

Agenda

Town of Fairview



Agenda Council Meeting March 11, 2025 @ 6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

- 1. Call the meeting to order: --- Mayor Wilfong**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Agenda Changes**
 - 4.A. Approval of Agenda
- 5. Approval of Consent Agenda:**
 - 5.A. Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
 - 5.B. Land Use Report---*Report Accepted as Information*
 - 5.C. Fairview Park Facility February Draft Minutes *(No February Meeting)*
 - 5.D. Planning Board February Draft Minutes *(No February Meeting)*
 - 5.E. Approve Council Minutes for February 11, 2025
 - 5.F. Approve Council Retreat Minutes for January 25, 2025
 - 5.G. Approve Resolution in Support of Local and Statewide Legislation Concerning Local Government Zoning Control and Session Law 2024-57 (S.B. 382)

Agenda

5.H. Approve 2025 Audit Contract with JB Watson & Co., PLLC and Authorize Mayor Wilfong to Sign

6. Public Comments

7. Presentations: NONE

8. Items of Business:

8.A. Discuss Town of Fairview Park Rules – *Teresa Gregorius*

9. Council Comments:

10. 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 February 28, 2025

	Feb 28, 25	Feb 29, 24
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	472,885.08	798,204.41
Total Checking/Savings	472,885.08	798,204.41
Other Current Assets		
Franchise Tax Receivable	29,370.52	29,411.05
Investments		
Investments NCCMT	502,605.04	1,143.25
Total Investments	502,605.04	1,143.25
Other receivables	-10,000.00	0.00
Prepaid assets	3,201.00	0.00
Sales Tax Receivable	9,490.46	8,959.45
Sales tax refund	0.00	2,006.73
Sales tax refund - Park grant	0.00	1,316.03
Taxes receivable	1,571.07	952.99
Taxes receivable - ad valorem	-599.82	-151.82
Taxes receivable - motor veh	1,350.31	1,217.10
Total Other Current Assets	536,988.58	44,854.78
Total Current Assets	1,009,873.66	843,059.19
Fixed Assets		
Accumulated Depreciation	-726,892.15	-616,754.58
Building and Improvements	1,425,017.90	1,413,376.32
Computer Equipment	8,962.00	10,073.66
Construction in Progress	42,615.27	33,455.27
Furniture and Equipment	1,698.00	1,698.00
Land	734,289.94	734,289.94
Land improvements	75,870.00	17,545.00
Park equipment	191,230.76	171,130.76
Rental House	137,436.59	137,436.59
Total Fixed Assets	1,890,228.31	1,902,250.96
TOTAL ASSETS	2,900,101.97	2,745,310.15
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	13,420.21	11,441.97
Total Accounts Payable	13,420.21	11,441.97
Other Current Liabilities		
Accrued payroll	7,939.35	4,599.02
Deferred revenue - ad valorem	1,571.66	999.37
Payroll Liabilities	92.02	81.03
Prepaid taxes	27.03	19.28
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	11,080.06	7,148.70
Total Current Liabilities	24,500.27	18,590.67
Long Term Liabilities		
Cumulative rent reserve	26,701.50	6,520.00
Note payable on park land	360,000.00	440,000.00
Total Long Term Liabilities	386,701.50	446,520.00
Total Liabilities	411,201.77	465,110.67
Equity		

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03/04/25
Accrual Basis

Town of Fairview
Balance Sheet
As of February 28, 2025

	Feb 28, 25	Feb 29, 24
Allocated equity rent reserve	-26,701.50	-6,520.00
Amount to be provided for LTD	-360,000.00	-440,000.00
Equity		
Fixed assets	1,890,228.31	1,902,250.96
Total Fund Balance	1,207,568.00	1,207,568.00
Total Equity	3,097,796.31	3,109,818.96
Retained Earnings	-135,068.46	-331,635.09
Net Income	-87,126.15	-51,464.39
Total Equity	2,488,900.20	2,280,199.48
TOTAL LIABILITIES & EQUITY	2,900,101.97	2,745,310.15

Town of Fairview
Operating Actual vs Budget
Year ended 06/30/25

Ordinary Income/Expense	<u>Operating</u>	Budget	Actual Fav to Budget
Income			
Ad Valorem taxes	118,174.00	116,000.00	2,174.00
Alcoholic beverage	0.00	14,000.00	-14,000.00
Donation	5,782.20		5,782.20
Festival income - vendors, etc	2,020.00		2,020.00
Fund balance appropriated		49,556.00	-49,556.00
Interest on delinquent taxes	424.95		424.95
Investment income	3,413.79		3,413.79
Motor vehicle taxes	10,049.15	14,000.00	-3,950.85
Rent reserve for park capital items	13,030.00	20,000.00	-6,970.00
Sales and use tax	39,393.77	57,000.00	-17,606.23
Utility Franchise taxes	64,613.99	130,000.00	-65,386.01
Zoning fees	10,350.00	17,000.00	-6,650.00
Total Income	<u>267,251.85</u>	417,556.00	-150,304.15
Expense			
Advertising and Promotion	139.30	1,000.00	860.70
Audit fees	10,795.00	10,000.00	-795.00
Bank Service Charges	105.81	500.00	394.19
Capital outlay - Park	3,600.00	0.00	-3,600.00
Capital outlay - Office renovation	11,427.20	12,000.00	572.80
Capital outlay - Rental house	12,500.00		
Capital outlay - Park 2	1,327.25		
Debt repayment	55,600.00	55,600.00	0.00
Dues and Subscriptions	6,118.00	6,200.00	82.00
Festival expense	10,012.89	20,000.00	9,987.11
Grants	2,000.00	3,000.00	1,000.00
Insurance Expense	9,631.00	8,200.00	-1,431.00
Internet and website	4,530.90	11,000.00	6,469.10
Legal fees	5,127.30	10,000.00	4,872.70
Miscellaneous Expense	-206.17	2,000.00	2,206.17
Office expense	23,409.05	39,000.00	15,590.95
Office utilities	5,244.51	6,500.00	1,255.49
Park Maintenance	28,146.08	55,000.00	26,853.92
Park Utilities	5,137.15	5,200.00	62.85
Payroll Expenses	108,472.98	57,809.00	-50,663.98
Payroll Taxes	0.00	10,422.00	10,422.00
Planning and zoning	0.00	56,981.00	56,981.00
Professional Fees	4,000.00	7,000.00	3,000.00
Rental house repairs, etc	1,823.34	2,000.00	176.66
Salaries - Park	0.00	21,444.00	21,444.00
Solid Waste Manage cost share	0.00	8,000.00	8,000.00
Tax collection fees	1,688.72	2,200.00	511.28
Telephone Expense	350.96	1,000.00	649.04

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Town of Fairview
Operating Actual vs Budget
Year ended 06/30/25

	<u>Operating</u>	<u>Budget</u>	<u>to Budget</u>
Training expense	0.00	500.00	500.00
Travel expense	0.00	0.00	0.00
Zoning administration	5,430.90	5,000.00	-430.90
Total Expense	<u>316,412.17</u>	<u>417,556.00</u>	101,143.83
Net Ordinary Income	<u>-49,160.32</u>	0.00	-49,160.32
Net Income	<u><u>-49,160.32</u></u>		

Town of Fairview
Transactions by Account
As of February 28, 2025

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
First National Bank									449,176.86
Deposit	02/01/2025				Deposit	X	75.00		449,251.86
Check	02/03/2025	104764		Joshua H Presley	Replace lost check 104412			46.17	449,205.69
Deposit	02/04/2025				Deposit	X	525.00		449,730.69
Bill Pmt -Check	02/06/2025	104765		Alfred Benesch & Co...	Permitting, etc for Amphithea...	X		1,327.25	448,403.44
Bill Pmt -Check	02/06/2025	104766		CompuNetworld	Internet and email hosting	X		361.58	448,041.86
Bill Pmt -Check	02/06/2025	104767		Cox Law Firm, PLLC	various legal fees	X		765.00	447,276.86
Bill Pmt -Check	02/06/2025	104768		Ed Humphries_	Reimburse phone bill	X		43.87	447,232.99
Bill Pmt -Check	02/06/2025	104769		RLI Surety Bond	Land Use Administrator bond	X		100.00	447,132.99
Bill Pmt -Check	02/06/2025	104770		Taylor's Landscapin...	Park and office lawn care	X		3,458.33	443,674.66
Bill Pmt -Check	02/06/2025	104771		Taylor Stegall		X		200.00	443,474.66
Bill Pmt -Check	02/06/2025	104772		Union County Public...		X		214.26	443,260.40
Deposit	02/06/2025				Deposit	X	25,334.59		468,594.99
Paycheck	02/11/2025	104773		Darrell H. Baucom		X		1,085.40	467,509.59
Paycheck	02/11/2025	104779		Michael L Starnes		X		1,905.01	465,604.58
Paycheck	02/11/2025	104781		Spencer L Thomas		X		921.04	464,683.54
Paycheck	02/11/2025	104783		Teresa Gregorius		X		1,496.46	463,187.08
Paycheck	02/11/2025	104774		David M Link		X		138.53	463,048.55
Paycheck	02/11/2025	104775		Edward D Humphries		X		2,918.16	460,130.39
Paycheck	02/11/2025	104776		Gary H Wilfong		X		184.70	459,945.69
Paycheck	02/11/2025	104777		John A Biggers, Jr.		X		138.53	459,807.16
Paycheck	02/11/2025	104778		Kerry K Price		X		138.53	459,668.63
Paycheck	02/11/2025	104780		Patricia H. Kindley		X		138.53	459,530.10
Paycheck	02/11/2025	104782		Tania Hernandez Vir...		X		726.70	458,803.40
Liability Check	02/11/2025	To Print		IRS	55-0789092	X		3,296.80	455,506.60
Liability Check	02/11/2025	To Print		NC Dept of Revenue_	600391020	X		328.00	455,178.60
Check	02/11/2025	104784		FNB Commercial Cr...	Credit card payment	X		1,517.19	453,661.41
Deposit	02/15/2025				Deposit	X	1,470.63		455,132.04
Deposit	02/17/2025				Deposit	X	5,230.36		460,362.40
Deposit	02/18/2025				Deposit	X	125.00		460,487.40
Deposit	02/18/2025				Deposit	X	100.00		460,587.40
General Journal	02/18/2025		*		Deposit in error by FNB	X	10,000.00		470,587.40
Deposit	02/20/2025				Deposit	X	775.00		471,362.40
Deposit	02/21/2025				Deposit	X	1,305.00		472,667.40
Check	02/22/2025	Draft		Spectrum	TV, Phone, internet	X		249.98	472,417.42
Deposit	02/25/2025				Deposit	X	100.00		472,517.42
Deposit	02/28/2025				Deposit	X	225.00		472,742.42
Deposit	02/28/2025				Interest	X	142.66		472,885.08
Total First National Bank							45,408.24	21,700.02	472,885.08
TOTAL							45,408.24	21,700.02	472,885.08



Town of Fairview
Transaction Detail By Account
 July 2024 through June 2025

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Office expense								
Bill	07/08/2024	07082...		Perry Laney Septic Tank	pump septic tank	300.00		300.00
Bill	07/09/2024	07092...		Teresa Clontz	Cleaning town hall	100.00		400.00
Bill	07/16/2024	07162...		William L. Davis Jr.	Deposit on painting job	1,800.00		2,200.00
Bill	07/19/2024	07192...		Perry Laney Septic Tank	Pump septic tank	300.00		2,500.00
Bill	07/22/2024	07222...		Taylor Stegall	Cleaning	100.00		2,600.00
Check	07/25/2024	Draft		Great American Financial Services	Copier lease	178.11		2,778.11
Bill	07/26/2024	1701		Taylor's Landscaping Services Inc.	Lawn care	525.00		3,303.11
Check	07/31/2024	Draft		Great American Financial Services	Copier	178.11		3,481.22
Bill	07/31/2024	07312...		Teresa Clontz	Cleaning	100.00		3,581.22
Bill	08/01/2024	21997		Byrum Heating & AC, Inc.	HVAC repair	185.48		3,766.70
Bill	08/02/2024	08022...		Perry Laney Septic Tank	Pump septic tank	300.00		4,066.70
Check	08/13/2024	104581		FNB Commercial Credit Card	Payment on credit card	2,508.05		6,574.75
Bill	08/16/2024	2553820		Great American Financial Services	Copier purchase	684.36		7,259.11
Bill	08/19/2024	08192...		Perry Laney Septic Tank	Pump septic tank	300.00		7,559.11
Bill	08/22/2024	08222...		Patricia Kindley_	Reimburse for gift cards	50.00		7,609.11
Bill	08/25/2024	08252...		William L. Davis Jr.	Advance on painting contract	800.00		8,409.11
Bill	08/27/2024	08272...		Taylor Stegall	Cleaning Town Hall	100.00		8,509.11
Bill	08/28/2024	08282...		Perry Laney Septic Tank	Pump septic tank	300.00		8,809.11
Bill	08/29/2024	5724335		Killingsworth Environmental	Pest control	150.94		8,960.05
Bill	09/03/2024	1722		Taylor's Landscaping Services Inc.	Lawn care	525.00		9,485.05
Bill	09/10/2024	09102...		Teresa Clontz	Clean Town Hall	100.00		9,585.05
Check	09/10/2024	104610		FNB Commercial Credit Card		204.78		9,789.83
Bill	09/17/2024	24396		Brown Creek Graphics LLC	ACM with 3M graphics	160.50		9,950.33
Bill	09/23/2024	09232...		Taylor Stegall	Cleaning	100.00		10,050.33
Check	09/25/2024	Draft		Great American Financial Services	Copier rental	0.00		10,050.33
Bill	10/01/2024	10012...		Union County Register of Deeds	Sanders property	26.00		10,076.33
Bill	10/01/2024	1724		Taylor's Landscaping Services Inc.	Monthly lawn care	525.00		10,601.33
Bill	10/03/2024	10032...		Ed Humphries_	Reimbursement of expenses	5.58		10,606.91
Bill	10/07/2024	10072...		Teresa Clontz	Cleaning	100.00		10,706.91
Check	10/15/2024	104647		William L. Davis Jr.	Final payment on painting	2,900.00		13,606.91
Check	10/15/2024	104648		FNB Commercial Credit Card	Credit card payment	306.09		13,913.00
Check	10/16/2024	104646		Killingsworth Environmental	Pest control	150.94		14,063.94
Check	10/17/2024	104650		Love Plumbing and Air Conditionin...	Invoice PR29538	388.34		14,452.28
Bill	10/17/2024	10172...		Taylor Stegall	Cleaning	100.00		14,552.28
Bill	10/22/2024	10222...		Taylor Stegall	cleaning	100.00		14,652.28
Bill	10/28/2024	1736		Taylor's Landscaping Services Inc.	Lawn maintenance	525.00		15,177.28
Bill	10/28/2024	AR161...		Vision Office Systems, Inc.	Copier	168.20		15,345.48
Bill	10/30/2024	10302...		Taylor Stegall	cleaning	100.00		15,445.48
Check	11/12/2024	104670		Taylor Stegall	Cleaning after election use	100.00		15,545.48
Check	11/12/2024	104671		Byrum Heating & AC, Inc.	Repair HVAC	205.49		15,750.97
Check	11/12/2024	104672		FNB Commercial Credit Card	Credit card payment	517.09		16,268.06
Bill	11/25/2024	11252...		Taylor Stegall	Cleaning	100.00		16,368.06
Bill	11/30/2024	AR162...		Vision Office Systems, Inc.	Copier charges	122.76		16,490.82
Bill	12/01/2024	4760		FNB Commercial Credit Card	Credit card bill	245.76		16,736.58
Bill	12/02/2024	1754		Taylor's Landscaping Services Inc.	Lawn care	525.00		17,261.58
Bill	12/08/2024	12082...		Patricia Kindley_	Reimburse	45.00		17,306.58
Bill	12/09/2024	12092...		Taylor Stegall	Cleaning	100.00		17,406.58
Check	12/12/2024	Draft		Deluxe Business Forms	1,000 checks	517.64		17,924.22
Bill	12/16/2024	958071		AMLDCO Inc.	Evaluate water lines	104.95		18,029.17
Bill	12/17/2024	6004061		Killingsworth Environmental	Pest control	150.94		18,180.11
Bill	12/22/2024	12222...		Taylor Stegall	Cleaning	100.00		18,280.11
Bill	01/01/2025	4760		FNB Commercial Credit Card	Payment on credit card	248.32		18,526.43
Bill	01/02/2025	01022...		Ed Humphries_	Expense reimbursement	52.55		18,578.98
Bill	01/02/2025	1756		Taylor's Landscaping Services Inc.	Mowing	525.00		19,103.98
Bill	01/06/2025	10062...		Taylor Stegall	cleaning	100.00		19,203.98
Bill	01/13/2025	01132...		Darrell H. Baucom_	Reimbursement of software e...	1,754.48		20,958.46
Bill	01/14/2025	KW832		Heat and Air Direct by Special T En...	HVAC Service	160.00		21,118.46
Bill	01/20/2025	01202...		Taylor Stegall	Cleaning office	100.00		21,218.46
Bill	01/21/2025	01212...		Union County Register of Deeds	Rodd Price	26.00		21,244.46
Bill	02/03/2025	1767		Taylor's Landscaping Services Inc.	Park and office lawn care	525.00		21,769.46
Bill	02/04/2025	02042...		Taylor Stegall	Cleaning office	100.00		21,869.46
Check	02/11/2025	104784		FNB Commercial Credit Card	Credit card payment	1,414.59		23,284.05
Bill	02/18/2025	RT2413		Heat and Air Direct by Special T En...	Repairs	125.00		23,409.05
Total Office expense						23,409.05	0.00	23,409.05
TOTAL						23,409.05	0.00	23,409.05

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03/04/25

Town of Fairview Transaction Detail By Account

July 2024 through June 2025

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Festival expense								
Check	10/08/2024	104638		Signs Now	Advertising for Festival	91.10		91.10
Check	10/08/2024	104639		Brian Minor	Parking for festival	500.00		591.10
Check	10/08/2024	104640		Todd Donaldson	Festival driver	140.00		731.10
Check	10/08/2024	104641		Grier Donaldson	Festival driver	140.00		871.10
Check	10/08/2024	104642		Jimmy Huntley	Festival DJ	300.00		1,171.10
Check	10/08/2024	104643		Union County Tractor Club	Festival parking	300.00		1,471.10
Check	10/08/2024	104644		Theresa Donaldson	Face painting	300.00		1,771.10
Check	10/15/2024	104648		FNB Commercial Credit Card	Credit card paymenty	189.77		1,960.87
Check	10/31/2024	104651		Brian Minor	Parking for festival	250.00		2,210.87
Check	11/12/2024	104672		FNB Commercial Credit Card	Credit card payment	1,930.49		4,141.36
Bill	11/15/2024	I-10654		Signs Now	Banners for festival	42.70		4,184.06
Bill	12/01/2024	4760		FNB Commercial Credit Card	Credit card bill	419.60		4,603.66
Check	12/10/2024	104706		Beth Greene	Festival - Grinch	250.00		4,853.66
Check	12/10/2024	104707		Brian Minor	Festival - Parking	500.00		5,353.66
Check	12/10/2024	104708		Jeff Campagna	Festival - Santa	250.00		5,603.66
Check	12/10/2024	104709		Jimmy Huntley	Festival - DJ	350.00		5,953.66
Bill	12/17/2024	12172...		Allison Plyler	Festival expenses	141.52		6,095.18
Bill	12/19/2024	12192...		John Biggers_	Festival expenses	467.07		6,562.25
Bill	12/24/2024	12242...		American Legion Post 535	Advertising for Winter festival	500.00		7,062.25
Bill	01/01/2025	4760		FNB Commercial Credit Card	Payment on credit card	1,213.20		8,275.45
Bill	01/02/2025	01022...		Grier Donaldson	Festival help	80.00		8,355.45
Bill	01/02/2025	01022...		Todd Donaldson	Festival help	120.00		8,475.45
Bill	01/02/2025	01022...		Beth Greene	Festival help	150.00		8,625.45
Check	01/14/2025	105259		Ron Thomas	Expense reimbursement	26.63		8,652.08
Check	01/14/2025	105260		Garrett Cox	Festival labor	590.00		9,242.08
Check	01/14/2025	105261		Ronald Thomas	Festival labor	590.00		9,832.08
Check	01/14/2025	105262		Signs Now	Advertising	134.64		9,966.72
Check	02/03/2025	104764		Joshua H Presley	Replace lost check 104412	46.17		10,012.89
Total Festival expense						10,012.89	0.00	10,012.89
TOTAL						10,012.89	0.00	10,012.89

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03/04/25

Accrual Basis

Town of Fairview Transaction Detail By Account

July 2024 through June 2025

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Park Maintenance								
Bill	07/25/2024	07252...		Gary Wilfong_	Supplies from Lowes	624.70		624.70
Bill	07/26/2024	1701		Taylor's Landscaping Serv...	Lawn care	2,933.33		3,558.03
Bill	08/06/2024	08062...		Gary Wilfong_	Park supplies	36.96		3,594.99
Check	08/13/2024	104581		FNB Commercial Credit C...	Payment on credit card	1,003.16		4,598.15
Bill	09/03/2024	1722		Taylor's Landscaping Serv...	Lawn care	2,933.33		7,531.48
Check	09/10/2024	104610		FNB Commercial Credit C...		679.29		8,210.77
Bill	10/01/2024	1724		Taylor's Landscaping Serv...	Monthly lawn care	2,933.33		11,144.10
Check	10/08/2024	104636		Love Plumbing and Air Co...	Repair urinal at Park	747.21		11,891.31
Check	10/15/2024	104648		FNB Commercial Credit C...	Mulch = 1,939.90	2,011.64		13,902.95
Bill	10/28/2024	1736		Taylor's Landscaping Serv...	Lawn maintenance	2,933.33		16,836.28
Check	11/12/2024	104672		FNB Commercial Credit C...	Mostly mulch	2,002.53		18,838.81
Bill	12/02/2024	1754		Taylor's Landscaping Serv...	Lawn care	2,933.33		21,772.14
Bill	12/16/2024	958071		AMLDCO Inc.	Evaluate water lines	104.95		21,877.09
Bill	01/01/2025	4760		FNB Commercial Credit C...	Payment on credit card	125.98		22,003.07
Bill	01/02/2025	01022...		Brown Creek Graphics LLC	Logo on Kubota tracker	69.55		22,072.62
Bill	01/02/2025	1756		Taylor's Landscaping Serv...	Mowing	2,933.33		25,005.95
Bill	01/11/2025	3648		Medlin Electric Company, ...	GFIC outlet repair	206.80		25,212.75
Bill	02/03/2025	1767		Taylor's Landscaping Serv...	Park and office lawn care	2,933.33		28,146.08
Total Park Maintenance						28,146.08	0.00	28,146.08
TOTAL						28,146.08	0.00	28,146.08

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Town of Fairview
 Park Budget versus Actual
 Grant 10441 - No expiration date
 6/30/2025

	<u>Budget</u>	<u>Actual</u>	<u>Budget Variance</u>
Income:			
Grant from SCIF	250,000.00	250,000.00	-
Interest income on Grant funds		3,045.18	3,045.18
Sales tax refund		1,316.03	1,316.03
Total income	250,000.00	254,361.21	4,361.21
Expenditures:			
Design and estimate	35,000.00	33,500.27	1,499.73
Walking trail	30,000.00	15,825.00	14,175.00
Other construction	185,000.00		
Install lights around pond		19,562.80	
Install receptacles around pond		26,000.00	
Tree removal		16,500.00	
Total expenditures	250,000.00	111,388.07	138,611.93

Town of Fairview
 Park Budget versus Actual
 Grant 10442 Expires 06/30/2026
 6/30/2025

	<u>Budget</u>	<u>Actual</u>	<u>Budget Variance</u>
Income:			
Grant from OSMB	250,000.00	250,000.00	-
Interest income on Grant Funds		770.45	770.45
Sales tax refund		1,356.75	1,356.75
Total income	250,000.00	252,127.20	2,127.20
Expenditures:			
Site plan for stage area	30,000.00	29,181.67	818.33
Stage and site improvements	114,000.00	4,569.00	109,431.00
RTV for maintenance	22,000.00	21,456.75	543.25
Utility building for Park	32,000.00	-	32,000.00
Parking improvements for Town Hall	37,000.00		37,000.00
Install HVAC unit at Town Hall	15,000.00	15,542.45	(542.45)
Total expenditures	250,000.00	70,749.87	179,250.13

FEBRUARY 2025 PERMITS

Date	Ck#	Permit #	Type	Fee \$	Name	Address	Parcel #
2/4/2025	Web	Comp 25 017	compliance	\$100	Cooper	6508 Morgans Cove Rd	8192012
2/4/2025	1558	MS 24-018	Minor	\$350	Griffin-Clontz	9224 Concord Hwy	08180003D
2/4/2025	Web	MS 24-019	Minor	\$425	Steve Helms-Saunders	9017 Old Ferry	8087028
2/11/2025	5120	Comp 25 020	compliance	\$100	Chad Griffin	219E Brief	81770070
2/18/2025	web	H 25 021	Home	\$125	Acme-Baucom	7653 Unionville Brief Rd	8120031
2/19/2025	2058	HO 25022	Home Occup	\$50	Angela Whitley	9503 Machado Drive	06246002M
2/20/2025	web	ES 25 023	Electric	\$100	Trull---Tim Clontz	2107 Shephards Cove	08279011C
2/20/2025	16995	MS 25 024	Minor	\$275	Griffin-Jason Kuback	Old Ferry	08087001N
2/25/2025	Web	Add 25 025	Addition	\$100	Tim Huntley	1116 Huntley Acres Ct	08114002E
2/25/2025	1300	H25 026	Home	\$125	Tonia Jones	1815 Hwy 218 West	08252001G
2/25/2025	125	A 25 027	Accessory	\$100	Miguel Reyes	6304 Howey Bottoms	08291010G
2/27/2025	N/A	NR 25 028	Building	N/A	Rodd and Rita Price	7110 Brent Haigler Road	08255012C
Total			12				

Town of Fairview



**Town of Fairview
Regular Council Meeting
February 11, 2025 @ 6:30 pm**

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

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

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

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Patricia Kindley made a motion to approve the agenda as submitted. David Link seconded the motion. Council members Kindley, and Link voted yes (2-0).

5. Approval of Consent Agenda:

5.A. Financial and Tax Reports--- *Report Accepted as Information*

5.B. Land Use Report---*Report Accepted as Information*

5.C. Fairview Park Facility January Draft Minutes (*No January Meeting*)

5.D. Planning Board January Draft Minutes (*No January Meeting*)

5.E. Approve Council Minutes for January 14, 2025

5.F. Approve and Authorize Mayor to sign the State Empower (Prudential) 457 Plan

Patricia Kindley made a motion to approve the consent agenda. David Link seconded the motion. Council members Kindley, and Link voted yes (2-0).

6. Public Comments: None

7. Presentations: Proclamation - Janice Black Conrad

8. Items of Business:

8.A. Park Events for 2025

Spencer Cox, Event Coordinator, update the Council with the 2025 Park events:

- Easter Egg Hunt – April 5th 10:00 AM – 12:00
- Community Yard Sale – May 3rd 8:00 AM – 12:00
- Music in the Park – June 13th 7:00 PM – 9:00 PM
- Summer Kids Program (to be announced)
- Summer Kids Program (to be announced)
- Movie Night/Back to School – September 6th
- Winter Festival – December 6th

Ms. Cox reported that starting in April the County Library will be parking a “Bookmobile” at the park every third Wednesday from 1:00 – 3:00 PM. She is also working on an application form to rent out the Town Hall Community Room.

9. Council Comments:

Patricia Kindley stated she was excited about the library bookmobile.

Ed Humphries stated that he had emailed the Council the construction drawing contract for the amphitheater site work for your review before Benesch sends out for bids. Please let him know if you have any questions.

Mayor Wilfong reported that he and Patricia Kindley attended the Chamber of Commerce breakfast. The Park deer bow hunting program did not net any deer. The new fire department will have their open house on February 22nd from 1:00 – 4:00 PM.

10. Adjournment

David Link made a motion to adjourn. Patricia Kindley seconded the motion. Council members Kindley, and Link voted yes (2-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2025

Town of Fairview



Town of Fairview Council Retreat January 25, 2025 @ 8:00 am

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

Others present: Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

Mayor Wilfong welcomed everyone

REVIEW OF 2024:

- \$250,000 new park grant (plus \$100,000 left over from previous park grant)
- Voted to spend \$180,000 on Park amphitheater site work
- Purchase an ATV -- Complete
- Park pond fountain – electric service --- Complete
- Nature trail improvements (trash on trail) -- Complete
- Amphitheater – grading and site plan -- Complete
- Signage for Nature Trail -- In Process
- Story Walk – Patricia -- On Hold
- Park Manager -- Hired Park employee
- LED lights for Community Room -- Complete
- Sign On Building -- Complete
- Parking Lot Additions (handicap) – use of back lot -- In Process
- Fire Department — septic for our building -- Complete

DISCUSSION OF 2025 ITEMS

Park

- Union County is purchasing the old fire department. We are currently discussing the division of land/building for park usage

- Discussed future park additions – continue amphitheater site work, extension of nature trail with assistance of Union County Park & Recreation
- Tax increase for “Park” expenses (.01Cent)
- Spencer Cox discussed downsizing or dissolving the Park Event Committee and various park events for the coming year.
Council discussed. Patricia Kindley made a motion to dissolve the Park Event Committee and appoint the event coordinator, Spencer Cox, to handle all park/town hall community room events. John Biggers seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).
- Due to the deer population eating the crops planted in the park, Phil Thomas will oversee bow hunting during the urban archery season

Miscellaneous

- Discussed retirement plans for Teresa and Ed are tentatively in place for June 2026 and December 2026
- Create parking spaces at Town Hall on each side of the front entrance (to include 1 handicap)
- Update UDO (Land Use Ordinance) N-Focus charges: \$65,000 to update or \$50,000 to put UDO on their system
- Brief Road @ Hwy. 601 – NCDOT will be putting a traffic signal instead of a roundabout
- Hwy. 218 @ Fairview Indian Trail Rd. – the town recommends a traffic light, not a roundabout
- Ed Humphries updated the Council on various properties (Hudson Brothers, Michael Macon, Gun Range, and Union County Over 55 development at Mill Grove Rd. and Hwy. 218

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2025



FAIRVIEW

NORTH CAROLINA

RESOLUTION IN SUPPORT OF LOCAL AND STATEWIDE LEGISLATION CONCERNING LOCAL GOVERNMENT ZONING CONTROL AND SESSION LAW 2024-57 (S.B. 382)

WHEREAS, on December 11, 2024, S.L. 2024-57 (S.B. 382), a bill entitled “An Act to Make Modifications to and Provide Additional Appropriations for Disaster Recovery; to Make Technical, Clarifying, and Other Modifications to the Current Operations Appropriations Act of 2023; and to Make Various Changes to the Law,” became law (“the Act”); and

WHEREAS, the Act includes a Section 3K.1 within Subpart III-K entitled “No Local Government Initiated Down-Zoning without Consent of Affected Property Owner” (the “Zoning Amendment”); and

WHEREAS, the Zoning Amendment, among other revisions, amends N.C.G.S. § 160D-601 by removing a local government’s ability to initiate a “down-zoning amendment” to its own zoning regulations or zoning map without written consent of all property owners whose property is the subject of the down-zoning, functionally preventing or making substantially impossible the previously held local freedom to deal with certain zoning matters in all the ways that seem best to a local community; and

WHEREAS, the traditional zoning regulations of local governments are subject to amendment or repeal at the will of the local government which created them, with local residents able to petition their local leaders for a variety of actions and local elected leaders subject to the will of local voters; and

WHEREAS, the Zoning Amendment removes this traditional authority and ability of local governments in zoning regulation and, thereby, limits the authority of local voters to express their policy preferences by and through local elected officials; and

WHEREAS, the Zoning Amendment constrains local government control of zoning regulations, resulting in a more rigid regulatory framework that is the same throughout the State, regardless of how rural or urban those local areas may be, with more limited ability for a local government to meet the needs of its residents in a manner which promotes the health, safety, and welfare of local constituents; and

WHEREAS, Union County and its municipalities in particular need to be responsive in zoning matters in their jurisdiction, as Union County is one of the ten most populous counties in North Carolina, while also being one of the fastest growing counties in the State, which results in unique issues concerning population growth, density, and related pressures which necessitate the ability to respond to those issues through zoning regulations; and

WHEREAS, the Fairview Town Council, composed of local government officials elected by the people of Fairview in Union County, are those officials who are in the best position to consider and respond to the full range of highly localized concerns related to zoning maps and zoning regulations and their effect on their town’s jurisdiction, in particular due to Union County’s position as a higher-population, higher-growth county adjoining a highly urbanized area; and

WHEREAS, while Fairview constituents have been deprived of some these regulatory powers and the ability to address unique concerns in favor of a one-size-fits all approach imposed at the State level through the Zoning Amendment, local control may be

restored through an exemption from the constraints of the Zoning Amendment through a local bill applying to Union County and exempting Union County and its municipalities from the strictures of the State-imposed Zoning Amendment; and

WHEREAS, restoration of Fairview’s ability to initiate “down- zoning” regulations itself would return control of zoning within the town’s jurisdiction to the town’s constituents through their elected representatives on the Town Council; and

WHEREAS, such local control would help to ensure that the Town Council is able to protect the health, safety, and welfare of the people of Fairview through any necessary zoning regulations which are in the best interests of the people of Mineral Springs; and

WHEREAS, as of February 6, 2025, five separate Local Acts to effectively repeal Section 3K.1 of S.L. 2024-57 applying to various counties have been filed in the North Carolina General Assembly; and

WHEREAS, House Bill 24 entitled “Restore Down-Zoning Authority”, a Public Bill repealing Section 3K.1 of S.L. 2024-57, was filed on January 29, 2025 and referred to the Committee on Judiciary 3 on February 3, 2025, and as of February 6, 2025 has broad bipartisan support including the co-sponsorship of 16 Republican representatives and 13 Democratic representatives.

NOW, THEREFORE, BE IT RESOLVED that the Fairview Town Council requests that the Union County Legislative Delegation sponsor a bill in the General Assembly, support such bill, and continuously advocate for the passage of such bill, which repeals the limitation on local government initiated down-zoning amendments set forth in Subpart III-K, Section 3K.1 of the Act as it particularly pertains to Union County; and

BE IT FURTHER RESOLVED that the Fairview Town Council requests that the Union County Legislative Delegation support and continuously advocate for passage of House Bill 24; and

BE IT FURTHER RESOLVED that copies of this resolution be sent to the Union County Legislative Delegation to the North Carolina General Assembly and to all municipalities located in Union County.

Adopted this 11th day of March, 2025.

Gary H. Wilfong, Mayor

Attest:

Teresa Gregorius, Town Clerk

The of and	Governing Board Town Council
	Primary Government Unit Town of Fairview, NC
	Discretely Presented Component Unit (DPCU) (if applicable)

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name J.B. Watson & Co., P.L.L.C.
	Auditor Address PO Box 341; Wadesboro, NC 28170

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/25	Date Audit Will Be Submitted to LGC 12/31/25
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Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). The basic financial statements shall include budgetary comparison information in a budgetary comparison statement, rather than as RSI, for the General Fund and any annually budgeted Special Revenue funds.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended \$100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F (Uniform Guidance)* and the State Single Audit Implementation Act. Currently the threshold is \$750,000 for a federal single audit and \$500,000 for a State Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

Effective for audits of fiscal years beginning on or after June 30, 2023, the LGC will allow auditors to consider whether a unit qualifies as a State low-risk auditee. Please refer to "Discussion of Single Audits in North Carolina" on the LGC's website for more information.

FEEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: Auditor Governmental Unit Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	Title and Unit / Company:	Email Address:
Darrell H. Baucom, CPA	Finance Officer	dbaucom@fairviewnc.gov

OR Not Applicable (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.

4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	Town of Fairview, NC
Audit Fee (financial and compliance if applicable)	\$ 6,250
Fee per Major Program (if not included above)	\$ 3,500
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$ 3,500
All Other Non-Attest Services	\$ 150/hour
TOTAL AMOUNT NOT TO EXCEED	\$ 12,500

Discretely Presented Component Unit	
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

Discuss Park Rules

Town of Fairview
Park Rules

1. The Park will be open throughout the year during posted hours of operation. No person, except authorized Park personnel shall be allowed in the Park prior to or after these posted hours without written permission. Park hours are from 7:00 AM to 8:30 PM.
2. The Park is Smoke/Tobacco/Vape Free.
3. The use, sale, possession and/or consumption of alcoholic beverages and/or illegal drugs, gambling, possession of fireworks, as well as any other illegal activities are strictly prohibited.
4. Unless otherwise authorized by law, no person shall possess, carry, use or discharge any type of firearm, air gun, paintball gun or other weapon within the Park; authorized Park Personnel and law enforcement officers excepted. This provision includes the prohibition of open carry of any weapon.
5. NO Skateboards/Bicycles/Tricycles/Scooters/Skates/Hoverboards are allowed on the paved walking trail around the pond.
6. NO person shall make/kindle/tend an open fire other than in grills or designated places provided for such. (Except by approval of Council)
7. NO person shall cause or permit any animal owned by him or under his control (except when on a leash not exceeding 16 feet in length) to enter the Park. Pets must be leashed and away from activity areas containing participants and spectators. Animal owners must clean up any droppings made by their pets. Bag all droppings before depositing them in provided receptacles. For child safety, dogs and other animals shall not be allowed within the playground area.
8. NO ponies or petting zoos are allowed without prior authorization by a special permit.
9. NO person within the confines of the Park shall hunt, pursue, trap, shoot, injure, kill, or molest in any way any animal.
10. Fishing in the Park pond is permitted with an NC Wildlife Permit for anyone 16 years and older. A person **under** the age of 16 is required to be accompanied by a licensed adult.
11. NO bounce houses or inflatable slides are allowed unless Town sponsored.
12. It is unlawful to use or operate any model airplane, boat, car, drone, or other motorized model device, (including radio-controlled devices) or helicopter, parasail, hang glider, or hot air balloon. (Except by approval of Council)
13. NO swimming or wading is permitted. Children 12 and under must be supervised by an adult at the pond area at all times.