



**Town of Fairview  
Regular Town Council Meeting  
January 10, 2023**

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

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

**Agenda Changes/Approval**

No Changes

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

**Public Comments**

None

**Presentation**

Bill Riffle presented the new projection system for the meeting room to the Council and projected several minutes of the December 2022 YouTube Council meeting for them to view.

**Consent Agenda**

- a) Financial and Tax Reports
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2022-2023 --- *Report Accepted as Information*
- d) Fairview Park Event December Draft Minutes (*No December Meeting*)
- e) Fairview Park Facility December Draft Minutes (*No December Meeting*)
- f) Planning Board December Draft Minutes (*No December Meeting*)
- g) Approve Council Minutes for December 8, 2022

- h) Approve/Renew order granting Temporary Permit # TP 14-037 for six months (new permit will expire July 2023) in the name of Gregory Morgan- 6508 Morgan's Cove Road, Monroe, NC 28110. The permit would allow Morgan to add a manufactured home to his property (Parcel #08192012) for the purpose of caring for a relative—under Section 179 of the Fairview Land use Ordinance.
- i) Approve February 25, 2023 Retreat Meeting from 8:00 AM – 12:00.

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: Designate a Voting Delegate for 2023 Legislative Session**

Mayor Thomas reported that NC League of Municipalities requested the town designate someone as a voting delegate for the 2023 legislative session. The league provided 16 goals and asked the towns to choose 10 goals (listed below) that most pertained to their municipality and vote accordingly. The Council reviewed and chose the 10 goals listed below. Mayor Thomas stated he would serve as the delegate for Fairview if the Council wanted him to.

1. Create an adequate and permanent funding stream for local infrastructure.
  - infrastructure – including roads, water, sewer, stormwater, parks and beaches – are critical to economic development and job creation.
  - Many cities in the state are growing, creating a constant need for investment to keep pace with population growth; many cities and towns also have aging infrastructure that must be replaced.
  - Creating more permanent funding streams for local infrastructure, such as a dedicated tax source, would allow for better planning to meet needs.
2. Allow municipalities to use local resources and capabilities to expand broadband access in their communities through innovative partnerships.
  - Slow and unreliable internet service threatens educational and professional opportunities, and the economic future of entire communities.
  - Municipalities own existing infrastructure – including dark fiber, towers and electric poles – that could be utilized in innovative partnerships and assist in making broadband service more affordable.
  - Failure to utilize local government assistance and assets will continue to create digital gaps that have real-world consequences for North Carolinians.
3. Extend deadlines for completion of federal infrastructure projects.
  - Current deadlines for the allocation and expenditure of American Rescue Plan Act funding may make more complex infrastructure projects unrealistic.
  - High inflation and worker shortages are leading to higher project costs; extending ARPA and other funding deadlines will spread projects out and may help lower costs.
  - Cities and towns require flexible deadlines to get the best bang for their buck out of this funding.
4. Expand state transportation funding streams for construction and maintenance for municipal and state-owned secondary roads.
  - Current Powell Bill and other state funding is not adequate to address transportation needs, particularly as they affect municipal and state-owned secondary roads.
  - In many cities and towns, major commuting corridors are not receiving the level of investment needed to keep pace with traffic.
  - More investment is needed for these roads if existing residents are to embrace business and residential growth.

5. Expand incentives that encourage regionalization of water and sewer, as well as other municipal services, when appropriate.
  - A number of municipal water and sewer systems continue to financially struggle with deferred maintenance needs.
  - These challenges came about largely due to population and job losses in rural areas, leading to an erosion of taxpayer and ratepayer bases.
  - While legislators and municipalities have begun to address these issues with the creation of the Viable Utility Reserve and the use of ARPA funding, state estimates show needs still exceed expenditures by several billion dollars.
6. Enhance state systems and resources for local law enforcement officer recruitment, training, and retention.
  - Municipalities across the state are facing law enforcement staffing shortages, in many cases severe shortages.
  - State training resources are limited, and the cost of local law enforcement agencies to send recruits and existing officers to NC Justice Academy locations can be prohibitive.
  - Grant writing assistance is one of several options that might provide better access to the large volume of federal law enforcement grant funding that is available.
7. Provide state assistance for yearly financial audits, ensuring that an adequate number of auditors is available.
  - Several dozen local governments have been placed on the state Unit Assistance List due to late audits.
  - Often these audits are late due to staffing shortages, changes in financial personnel and a growing shortage of private auditors willing to perform this work.
  - Addressing this challenge would lessen negative portrayals of local government financial controls.
8. Revise state contracting laws to better protect public entities from the effects of inflation.
  - Labor and materials costs have been rising at a rapid rate, leaving municipalities with few options when project bids and costs exceed expectations.
  - Additional flexibility regarding the contracting process could assist municipalities in protecting taxpayers from inflation and escalating costs.
  - Without contracting law flexibility, projects can be delayed and costs can further increase.
9. Update annexation petition thresholds to make voluntary annexations easier to initiate.
  - Voluntary annexation by petition currently requires 100 percent consent from all property owners, a threshold that can be impossible to meet even if a majority of property owners can benefit by utilizing their property for business or residential purposes.
  - Lowering the threshold from 100 percent represents a middle ground that would still reflect the will of property owners but not handicap communities' ability to economically thrive.
  - The ability of a city or town to grow and reflect its urban footprint is vital to its financial health; city services are relied on by residents whether they live in or near municipal boundaries.
10. Provide local revenue options beyond property tax.
  - Roughly 40 percent of municipal general fund revenue is generated by local property taxes.
  - Cities have little to no authority to raise significant revenue in other ways.
  - A lack of diverse, local tax options can affect economic growth, as well as cause large swings in revenue based on economic changes.

Jerry Clontz made a motion to designate Mayor Thomas to be the voting delegate for Fairview for legislative goals for the 2023 legislative session. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

### **Council Comments**

Patricia Kindley stated that the Park Event Committee meeting she attended on January 5<sup>th</sup> was very informative. Festival growing pains is a good problem to have, now the Facility Committee

will need to work on the logistics (i.e. parking, lighting, volunteers, etc.) that need to be addressed and bring back their recommendations to the Council.

Darrell Baucom reported that if the town continues to pay for festival workers that are paid over \$600 per year, we will have to provide them with a 1099 for tax purposes.

Mayor Thomas reported that the Crimestoppers BBQ is scheduled for January 20<sup>th</sup>, 11:00 – 6:00, \$10 per ticket. The 2023 Groundhog Day Economic Summit is scheduled for February 2<sup>nd</sup> at 1:30 PM at the Dowd Center in Monroe. On December 8<sup>th</sup> Gary Wilfong, Jerry Clontz and I walked a proposed trail in the park with John Woods from Benesch Co.

Ed Humphries updated the Council on the start date for the fire station. The plans are now at the Union County Planning Department and it will probably take another few months before construction will start.

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

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Phil Thomas  
Mayor

**Approved this 14<sup>th</sup> day of February 2023**