	Draft	Darrell H. Baucom_	Travel and internet	100.00		4,864.50
Bill	01/29/2019	24345	Great American Financial S...	Copier charges	775.00		5,639.50
Check	02/11/2019	102559	Sign Masters	Zoning sign	26.10		5,665.60
Check			Teresa Clontz	Cleaning Feb	124.55		5,790.15
					0.00		5,790.15
					100.00		5,890.15

Town of Fairview
Transaction Detail By Account
 July 2018 through June 2019

13

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	02/11/2019	102560	All-Points Waste Service, Inc.	Garbage service	82.62		5,972.77
Check	02/11/2019	102563	FNB Commercial Credit Card	credit card payment	150.97		6,123.74
Bill	02/14/2019	351793	Killingsworth Environmental	pest control	125.00		6,248.74
Check	02/15/2019	Draft	Great American Financial S...	Copier	134.55		6,383.29
Bill	03/01/2019	93101603	All-Points Waste Service, Inc.	Garbage	86.61		6,469.90
Bill	03/06/2019	03062019	Teresa Clontz		100.00		6,569.90
Bill	03/12/2019	03122019	Ed Humphries	Office supplies	99.09		6,668.99
Check	03/12/2019	102593	FNB Commercial Credit Card	-MULTIPLE-	597.29		7,266.28
Check	03/15/2019	Draft	Great American Financial S...	Copier expense	109.86		7,376.14
Check	04/15/2019	Draft	Great American Financial S...	copier	199.43		7,575.57
Total Office expense					7,575.57	0.00	7,575.57
TOTAL					7,575.57	0.00	7,575.57

MARCH 2019 Remits

4

5-Mar	2723	Comp-19-016	Home	\$100	Richard Duval	8920 Mill Grove Road	8282026
5-Mar	252	H-19-017	Home	\$75	Dexter and Amanada	7510 test Rd	08156001B
5-Mar	N/A	CZ 19-018	Conditional	N/A	Fairview	7516 Concord	Amendment
12-Mar	298	H-19-019	Home	\$75	Helms Partners	3118 E Brief	08087035W
14-Mar	19093	NR-19-020	Non-Resid	\$50	Telecom Site	7604 WaterOak	8189034
14-Mar	cash	HO 19-021	HO	\$50	Wm Quial	9213 Indian Trail-Fairview	0825800C
19-Mar	6844	H 19-022	Home	\$75	John Flifer	Fairview Court	8192040
19-Mar	5285	MS 19-023	MS	\$65	Steve Baucom	West Brief	8243002
19-Mar	4651	MS 19-024	MS	\$65	Collins	1041 Lester Mullis	08249007C
21-Mar	310	Comp 19-025	Comp	\$100	Helms Partners	5913Sikes Mill Road	08087035L
21-Mar	310	H-19-026	Home	\$75	Helms Partners	3110 Sikes Mill Rd	08087035W
26-Mar	8499	UF-19-027	Upfit	\$50	Ferguson/Muse	11618 W Brief	8246024
26-Mar	2746	Comp 19-028	Comp	**Not Pd	Schumacher/Carroll	8307 Berry Mullis	08219003A
Totals		13		\$780			

2-Apr 218 Comp 19-029 Compliance \$100 heather Rogone 8120 Unionville Brief Road 08117003J



**Town of Fairview
Fairview Park Event Committee Meeting
March 7, 2019**

The following Parks & Recreation Advisory Committee members were present: Lisa Thomas, Scott Cuthbertson, Theresa Donaldson, Mike Medlin, and Spencer Thomas

Others present: Teresa Gregorius, Town Clerk

Public Comments

None

Items of Business

A. Plan June Singing

The Committee discussed the singing in the Park for June 13th and 27th. Ms. Thomas noted that Southern Express was interested in performing June 13th and gave her the option of either paying \$400 for a 2-hour set or "pass the hat" at the concert and they would take whatever was collected. They will provide their own sound system. Mike Medlin will check with Gary Wilfong regarding the American Legion handling the parking. Ms. Thomas will check with Mr. Wilfong regarding possible food vendors that can be contacted.

Ms. Thomas asked everyone to be thinking about a second band for the 27th. She will purchase 2 banners for advertising the singing.

B. Review updated Rules of Procedure

Ms. Thomas asked the Committee to review the Rules of Procedure and be ready at the next meeting to discuss/recommend approval to the Council.

C. Finalize Easter Egg Hunt Plans

Ms. Thomas reported that the Piedmont High School girls' basketball team and honor society will be doing the parking and hiding all the Easter eggs. Scott Cuthbertson stated that Bethlehem Presbyterian expressed interest in participating. The Committee suggested if the church wanted to, they could provide the snack (cookies/Kool-aid) for the children.

D. Minutes

Theresa Donaldson made a motion to approve the January 10, 2019 and February 7, 2019 minutes. Scott Cuthbertson seconded the motion. Committee members Thomas, Cuthbertson, Theresa Donaldson, Medlin, and S. Thomas voted yes (5-0).

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Lisa Thomas
Chairman

Approved this _____ day of _____, 2019



**Town of Fairview
Planning Board Meeting
March 19, 2019**

The following Planning Board members were present: Doug Buchanan, Mike Medlin, Rick Pigg, Nancy Randall and Bill Thomas

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

Public Comments

None

Reports

Ed Humphries stated that the Council approved the Helms Partners Old Ferry Estates subdivision.

Items of Business

A. Discuss/Recommend Conditional Zoning classification amendment Permit #CZ 19-018

Ed Humphries presented the amendment for Conditional Zoning #CZ 19-018. The Board discussed.

Rick Pigg made a motion to recommend approval of Conditional Zoning #CZ 19-018 to the Council. Doug Buchanan seconded the motion. Board members Buchanan, Medlin, Pigg, Randall and Thomas voted yes (5-0).

B. Discuss/Recommend Amending Fairview Land Development Plan (Housing section)

Ed Humphries presented amended wording to the Fairview Land Development Plan in the Housing section. The Board discussed.

Doug Buchanan made a motion to recommend approval of the Fairview Land Development Plan as amended to the Council. Bill Thomas seconded the motion. Board members Buchanan, Medlin, Pigg, Randall and Thomas voted yes (5-0).

C. Minutes

Rick Pigg made a motion to approve the February 19, 2019 minutes. Doug Buchanan seconded the motion. Board members Buchanan, Medlin, Pigg, Randall and Thomas voted yes (5-0).

Rick Pigg made a motion to adjourn. Mike Medlin seconded the motion. Board members Buchanan, Medlin, Pigg, Randall and Thomas voted yes (5-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2019



**Town of Fairview
Regular Town Council Meeting
March 12, 2019**

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

Agenda Changes

Jerry Clontz stated that he would like to add park repairs as Item 5.

Approval of Agenda

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

Presentation

Richard Flowe, President/CEO of N-Focus, along with his associate Tim Gauze, gave the Council an overview of a Comprehensive Plan & UDO (Unified Development Ordinance)

Public Comments

None

Consent Agenda

- a) Accept Financial and Tax Reports as Information
- b) Accept Land Use Report as Information
- c) CRTPO --- No Report
- d) Park & Rec February Draft Minutes --- Minutes Accepted as Information
- e) Planning Board February Draft Minutes --- Minutes Accepted as Information
- f) Approve Council Regular Minutes for February 11, 2019

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

Items of Business

Item 1: Public Hearing - Major Development Permit MS-CUP 19-011

Ed Humphries presented Major Development Permit MS-CUP 19-011 requested by Helms Partners Inc. to develop a subdivision of 6 lots at 8216 Old Ferry Road, Monroe. The subdivision name will be Old Ferry Estates.

Mayor Thomas opened the public hearing

Public Comments: Sally Corbett spoke against the subdivision

Mayor Thomas closed the public hearing

“Finding of Facts”

- 1) Gary Wilfong made a motion that Major Development Permit MS-CUP 19-011 will not endanger the public health or safety because of the due diligence of the planning board and staff. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).
- 2) John Biggers made a motion that Major Development Permit MS-CUP 19-011 will not substantially injure the value of adjoining or abutting property because they are building single family homes. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).
- 3) Gary Wilfong made a motion that the Major Development Permit MS-CUP 19-011 will be in harmony with the area in which it is located because the due diligence of the planning board. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).
- 4) Jerry Clontz made a motion that the Major Development Permit MS-CUP 19-011 will be in general conformity with the land use plan, thoroughfare plan or other plan because the property is zoned for houses and meets the zoning plan for the town. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Discuss Approval of Request: Council members discussed the permit.

John Biggers made a motion to approve Major Development Permit MS-CUP 19-011 with conditions stated. The proposed zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Town’s adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised November 11, 2018), and the Town of Fairview Land Use Ordinance (effective July 1, 2005). Jerry

Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 2: Appoint Fairview Park Facility and Fairview Park Event Committee Members

The Council discussed the applications submitted for each committee and how many members should be on each committee. The Council decided that the Fairview Park Facility Committee will consist of seven (7) members and the Fairview Park Event Committee will consist of ten (10) members.

John Biggers made a motion to eliminate the rule regarding you must be a resident of the Town of Fairview in order to serve on the Fairview Park Facility and Fairview Park Event Committees. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

John Biggers made a motion to approve Leah Jordan and Gayle Brock as members on the Fairview Park Event Committee. Jerry Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

John Biggers made a motion to approve Bill Riffle, Mike Medlin, Leon Whitley and Penny Love as members on the Fairview Park Facility Committee. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 3: Approve Budget Amendment to Rental House

Mayor Thomas informed the Council that the rental house must have a new septic system, drain field and new plumbing underneath the house. The current septic system tank and field was partially on adjacent property not owned by the town. Mayor Thomas requested a \$5,000.00 increase in the budget for the rental house to cover the new septic system and any other small items that may have to be addressed. This would bring the budget for the rental house to \$15,000.00. The Council discussed.

Jerry Clontz made a motion to approve the budget amendment to add \$5,000.00 for the rental house. Gary Wilfong seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 4: Discuss Smoke Free/Tobacco Free Policy

Patricia Kindley presented the finalized version of the Smoke Free/Tobacco Free policy to the Council. The Council discussed.

Patricia Kindley made a motion to approve the Smoke Free/Tobacco Free policy as amended, effective immediately. John Biggers seconded the motion. Council members Biggers, Kindley and Wilfong voted yes, Clontz voted no (3-1).

Item 5: Park Repairs

Jerry Clontz presented the Council with a bid for doing some repair work on the walking trail that was experiencing some drainage issues. The Council discussed.

John Biggers made a motion to approve \$3,695.00 for repairs to the walking trail. Gary Wilfong seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Mr. Clontz also presented a bid for making a farm road on the property so that farm equipment can access the fields at the back of the property. The Council discussed.

Jerry Clontz made a motion to approve Efird Enterprises \$4,500.00 to clear a section of property for a farm road. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Ed Humphries presented the Council with drafts documents regarding conditional zoning approval process and land development plan. He plans to bring the documents to the Council at the April meeting for discussion/approval. He also stated that we have increasingly been asked about accepting credit cards as a payment option. He presented information from the bank regarding the fees and plans to bring it before the Council during the budget workshop.

Council Comments

Gary Wilfong suggested that the town may want to consider letting the scouts or ROTC use the park for some of their functions in exchange for cleaning up an area on the back of the property that was used as a dumping ground. All functions would be subject to prior approval of the Council.

Patricia Kindley stated that she was gearing up for the yard and garden contests again this year.

Jerry Clontz made a motion to adjourn. John Biggers 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 _____, 2019

Request From Turning Point



FAIRVIEW
NORTH CAROLINA

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

FISCAL YEAR 2019-20

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: 2018 - \$950

Amount of Funding requested, FY 2019-2020 \$ 950

By: Jessie Lindberg
Name

704-288-1810
Telephone

Executive Director
Title / Position

3/11/19
Date

Date Request submitted to Town of Fairview: 3/18/19

Date Request received by Town of Fairview: _____

Date and action taken by Town of Fairview: _____

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

- Number of persons to be served by the requested funds
See attached
- Other funding sources and amounts of funding provided (or requested)
See attached
- Is any in-kind assistance being requested, and is so, what kind
See attached
- Any additional information you may want to share that may assist the Town of Fairview Board of Council make an informed decision
See attached

Attach to this application:

- List of the Board of Directors, permanent staff members, and volunteers
- Copy of the tax status determination letter from the IRS. If one is not available, include a brief explanation as to why.
- One (1) copy of the most recent independent audit of the agency/non-profit organization
If an audit is not available, one (1) copy of the most recent financial statement and budget

PLEASE NOTE: Incomplete applications may not be considered for funding.

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

The amount we've 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:

United Way – \$97,500

Governors Crime Commission - \$199,272

NC Council for Women - \$69,560

Leon Levine Foundation - \$50,000

Braswell Trust - \$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 2017-18 fiscal year, Turning Point's Domestic Violence Shelter served 978 women and children fleeing domestic violence. Our Tree House Children's Advocacy Center served 285 child sexual abuse survivors, and our Sexual Assault Resource Center served 79 sexual assault survivors. In addition, we began providing our HERO program for child witnesses of domestic violence at South Providence School for children with significant behavioral challenges. This new outreach effort has been highly impactful. Beginning in the 2018-19 school year, we began providing the Empower Me Child Sexual Abuse Prevention Program to Union County public elementary schools, including Fairview Elementary School. 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, we increased our outreach efforts even further, and are now providing domestic violence counseling for women incarcerated in Union County jail, and our HERO program for incarcerated youths, as well. The majority of those incarcerated have a history of unaddressed trauma, and we know that the interventions we provide will have a lasting impact that allows those who are incarcerated to create a new, violence-free life when they are released from jail.

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 SARC provides a 24/7 crisis line and referral, 24/7 hospital accompaniment for victims of sexual assault at CHS Union and CHS 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 Prevention Program and the Empower Me 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 a 2014 study done by UNC-Charlotte, there were 157,193 domestic violence victims in North Carolina at a cost of \$307,856,298, which includes healthcare, mental healthcare, police costs, court costs, incarceration, loss of life, loss of property and loss of productivity. In 2017, there were 79 domestic violence homicides in North Carolina.

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.

In North Carolina, 3.4 per 1,000 children will be sexually abused. 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. 75% of children who had PTSD when they started services at a Children's Advocacy Center no longer had PTSD at their last follow-up.

During the 2017-18 fiscal year, Turning Point provided the following for residents of the 28110 zip code:

Emergency Shelter: 27 women and 29 children

Out of Shelter Services: 377 children

Counseling/Advocacy: 109

Crisis Calls: 160

In addition, as part of our increased efforts to prevent abuse and increase disclosure rates, Turning Point provided the Empower Me Child Sexual Abuse Prevention program to 350 students at Fairview Elementary School in January 2019. In addition to providing vital information to children regarding body awareness, body safety, body boundaries and disclosure of sexual abuse, this education produced two disclosures of abuse.

Jessie Lindberg

Signature of Requesting Agency's Authorized Official

3/18/19

Date



Turning Point Board of Directors

EXECUTIVE COMMITTEE

Chair	Renee Breazeale Victory Bolt & Specialty, Inc. Owner 4812 Unionville Indian Trail Rd. Indian Trail, NC 28079 (H) 704-753-4878 (W) 704-882-8030 renee@victorybolt.com	Term Ends Oct 2019 (1)
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 2019 (1)
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 2019 (1)
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 2019 (1)
Executive Director	Jessie Lindberg Turning Point, Inc. P O Box 952 Monroe, NC 28111 (W) 704-288-1810 Email: jlindberg@turntoday.net	

Board Members

Keri Anderson	Carolinas Healthcare System Director of Nursing – Emergency Services 600 Hospital Drive Monroe, NC 28112 (W) 980-993-5469 Email: keri.anderson@carolinashealthcare.org	Oct 2019 (1)
Scott Babbidge	Next Level Training & Development Owner 6021 Turkey Oak Ln. Indian Land, SC 29707 (C) 704-491-7665 sbabbidge@nextleveltandd.com	Oct 2019 (1)
Caroline Brown	Community Volunteer 104 Dogwood Circle Monroe, NC 28110 (C) 704-989-4972 carolinemoserbrown@gmail.com	Oct 2021 (1)
Asst. Chief Bobby Haulk	Waxhaw Police Department Assistant Chief of Police 3620 Providence Road Waxhaw, NC 28173 (C)704-221-5228 (W) 704-843-0353 bhaulk@waxhaw.com	Oct 2020 (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 2019 (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 2019 (1)

The Board of Directors meets the third Monday of every month at Turning Point at 6:00 pm

Finance/Executive Committee – meets the third Monday of the month at Turning Point at 5:15 pm

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
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

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

DEPARTMENT OF THE TREASURY

Date: JUL 24 1991

TURNING POINT INC
PO BOX 952
MONROE, NC 28110

Employer Identification Number:
58-1698701
Contact Person:
VICKY BAKER
Contact Telephone Number:
(404) 331-0930

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

If your organization conducts fund-raising events such as benefit dinners, auctions, membership drives, etc., where something of value is received in return for contributions, you can help your donors avoid difficulties with their income tax returns by assisting them in determining the proper tax treatment of their contributions. To do this you should, in advance of the event, determine the fair market value of the benefit received and state it in your fund-raising materials such as solicitations, tickets, and receipts in such a way that your donors can determine how much is deductible and how much is not. To assist you in this, the Service has issued Publication 1391, Deductibility of Payments Made to Charities Conducting Fund-Raising Events. You may obtain copies of Publication 1391 from your local IRS Office. Guidelines for deductible amounts are also set forth in Revenue Ruling 67-246, 1967-2 C.B. 104 and Revenue Procedure 90-12, 1990-1 C.B. 471.



Turning Point, Inc.

Financial Statements

For the Years Ended June 30, 2018 and 2017

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, 2018 and 2017, 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.

Auditors' 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, 2018 and 2017, 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 23, 2018

Turning Point, Inc.
Statements of Financial Position
As of June 30, 2018 and 2017

Assets	2018	2017
Current Assets		
Cash and Equivalents	\$ 374,745	\$ 403,967
Investments, at fair value	1,320	1,134
Pledges Receivable	16,461	10,432
Grants Receivable	344,362	162,208
Inventory	53,370	47,953
Other Current Assets	6,150	5,163
Total Current Assets	796,408	630,857
Long-term Assets		
Long-term pledges receivable	12,900	8,765
Endowment Fund	221,364	205,969
Property and Equipment, net	806,863	798,787
Total Long-term Assets	1,041,127	1,013,521
Total Assets	\$ 1,837,535	\$ 1,644,378
 Liabilities and Net Assets		
Current Liabilities		
Accounts Payable and Accrued Expenses	\$ 13,619	\$ 17,393
Deferred Revenue	53,370	47,953
Short-Term Debt and Current portion of Notes Payable	8,712	10,223
Total Current Liabilities	75,701	75,569
Notes Payable, less current portion	62,566	98,877
Total Liabilities	138,267	174,446
Net Assets		
Unrestricted	1,399,450	1,174,220
Temporarily Restricted	130,000	125,894
Permanently Restricted	169,818	169,818
Total Net Assets	1,699,268	1,469,932
Total Liabilities and Net Assets	\$ 1,837,535	\$ 1,644,378

The accompanying notes are an integral part of these financial statements

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Turning Point, Inc.
Statements of Activities
For the Years Ended June 30, 2018 and 2017

	June 30, 2018				June 30, 2017			
	Unrestricted	Temporarily Restricted	Permanently Restricted	Total	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Revenues and Other Support								
Contributions	\$ 270,456	\$ -	\$ -	\$ 270,456	\$ 224,063	\$ -	\$ -	\$ 224,063
Grants	865,172	-	-	865,172	682,456	-	-	682,456
United Way Support	32,378	130,000	-	162,378	24,503	125,894	-	150,397
Second Chance Boutiques	695,691	-	-	695,691	635,770	-	-	635,770
Less: Store Expenses	(505,138)	-	-	(505,138)	(422,507)	-	-	(422,507)
Net Income from Second Chance Boutiques	190,553	-	-	190,553	213,263	-	-	213,263
Fundraising Event Income	177,758	-	-	177,758	147,348	-	-	147,348
Less: Costs of Direct Benefits to Donors	(24,730)	-	-	(24,730)	(26,055)	-	-	(26,055)
Net Income from Fundraising Events	153,028	-	-	153,028	121,293	-	-	121,293
In-Kind Donations	18,103	-	-	18,103	13,241	-	-	13,241
Gain on Endowment Fund	15,395	-	-	15,395	23,997	-	-	23,997
Other Income, net	9,360	-	-	9,360	2,218	-	-	2,218
Release from Restrictions	125,894	(125,894)	-	-	124,968	(124,968)	-	-
Total Revenues and Other Support	\$ 1,680,339	\$ 4,106	\$ -	\$ 1,684,445	\$ 1,430,002	\$ 926	\$ -	\$ 1,430,928
Expenses								
Program Expenses	1,235,968	-	-	1,235,968	1,139,475	-	-	1,139,475
Management and General Expenses	142,378	-	-	142,378	153,243	-	-	153,243
Fundraising Expenses	76,764	-	-	76,764	91,581	-	-	91,581
Total Expenses	1,455,109	-	-	1,455,109	1,384,299	-	-	1,384,299
Change in Net Assets	\$ 225,230	\$ 4,106	\$ -	\$ 229,336	\$ 45,703	\$ 926	\$ -	\$ 46,629
Net Assets, Beginning of Year	\$ 1,174,220	\$ 125,894	\$ 169,818	\$ 1,469,932	\$ 1,128,517	\$ 124,968	\$ 169,818	\$ 1,423,303
Change in Net Assets	225,230	4,106	-	229,336	45,703	926	-	46,629
Net Assets, End of Year	\$ 1,399,450	\$ 130,000	\$ 169,818	\$ 1,699,268	\$ 1,174,220	\$ 125,894	\$ 169,818	\$ 1,469,932

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

The accompanying notes are an integral part of these financial statements

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Turning Point, Inc.
Statement of Functional Expenses
For the Year Ended June 30, 2017

	Program	Management and General	Fundraising	Total
Compensation	\$ 827,351	\$ 90,222	\$ 72,436	\$ 990,009
Occupancy	103,139	696	165	104,000
Depreciation	58,733	3,916	2,610	65,259
Communications and Technology	27,789	13,225	-	41,014
Professional Services	31,946	11,078	9,050	52,074
Travel and Conferences	19,649	2,312	1,155	23,116
Shelter Food and Supplies	25,219	-	-	25,219
Office Expenses	11,086	5,049	-	16,135
Client Assistance	19,540	-	-	19,540
Insurance	10,517	1,820	-	12,337
Advertising	211	1,197	1,063	2,471
Printing and Postage	1,994	5,649	187	7,830
Dues and Subscriptions	1,265	3,089	557	4,911
Bad Debts	-	7,900	-	7,900
Interest Expense	-	4,403	-	4,403
Miscellaneous Fundraising	-	-	3,765	3,765
Other	1,036	1,405	593	3,034
Bank and Finance Fees	-	1,282	-	1,282
Total Functional Expenses	\$ 1,139,475	\$ 153,243	\$ 91,581	\$ 1,384,299

Turning Point, Inc.
Statements of Cash Flows
For the Years Ended June 30, 2018 and 2017

	2018	2017
Operating Activities		
Change in Net Assets	\$ 229,336	\$ 46,629
Depreciation expense	66,372	65,259
(Gain) on Endowment Fund	(15,395)	(23,997)
(Increase) in Inventory	(5,417)	(8,009)
Increase in Deferred Revenue	5,417	8,009
Adjustments to reconcile Change in Net Assets to net cash flows provided by operating activities:		
(Increase) Decrease in Pledges Receivable	(10,164)	27,677
(Increase) in Grants Receivable	(182,154)	(8,727)
(Increase) in Other Current Assets	(987)	(1,430)
(Decrease) in Accounts Payable and Accrued Expenses	(3,774)	(16,219)
Net Cash Provided By Operating Activities	83,233	89,192
Investing Activities		
Purchase of Property and Equipment, net	(74,448)	(34,435)
Net Cash (Used In) Investing Activities	(74,448)	(34,435)
Financing Activities		
Principal Payments on Notes Payable and Short Term Debt	(37,822)	(24,971)
(Purchases) Sales of Investments, net	(185)	44,651
Net Cash Provided By (Used In) Financing Activities	(38,007)	19,680
Net (Decrease) Increase in Cash and Equivalents	(29,222)	74,437
Cash and Equivalents, beginning of period	403,967	329,530
Cash and Equivalents, end of period	\$ 374,745	\$ 403,967
Supplemental Data:		
Interest Paid	\$ 3,386	\$ 4,403

The accompanying notes are an integral part of these financial statements

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Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2018 and 2017

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.

On July 1, 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).

Under US GAAP, the Organization has prepared its financial statements in accordance with Financial Accounting Standards Board Accounting Standards Codification (ASC) Topic 958, “Financial Statements for Not-for-Profit Entities”. Under ASC Topic 958, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

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, 2018 and 2017

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, 2018 and 2017. 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, 2018 and 2017.

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, 2017. 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, 2018 and 2017 was \$66,372 and \$65,259, respectively.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2018 and 2017

Note 2 - Summary of Significant Accounting Policies (continued)

Net Assets

Unrestricted net assets are comprised of all resources without donor-imposed restrictions. Donor restricted contributions that are received and expended in the same year are classified as unrestricted.

Temporarily restricted net assets 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, temporarily restricted net assets are reclassified as unrestricted net assets and reported in the Statement of Activities as net assets released from restriction.

Permanently restricted net assets are contributed to be maintained permanently by the Organization. Income earned through gains on investments on permanently restricted assets is classified as determined by the donor.

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 years ended June 30, 2018 and 2017, donated legal services of \$15,000 and \$2,500 were recorded, respectively. During the year ended June 30, 2017, \$9,050 of additional professional services were donated.

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.

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, 2018 and 2017

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, 2018 and 2017.

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 2015.

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, 2018</u>	<u>June 30, 2017</u>
Building and Building Improvements	\$1,436,428	\$1,392,706
Furniture, Equipment and Software	281,727	251,001
Land	28,771	28,771
Vehicles	15,000	15,000
	<hr/>	<hr/>
	1,761,926	1,687,478
Accumulated Depreciation	(955,063)	(888,691)
	<hr/>	<hr/>
	<u>\$806,863</u>	<u>\$798,787</u>

Note 4 – Restrictions on Net Assets

There were \$130,000 and \$125,894 of temporarily restricted net assets as of June 30, 2018 and 2017, respectively. The restrictions relate to grants receivable which specify use in shelter, non-residential and children's programs. The Organization has an endowment with a principal of \$169,818 included in permanently restricted net assets in the accompanying Statement of Financial Position. 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. The Organization has been paying down additional principal and will have a smaller balloon payment as a result. In 2015, the Organization entered into a capital lease with 36 monthly payments of \$401.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2018 and 2017

Note 5 – Notes Payable (continued)

Future principal maturities on the notes are as follows:

Year ending June 30,	
2019	8,712
2020	<u>62,566</u>
	<u>\$71,278</u>

Note 6 – Commitments

The Organization has various retail credit cards with a total aggregate limit of \$30,000. As of June 30, 2018 and 2017, the outstanding balances of \$5,150 and \$6,507, 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 \$100,000 with an interest rate of Prime +1% (with a floor of 4% and ceiling of 18%). There was no balance outstanding on the line of credit as of June 30, 2018 and 2017. This line is subject to renewal in 2019.

As of July 1, 2015, the Organization entered into a lease for an additional 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 will extend 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 \$20,668 and \$19,777 during the years ended June 30, 2018 and 2017, 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.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2018 and 2017

Note 8 – Second Chance Boutique (continued)

A summary of expenses for the stores are as follows:

	<u>2018</u>	<u>2017</u>
Compensation	\$315,445	\$243,610
Occupancy	140,431	141,836
Operational Expenses	<u>49,262</u>	<u>37,061</u>
	<u>\$505,138</u>	<u>\$422,507</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.

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.

Turning Point, Inc.
Notes to Financial Statements
For the Years Ended June 30, 2018 and 2017

Note 9 – Investments and Fair Value Measurements (continued)

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.

Note 10 – Subsequent Events

In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through October 23, 2018, 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.

Discuss

Fairview Land

Development

Plan

Fairview Land Development Plan

GUIDELINES

The Town of Fairview Land Development Plan combines the goals and objectives of its residents with sound planning principles in conjunction with the attached *Future Land Use Map* by way of the following general guidelines:

1. To provide a low-density, rural atmosphere allowing single-family residential and agricultural uses. Additionally, in select nodes small-scale office and retail developments will be allowed that serve the needs of the Fairview community. Light industrial uses that provide employment opportunities to residents will also be considered.
2. To avoid, where possible, destruction of trees and landscape.
3. To protect environmentally sensitive areas such as floodplains and watersheds and to promote and preserve open space.
4. To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

The Land Development Plan provides an overall framework to guide operational decisions in planning and acts as a basis for rational decisions regarding zoning, subdivision control, redevelopment, and related issues. The Plan reflects an estimate of future land requirements. It indicates how and where development should proceed to ensure a desirable physical investment. The Plan adheres to the highest standards of health, safety, and welfare in a living environment.

For the purposes of this document “Land Development Plan” is defined as:

This plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces.

Goals and Objectives

These goals and objectives are an essential element of this plan. The formulation of goals and objectives reflect sound planning principles and, most importantly, express the values of the community.

The Town of Fairview is viewed by its residents to be a friendly and safe place to live. Fairview treasures the absence of higher-density development, traffic congestion, and other related problems of larger cities in its jurisdiction. This development plan seeks to protect this quality of life as it represents the foundation upon which land use decisions will be based.

Goals supported by the community provide a sound basis for planning and subsequent action. Further, as Planning is a continuous process, periodic review of priorities will provide for later revisions of objectives and land development recommendations. The following goals of the community are distributed into these categories: *Quality of Life, Environment, Housing, Office/Commercial and Industrial*

Quality of Life

Goal: To maintain and promote the current high quality of life in the town of Fairview.

Objectives: To retain agrarian based development patterns, where desired, throughout the Town.

Environment

Goal: To promote the preservation and management of open space and natural features of the environment in order to safeguard safety, health, and welfare.

Objectives: To avoid, where possible, destruction of trees, animal species, and landscapes.

To protect environmentally sensitive areas such as floodplains, creeks, and watersheds.

To develop land use regulations that provide for open space preservation.

Housing

Goal: To provide an environment in which every resident within the Town's planning areas has an opportunity for adequate, decent, and safe housing.

Objectives: To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes. *Since housing demand is more likely on the western side of Fairview due to proximity to 485 and the Charlotte Metro area, higher density housing would be considered in this area, but only with proper conditions, adequate sewer, adequate water, adequate open spaces, adequate recreational facilities and transportation infrastructure.*

Office/Commercial

Goal: To provide small-scale office and retail developments that provide employment opportunities and serve the everyday retail needs of Fairview area residents.

Objectives: To designate specific and limited areas on the Fairview Future Land Use Map that are located along the Highways 601 and 218 Corridors as well as around select activity nodes. Such areas shall consist of small-scale office and retail developments that are well-planned, aesthetically pleasing and integrate well with surrounding residential areas.

To develop land use regulations that allow for a limited amount of office and commercial development that is in harmony with the goals and objectives of the Fairview Land use Plan.

Industrial

Goal: To promote and expand the Town's industrial base with high-paying and environmentally friendly industrial, manufacturing and warehousing jobs.

Objectives: Promote new industrial development where adequate utility and transportation infrastructure is provided or could be provided in a cost-effective manner. Promote the adaptive reuse (for manufacturing AND OTHER USES) of any of the Town's existing industrial buildings, when and where feasible. Such sites should be compatible with surrounding land uses.

Coordinate the location of future industrial areas with the Town, County, and State utility and transportation infrastructure networks and with the Land Use Plans of the county and other neighboring jurisdictions.

New buildings and their siting on the property should be of such scale and design so as to improve the quality, character and livability of surrounding areas. Require that utility lines for all new industrial developments be placed underground. Create off-street parking policies that encourage quality design, pedestrian and vehicular safety, and are user-friendly in nature. Use increased parking lot landscaping as a means of improving the aesthetics of industrial developments. Create standards that limit the amount of off-street parking in front yards along major and minor thoroughfares.

Ensure adequate screening of industrial uses from adjacent non-industrial parcels and along the Town's major and minor thoroughfares in such a manner that these uses do not detract from the Town's overall image and that viewsheds from these thoroughfares are protected. Provide transitional land uses or buffers (including natural buffers such as vegetated areas, berms, etc., or commercial or institutional uses) between residential and newly developed industrial areas.

General Policies:

1. Conditional Use rezonings will be considered more favorably than general rezonings as a means to ensure compatibility of new development with surrounding areas.
2. The Town of Fairview encourages the reservation of land for parks and open space, and will seek the dedication of parkland or fees-in-lieu through the subdivision process.

Discuss
Conditional
Zoning District
Amendment

Section 58 Conditional zoning district District Approval Procedure

(a) Applicability

The conditional zoning district procedure of this section applies when a property owner proposes to place additional zoning- or development-related restrictions on a particular property, over and above those that would otherwise apply under this ordinance. The conditional zoning district procedure of this section must be followed whenever an applicant for rezoning proposes to:

- (1) Reduce or narrow the range of uses or building types allowed in the subject zoning district;
- (2) Commit to strict compliance with a site-specific development plan that imposes:
 - (i) Lot and building regulations that are more restrictive than otherwise required in the subject zoning district; or
 - (ii) Other development-related standards or conditions that are different than those that would otherwise apply to the subject property under this ordinance.

(b) Authority to File

Applications for conditional zoning district may be filed only by the subject property owner or the subject property owner's authorized agent. A notarized letter shall be submitted stating person or company is acting as the agent and have authority to make comments for the owner.

(c) Pre-application Meeting

A pre-application meeting is required before filing a conditional zoning district application with the Land Use Administrator.

(d) Review and Approval Procedure

The zoning procedures and requirements of this section apply and must be followed for all conditional zoning district, except as otherwise expressly stated in this section.

(e) Required Community Meeting

Before a public hearing may be held on an application for conditional zoning district, the applicant must provide the administrator with a written report of at least one community meeting held by the applicant. The neighbors within a 500 feet radius of the said property shall be notified in writing using the county tax parcel address.

- (1) Reasonable notice of the required community meeting must be given to nearby property owners and to affected and interested parties in accordance with Fairview's notice policies.



- (2) The report must include at least a sign-in sheet with addresses of those persons and organizations contacted about the meeting and the manner and date of contact, time, date, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning application made by the applicant as a result of the meeting.
- (3) If the applicant has not held at least one community meeting pursuant to this subsection, the applicant must file a report documenting efforts that were made to arrange such a meeting and stating the reasons that a meeting was not held.
- (4) The adequacy of the meeting and the meeting report must be considered by the Council but is not subject to judicial review.

(f) Submittal Requirements

The application must include all information required for proposed conditional zoning district. In addition, proposed conditional zoning district must include detailed narrative text that specifies the conditions that will govern development of the subject property. If proposed conditions include physical site improvements or features that can be illustrated, a site plan shall also be submitted. The drawing shall be complete and provide all information as to the development of said property.

(g) Scope and Effect of Approval

(1) Transferability

Approval conditional zoning district run with the land and are not affected by changes of tenancy, ownership, or management. Similarly, all conditions associated with an approved conditional zoning district are perpetually binding upon the subject property and apply regardless of changes in ownership or tenancy, unless amended in accordance with the conditional zoning district amendment process.

(2) Special Uses

Once a conditional zoning district has been approved by the Fairview Town Council, property owners are not required to obtain special use approval, as long as all information required for special use approval is included with the conditional zoning district application. If the information otherwise required for special use approval is not submitted and reviewed as part of the conditional zoning district application, then special use approval is required before any permits may be issued for the subject use.

(3) Recording

The subject property owner must obtain written certification of the approval of the conditional zoning district from the administrator and record the legal description and accompanying conditional zoning district and exhibits in the office of the register of deeds to be attached to the deed. No building permits or zoning permits or approvals may be issued by the county or Fairview until the property owner provides a signed written acknowledgement of recording.

(4) Violations

Any violation of a condition attached to an approved conditional zoning district is a violation of this ordinance and is subject to the same penalties and enforcement procedures as any other ordinance violation.

(h) Amendments and Modifications

Amendments to approved conditional zoning district amendments may be approved in accordance with the following requirements.

(1) Minor Amendments

- (i) The administrator is authorized to approve the following minor amendments to approved conditional zoning district:
 - a) Any amendments expressly authorized as minor amendments at the time of approval of the conditional zoning district; and
 - b) Changes to the development site or to structures necessitated by engineering, architectural or physical limitations of the site that could not have been foreseen at the time the conditional zoning district was approved and that are not otherwise classified as major amendments.
- (ii) Applications for minor amendments to approved conditional zoning district must be filed in a form established by the administrator. If no action is taken on the minor amendment application within 30 days of filing of a complete application, the minor amendment is deemed denied.

(2) Major Amendments

- (i) All of the following constitute major amendments to approved conditional zoning district:
 - a) An increase in overall building coverage by more than 1%;
 - b) An increase in building height by more than 1% or 1 foot, whichever is less;
 - c) An increase in residential density or the number of residential units allowed;
 - d) An overall reduction in the amount of common open space or landscaping;
 - e) A reduction in off-street parking by more than 10% or one space, whichever results in a greater reduction;
 - f) A change in the vehicle circulation pattern that would increase points of access, change access to another street or increase projected traffic volumes;
 - g) Any combination of 2 or more minor amendments that were not expressly authorized by the approved conditional zoning district; and

h) Any modification of a condition of approval imposed at the time of approval of the conditional zoning district.

(l) Vested Rights

If the Council approves a conditional zoning district that includes a plan qualifying as a site-specific development plan under NCGS 153A-344.1 (b)(5), the Council is authorized, upon a written request from the property owner, to designate the approved plan as a site-specific development plan that triggers a vested right for a period of not less than 2 nor more than 5 years pursuant to NCGS 153A-344.1. An approved site-specific development plan must include the following statement: "Approval of this plan establishes a zoning vested right under NCGS 153A-344.1. Unless terminated at an earlier date, the vested right remains valid until [insert date]."

DRAFT

Review Code of Ethics



Code of Ethics Mayor and Council The Town of Fairview, North Carolina

PREAMBLE

WHEREAS, the Constitution of North Carolina, Article 1, Section 35, reminds us that a “frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty,” and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina’s state motto, *Esse quam videri*, “To be rather than to seem,” and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards and councils to adopt a code of ethics, and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of this town, and with obeying the law.

NOW THEREFORE, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the Town of Fairview, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we the Mayor and Council do hereby adopt the following General Principles and Code of Ethics to guide the Mayor and Council of Fairview in its lawful decision-making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

- The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
 - Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
 - Council Members must be able to act in a manner that maintains their integrity and independence, yet is responsible to the interests and needs of those they represent.
 - Council Members must always remain aware that at various times they play different roles:
 - * As advocates, who strive to advance the legitimate needs of their citizens;
 - * As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions; and
-

* As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations.

- Council Members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Council Members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the Mayor and Council of Fairview and to help to determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for the Mayor's or Council Member's best judgment.

Section 1.

The Mayor and Council Members should obey all laws applicable to their official actions as members of the Council of Fairview. Members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, Council members should feel free to assert policy positions and opinions without fear of reprisal from fellow Council Members or citizens. To declare that a Council Member is behaving unethically because one disagrees with another Council Member on a question of policy (and not because of the Council Member's behavior) is unfair, dishonest, irresponsible, and it unethical.

The Mayor and Council should endeavor to keep up to date, through the town's attorney and other sources, about new or ongoing legal or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day legal advice the Council may receive concerning specific situations that arise.

Section 2.

The Mayor and Council should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values;
- Behaving consistently and with respect toward everyone with whom they interact;
- Exhibiting trustworthiness;
- Living as if they are on duty as elected officials regardless of where they are or what they are doing;
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner;
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others;
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves;

- Treating other Council Members and the public with respect and honoring the opinions of others even when the Council Members disagree with those opinions;
- Not reaching conclusions on issues until all sides have been heard;
- Showing respect for their offices and not behaving in ways that reflect badly on those offices;
- Recognizing that they are part of a larger group and acting accordingly;
- Recognizing that individual Council Members are not generally allowed to act on behalf of the Council, but may only do so if the Council specifically authorizes it, and that the Council must take official action as a body; and
- Avoiding conflicts of interest.

Section 3.

(a) Mayor and Council members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this Mayor and Council will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the council member's action would conclude that the action was inappropriate.

(b) If the Mayor or Council member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the town's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it.

Section 4.

The Mayor and Council Members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

The Mayor and Council Members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the Council has authority.

The Mayor and Council Members should be willing to bear their fair share of the Council's workload. To the extent appropriate, they should be willing to put the Council's interests ahead of their own.

Section 5.

The Mayor and Council should conduct the affairs of the Council in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to Council Members or their employees.

In order to ensure strict compliance with the laws concerning openness, the Mayor and Council Members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records

requests. They should take deliberate steps to make certain that any closed sessions held by the Council are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Adopted this 8th day of November, 2010

Ed Humphries
Interim Town Clerk

Mayor Elizabeth Long

Select Date for Budget Workshop

Approve Candidate Filing Fee