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## Agenda

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# *Town of Fairview*



## **Agenda** Council Meeting **June 10, 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 May Draft Minutes (*No May Meeting*)
  - 5.D. Planning Board May Draft Minutes (*Minutes accepted as information*)
  - 5.E. Approve Council Minutes for May 13, 2025
- 6. Public Comments**
- 7. Presentations: None**

# Agenda

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## **8. Items of Business:**

8.A. **Discuss/Approve** Budget Amendment 1 for the 2024-2025 Budget --- *Darrell Baucom*

8.B. **Discuss Proposed 2025-2026 Town Budget** --- *Darrell Baucom*

8.C. **Public Hearing on Proposed 2025-2026 Town Budget**

**Mayor to Open Public Hearing**

**Hear public comments on the proposed 2025-2026**

**Budget for the Town of Fairview**

**Mayor to Close Public Hearing**

8.D. **Discuss/Adopt 2025-2026 Budget Ordinance for fiscal year** ---*Darrell Baucom*

## **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 May 31, 2025**

	May 31, 25	May 31, 24
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
First National Bank	403,192.03	1,044,293.77
Total Checking/Savings	403,192.03	1,044,293.77
Other Current Assets		
Franchise Tax Receivable	29,370.52	29,411.05
Investments		
Investments NCCMT	507,820.21	1,158.40
Total Investments	507,820.21	1,158.40
Prepaid assets	10,275.00	966.00
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	-653.67	-303.16
Taxes receivable - motor veh	1,350.31	1,217.10
Total Other Current Assets	559,223.90	45,684.59
Total Current Assets	962,415.93	1,089,978.36
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
<b>TOTAL ASSETS</b>	<b>2,852,644.24</b>	<b>2,992,229.32</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	19,212.27	23,411.75
Total Accounts Payable	19,212.27	23,411.75
Other Current Liabilities		
Accrued payroll	7,939.35	4,599.02
Deferred revenue - ad valorem	1,571.66	999.37
Payroll Liabilities	154.16	143.65
Prepaid taxes	27.03	28.20
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	11,142.20	7,220.24
Total Current Liabilities	30,354.47	30,631.99
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	417,055.97	477,151.99
Equity		
Allocated equity rent reserve	-26,701.50	-6,520.00

4

**Town of Fairview**  
**Balance Sheet**  
**As of May 31, 2025**

	May 31, 25	May 31, 24
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	-140,438.08	183,413.46
Total Equity	2,435,588.27	2,515,077.33
TOTAL LIABILITIES & EQUITY	2,852,644.24	2,992,229.32

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

	Operating	Budget	Actual Fav to Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Ad Valorem taxes	123,218.68	116,000.00	7,218.68
Alcoholic beverage	14,332.01	14,000.00	332.01
Donation	6,928.65		6,928.65
Festival income - vendors, etc	2,020.00		2,020.00
Fund balance appropriated		49,556.00	-49,556.00
Interest on delinquent taxes	639.81		639.81
Investment income	8,782.62		8,782.62
Motor vehicle taxes	14,237.37	14,000.00	237.37
Rent reserve for park capital items	18,595.00	20,000.00	-1,405.00
Sales and use tax	53,764.37	57,000.00	-3,235.63
Summer camp fees	2,074.00		2,074.00
Utility Franchise taxes	94,558.30	130,000.00	-35,441.70
Zoning fees	13,775.00	17,000.00	-3,225.00
<b>Total Income</b>	<b>352,925.81</b>	<b>417,556.00</b>	<b>-64,630.19</b>
<b>Expense</b>			
Advertising and Promotion	223.88	1,000.00	776.12
Audit fees	10,795.00	10,000.00	-795.00
Bank Service Charges	115.81	500.00	384.19
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	22,517.25		
Capital outlay - Park 2			
Debt repayment	55,600.00	55,600.00	0.00
Dues and Subscriptions	6,118.00	6,200.00	82.00
Festival expense	14,797.66	20,000.00	5,202.34
Grants	2,500.00	3,000.00	500.00
Insurance Expense	9,631.00	8,200.00	-1,431.00
Internet and website	7,370.35	11,000.00	3,629.65
Legal fees	11,596.80	10,000.00	-1,596.80
Miscellaneous Expense	-160.00	2,000.00	2,160.00
Office expense	28,842.65	39,000.00	10,157.35
Office utilities	7,236.41	6,500.00	-736.41
Park Maintenance	42,711.03	55,000.00	12,288.97
Park Utilities	6,594.83	5,200.00	-1,394.83
Payroll Expenses	51,598.38	57,809.00	6,210.62
Payroll Taxes	10,565.85	10,422.00	-143.85
Planning and zoning	52,503.23	56,981.00	4,477.77
Professional Fees	11,738.73	7,000.00	-4,738.73
Rental house repairs, etc	1,823.34	2,000.00	176.66
Salaries - Park	31,998.30	21,444.00	-10,554.30
Solid Waste Manage cost share	8,000.00	8,000.00	0.00
Tax collection fees	1,830.33	2,200.00	369.67

6

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

	Operating	Budget	to Budget
Telephone Expense	526.44	1,000.00	473.56
Training expense	0.00	500.00	500.00
Travel expense	0.00	0.00	0.00
Zoning administration	7,251.77	5,000.00	-2,251.77
Total Expense	419,354.24	417,556.00	-1,798.24
Net Ordinary Income	-66,428.43	0.00	-66,428.43
Net Income	<u>-66,428.43</u>		

1:41 PM

06/04/25

Accrual Basis

# Town of Fairview

## Transactions by Account

As of May 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>First National Bank</b>							437,715.79
Deposit	05/02/2025			Deposit	75.00		437,790.79
Bill Pmt -Check	05/03/2025	104842	Alfred Benesch & Company	PARTF Assistance		908.50	436,882.29
Bill Pmt -Check	05/03/2025	104843	Anticimex Carolinas LLC	Bi monthly pest control		150.94	436,731.35
Deposit	05/06/2025			Deposit	150.00		436,881.35
Check	05/07/2025	Draft	Waste Management	Draft waste management		118.79	436,762.56
Bill Pmt -Check	05/08/2025	104844	Amber Williams	Easter Egg Hunt		200.00	436,562.56
Bill Pmt -Check	05/08/2025	104845	CompuNetworld	Hosting, internet, etc.		361.58	436,200.98
Bill Pmt -Check	05/08/2025	104846	Cox Law Firm, PLLC	Macon and other legal issues		1,654.00	434,546.98
Bill Pmt -Check	05/08/2025	104847	Ed Humphries	Reimburse telephone		87.74	434,459.24
Bill Pmt -Check	05/08/2025	104848	Gary Wilfong			117.99	434,341.25
Bill Pmt -Check	05/08/2025	104849	Jeff Campagna	Easter Egg Hunt		200.00	434,141.25
Bill Pmt -Check	05/08/2025	104850	Taylor's Landscaping Servic...	Lawn care for April		3,858.33	430,282.92
Bill Pmt -Check	05/08/2025	104851	Taylor Stegall			200.00	430,082.92
Bill Pmt -Check	05/08/2025	104852	Teresa Clontz	Polishing floors		25.00	430,057.92
Bill Pmt -Check	05/08/2025	104853	Todd Donaldson	Easter Egg Hunt		200.00	429,857.92
Deposit	05/09/2025			Deposit	275.00		430,132.92
Check	05/11/2025			Deposit	75.00		430,207.92
Check	05/12/2025	Draft	Duke Energy	Office power bill		320.32	429,887.60
Check	05/12/2025	Draft	Duke Energy			485.86	429,401.74
Deposit	05/12/2025			Deposit	370.87		429,772.61
Deposit	05/12/2025			Deposit	75.00		429,847.61
Paycheck	05/13/2025	104854	Darrell H. Baucum			1,357.79	428,489.82
Paycheck	05/13/2025	104860	Michael L. Starnes			1,647.27	426,842.55
Paycheck	05/13/2025	104862	Spencer L. Thomas			899.93	425,942.62
Paycheck	05/13/2025	104864	Teresa Gregorius			1,736.35	424,206.27
Paycheck	05/13/2025	104855	David M Link			138.52	424,067.75
Paycheck	05/13/2025	104856	Edward D Humphries			2,518.16	421,549.59
Paycheck	05/13/2025	104857	Gary H Wilfong			184.70	421,364.89
Paycheck	05/13/2025	104858	John A Biggers, Jr.			138.52	421,226.37
Paycheck	05/13/2025	104859	Kerry K Price			138.52	421,087.85
Paycheck	05/13/2025	104861	Patricia H. Kindley			138.52	420,949.33
Paycheck	05/13/2025	104863	Tania Hernandez Virgili			726.70	420,222.63
Liability Check	05/13/2025	To Print	IRS	55-0789092		3,732.24	416,490.39
Liability Check	05/13/2025	To Print	NC Dept of Revenue	600391020		336.00	416,154.39
Check	05/13/2025	104865	Team Turf	Jan, Feb, March fertilizer etc.		690.00	415,464.39
Check	05/13/2025	104866	Union County Public Works	Office utilities		100.15	415,364.24
Check	05/13/2025	104867	Union County Public Works	Park utilities		128.43	415,235.81
Check	05/13/2025	104868	Travelers	WC insurance for 25-26		2,075.00	413,160.81
Check	05/13/2025	104869	Taylor Stegall	Cleaning for 05/13		100.00	413,060.81
Check	05/13/2025	104870	Gary Wilfong	Blinds for office		475.78	412,585.03
Check	05/13/2025	104871	FNB Commercial Credit Card	Credit card payment		2,268.49	410,316.54
Check	05/13/2025	Auto pay	Charter Communications	Telephone and internet		250.00	410,066.54
Deposit	05/13/2025			Deposit	936.45		411,002.99
Deposit	05/14/2025			Deposit	4,362.80		415,365.79
Deposit	05/14/2025			Deposit	627.00		415,992.79
Deposit	05/16/2025			Deposit	165.00		416,157.79
Deposit	05/17/2025			Deposit	75.00		416,232.79
Deposit	05/20/2025			Deposit	500.00		416,732.79
Deposit	05/22/2025			Deposit	14,332.01		431,064.80
Deposit	05/22/2025			Deposit	313.50		431,378.30
Deposit	05/22/2025			Deposit	313.50		431,691.80
Deposit	05/23/2025			Deposit	165.00		431,856.80
Deposit	05/24/2025			Deposit	75.00		431,931.80
Deposit	05/27/2025			Deposit	1,473.75		433,405.55
Check	05/27/2025	104872	Briolive	Music in the Park, June 13th		2,500.00	430,905.55
Deposit	05/28/2025			Deposit	320.00		431,225.55
Check	05/29/2025	Transfer	First National Bank	Purchase of building for park		30,010.00	401,215.55
Deposit	05/30/2025			Deposit	80.00		401,295.55
Deposit	05/30/2025			Deposit	75.00		401,370.55
Deposit	05/30/2025			Deposit	375.00		401,745.55
Deposit	05/30/2025			Deposit	1,305.00		403,050.55
Deposit	05/31/2025			Interest	141.48		403,192.03
Total First National Bank					26,656.36	61,180.12	403,192.03
<b>TOTAL</b>					<b>26,656.36</b>	<b>61,180.12</b>	<b>403,192.03</b>

1:43 PM

06/04/25

Accrual Basis

**Town of Fairview**  
**Transaction Detail By Account**  
 July 1, 2024 through June 4, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>Park Maintenance</b>							
Bill	07/25/2024	07252024	Gary Wilfong_	Supplies from Lowes	624.70		624.70
Bill	07/26/2024	1701	Taylor's Landscaping ...	Lawn care	2,933.33		3,558.03
Bill	08/06/2024	08062024	Gary Wilfong_	Park supplies	36.96		3,594.99
Check	08/13/2024	104581	FNB Commercial Cre...	Payment on credit card	1,003.16		4,598.15
Bill	09/03/2024	1722	Taylor's Landscaping ...	Lawn care	2,933.33		7,531.48
Check	09/10/2024	104610	FNB Commercial Cre...		679.29		8,210.77
Bill	10/01/2024	1724	Taylor's Landscaping ...	Monthly lawn care	2,933.33		11,144.10
Check	10/08/2024	104636	Love Plumbing and Ai...	Repair urinal at Park	747.21		11,891.31
Check	10/15/2024	104648	FNB Commercial Cre...	Mulch = 1,939.90	2,011.64		13,902.95
Bill	10/28/2024	1736	Taylor's Landscaping ...	Lawn maintenance	2,933.33		16,836.28
Check	11/12/2024	104672	FNB Commercial Cre...	Mostly mulch	2,002.53		18,838.81
Bill	12/02/2024	1754	Taylor's Landscaping ...	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 Cre...	Payment on credit card	125.98		22,003.07
Bill	01/02/2025	01022025	Brown Creek Graphic...	Logo on Kubota tracker	69.55		22,072.62
Bill	01/02/2025	1756	Taylor's Landscaping ...	Mowing	2,933.33		25,005.95
Bill	01/11/2025	3648	Medlin Electric Comp...	GFIC outlet repair	206.80		25,212.75
Bill	02/03/2025	1767	Taylor's Landscaping ...	Park and office lawn care	2,933.33		28,146.08
Bill	03/03/2025	1772	Taylor's Landscaping ...	Lawn maintenance	2,933.33		31,079.41
Bill	03/27/2025	EL#860	Brian C. Austin	Park repairs	500.00		31,579.41
Bill	03/31/2025	1784	Taylor's Landscaping ...	Lawn Maintenance	2,933.33		34,512.74
Bill	04/01/2025	25048	Brown Creek Graphic...	Fishing sign	69.55		34,582.29
Bill	04/01/2025	4760	FNB Commercial Cre...	Credit card bill payment	118.46		34,700.75
Bill	04/02/2025	0402025	Gary Wilfong_		452.25		35,153.00
Check	04/08/2025	104836	Dean Trull Constructi...	Park repairs	373.63		35,526.63
Bill	05/01/2025	1802	Taylor's Landscaping ...	Lawn care for April	2,933.33		38,459.96
Bill	05/01/2025	1802	Taylor's Landscaping ...	Bush-hog field	400.00		38,859.96
Check	05/13/2025	104865	Team Turf	Jan, Feb, March fertilizer etc.	690.00		39,549.96
Check	05/13/2025	104871	FNB Commercial Cre...	Credit card payment	227.74		39,777.70
Bill	06/03/2025	1806	Taylor's Landscaping ...	May lawn care	2,933.33		42,711.03
Total Park Maintenance					42,711.03	0.00	42,711.03
<b>TOTAL</b>					<b>42,711.03</b>	<b>0.00</b>	<b>42,711.03</b>

9

1:44 PM

06/04/25

Accrual Basis

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>Festival expense</b>							
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 Tracto...	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 Cre...	Credit card payment	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 Cre...	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 Cre ..	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	12172024	Allison Plyler	Festival expenses	141.52		6,095.18
Bill	12/19/2024	12192024	John Biggers	Festival expenses	467.07		6,562.25
Bill	12/24/2024	12242024	American Legion Po...	Advertising for Winter festival	500.00		7,062.25
Bill	01/01/2025	4760	FNB Commercial Cre...	Payment on credit card	1,213.20		8,275.45
Bill	01/02/2025	01022025	Grier Donaldson	Festival help	80.00		8,355.45
Bill	01/02/2025	01022025	Todd Donaldson	Festival help	120.00		8,475.45
Bill	01/02/2025	01022025	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
Bill	04/01/2025	4760	FNB Commercial Cre...	Credit card bill payment	13.88		9,980.60
Bill	04/01/2025	25056	Brown Creek Graphi...	Fishing sign for Park	69.55		10,050.15
Check	04/08/2025	104837	Signs Now	Fishing sign for Park	64.05		10,114.20
Bill	05/01/2025	05012025	Jeff Campagna	Easter Egg Hunt	200.00		10,314.20
Bill	05/01/2025	05012025	Amber Williams	Easter Egg Hunt	200.00		10,514.20
Bill	05/01/2025	05012025	Todd Donaldson	Easter Egg Hunt	200.00		10,714.20
Check	05/13/2025	104871	FNB Commercial Cre...	Credit card payment	1,397.69		12,111.89
Bill	05/22/2025	05222025	Tracy Biggers	Festival reimburse	185.77		12,297.66
Check	05/27/2025	104872	Briolive	Music in the Park, June 13th	2,500.00		14,797.66
Total Festival expense					14,797.66	0.00	14,797.66
<b>TOTAL</b>					<b>14,797.66</b>	<b>0.00</b>	<b>14,797.66</b>

1:46 PM

06/04/25

Accrual Basis

# Town of Fairview

## Transaction Detail By Account

July 1, 2024 through June 4, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>Office expense</b>							
Bill	07/08/2024	07082024	Perry Laney Septic ...	pump septic tank	300.00		300.00
Bill	07/09/2024	07092024	Teresa Clontz	Cleaning town hall	100.00		400.00
Bill	07/16/2024	07162024	William L. Davis Jr.	Deposit on painting job	1,800.00		2,200.00
Bill	07/19/2024	07192024	Perry Laney Septic ...	Pump septic tank	300.00		2,500.00
Bill	07/22/2024	07222024	Taylor Stegall	Cleaning	100.00		2,600.00
Check	07/25/2024	Draft	Great American Fin...	Copier lease	178.11		2,778.11
Bill	07/26/2024	1701	Taylor's Landscapi...	Lawn care	525.00		3,303.11
Check	07/31/2024	Draft	Great American Fin...	Copier	178.11		3,481.22
Bill	07/31/2024	07312024	Teresa Clontz	Cleaning	100.00		3,581.22
Bill	08/01/2024	21997	Byrum Heating & A...	HVAC repair	185.48		3,766.70
Bill	08/02/2024	08022024	Perry Laney Septic ...	Pump septic tank	300.00		4,066.70
Check	08/13/2024	104581	FNB Commercial C...	Payment on credit card	2,508.05		6,574.75
Bill	08/16/2024	2553820	Great American Fin...	Copier purchase	684.36		7,259.11
Bill	08/19/2024	08192024	Perry Laney Septic ...	Pump septic tank	300.00		7,559.11
Bill	08/22/2024	08222024	Patricia Kindley_	Reimburse for gift cards	50.00		7,609.11
Bill	08/25/2024	08252024	William L. Davis Jr.	Advance on painting contract	800.00		8,409.11
Bill	08/27/2024	08272024	Taylor Stegall	Cleaning Town Hall	100.00		8,509.11
Bill	08/28/2024	08282024	Perry Laney Septic ...	Pump septic tank	300.00		8,809.11
Bill	08/29/2024	5724335	Killingsworth Enviro...	Pest control	150.94		8,960.05
Bill	09/03/2024	1722	Taylor's Landscapi...	Lawn care	525.00		9,485.05
Bill	09/10/2024	09102024	Teresa Clontz	Clean Town Hall	100.00		9,585.05
Check	09/10/2024	104610	FNB Commercial C...		204.78		9,789.83
Bill	09/17/2024	24396	Brown Creek Grap...	ACM with 3M graphics	160.50		9,950.33
Bill	09/23/2024	09232024	Taylor Stegall	Cleaning	100.00		10,050.33
Check	09/25/2024	Draft	Great American Fin...	Copier rental	0.00		10,050.33
Bill	10/01/2024	10012024	Union County Regi...	Sanders property	26.00		10,076.33
Bill	10/01/2024	1724	Taylor's Landscapi...	Monthly lawn care	525.00		10,601.33
Bill	10/03/2024	10032024	Ed Humphries_	Reimbursement of expenses	5.58		10,606.91
Bill	10/07/2024	10072024	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 C...	Credit card payment	306.09		13,913.00
Check	10/16/2024	104646	Killingsworth Enviro...	Pest control	150.94		14,063.94
Check	10/17/2024	104650	Love Plumbing and...	Invoice PR29538	388.34		14,452.28
Bill	10/17/2024	10172024	Taylor Stegall	Cleaning	100.00		14,552.28
Bill	10/22/2024	10222024	Taylor Stegall	cleaning	100.00		14,652.28
Bill	10/28/2024	1736	Taylor's Landscapi...	Lawn maintenance	525.00		15,177.28
Bill	10/28/2024	AR161589	Vision Office Syste...	Copier	168.20		15,345.48
Bill	10/30/2024	10302024	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 & A...	Repair HVAC	205.49		15,750.97
Check	11/12/2024	104672	FNB Commercial C...	Credit card payment	517.09		16,268.06
Bill	11/25/2024	11252024	Taylor Stegall	Cleaning	100.00		16,368.06
Bill	11/30/2024	AR162399	Vision Office Syste...	Copier charges	122.76		16,490.82
Bill	12/01/2024	4760	FNB Commercial C...	Credit card bill	245.76		16,736.58
Bill	12/02/2024	1754	Taylor's Landscapi...	Lawn care	525.00		17,261.58
Bill	12/08/2024	12082024	Patricia Kindley_	Reimburse	45.00		17,306.58
Bill	12/09/2024	12092024	Taylor Stegall	Cleaning	100.00		17,406.58
Check	12/12/2024	Draft	Deluxe Business F...	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 Enviro...	Pest control	150.94		18,180.11
Bill	12/22/2024	12222024	Taylor Stegall	Cleaning	100.00		18,280.11
Bill	01/01/2025	4760	FNB Commercial C...	Payment on credit card	246.32		18,526.43
Bill	01/02/2025	01022025	Ed Humphries_	Expense reimbursement	52.55		18,578.98
Bill	01/02/2025	1756	Taylor's Landscapi...	Mowing	525.00		19,103.98
Bill	01/06/2025	10062025	Taylor Stegall	cleaning	100.00		19,203.98
Bill	01/13/2025	01132025	Darrell H. Baucom_	Reimbursement of software exp...	1,754.48		20,958.46
Bill	01/14/2025	KW832	Heat and Air Direct ...	HVAC Service	160.00		21,118.46
Bill	01/20/2025	01202025	Taylor Stegall	Cleaning office	100.00		21,218.46
Bill	01/21/2025	01212025	Union County Regi...	Rodd Price	26.00		21,244.46
Bill	02/03/2025	1767	Taylor's Landscapi...	Park and office lawn care	525.00		21,769.46
Bill	02/04/2025	02042025	Taylor Stegall	Cleaning office	100.00		21,869.46
Check	02/11/2025	104784	FNB Commercial C...	Credit card payment	1,414.59		23,284.05
Bill	02/11/2025	3649595	Anticimex Carolina...	Bi monthly pest control	150.94		23,434.99
Bill	02/18/2025	RT2413	Heat and Air Direct ...	Repairs	125.00		23,559.99
Bill	03/03/2025	1772	Taylor's Landscapi...	Lawn maintenance	525.00		24,084.99
Bill	03/04/2025	03042025	Taylor Stegall	Cleaning	100.00		24,184.99
Check	03/11/2025	104810	FNB Commercial C...	credit card payment	525.31		24,710.30
Bill	03/18/2025	03182025	Taylor Stegall	Cleaning	100.00		24,810.30
Bill	03/31/2025	03312025	Taylor Stegall	Cleaning for 03/31	100.00		24,910.30
Bill	03/31/2025	1784	Taylor's Landscapi...	Lawn Maintenance	525.00		25,435.30
Bill	04/01/2025	4760	FNB Commercial C...	Credit card bill payment	315.50		25,750.80
Check	04/08/2025	Draft	Waste Management	Dumpster service	110.29		25,861.09
Bill	04/15/2025	04152025	Taylor Stegall	Cleaning	100.00		25,961.09
Bill	04/22/2025	3803995	Anticimex Carolina...	bi-monthly pest control	150.94		26,112.03
Bill	04/28/2025	04282025	Gary Wilfong_	Reimbursement for office	35.00		26,147.03
Bill	04/29/2025	04292025	Taylor Stegall	Cleaning	100.00		26,247.03
Bill	05/01/2025	1802	Taylor's Landscapi...	Lawn care for April	525.00		26,772.03

1:46 PM

06/04/25

Accrual Basis

**Town of Fairview**  
**Transaction Detail By Account**  
 July 1, 2024 through June 4, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	05/01/2025	05012025	Teresa Clontz	Polishing floors			
Bill	05/06/2025	05062025	Gary Wilfong_	Reimburse office	25.00		26,797.03
Check	05/07/2025	Draft	Waste Management	Draft waste management	82.99		26,880.02
Check	05/13/2025	104869	Taylor Stegall	Cleaning for 05/13	118.79		26,998.81
Check	05/13/2025	104870	Gary Wilfong_	Blinds for office	100.00		27,098.81
Check	05/13/2025	104871	FNB Commercial C...	Credit card payment	475.78		27,574.59
Bill	05/23/2025	05232025	Taylor Stegall	Cleaning	643.06		28,217.65
Bill	06/03/2025	1806	Taylor's Landscapi...	May lawn care	100.00		28,317.65
					525.00		28,842.65
Total Office expense					28,842.65	0.00	28,842.65
<b>TOTAL</b>					<b>28,842.65</b>	<b>0.00</b>	<b>28,842.65</b>

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		3,233.95	3,233.95
Sales tax refund		1,316.03	1,316.03
Total income	250,000.00	254,549.98	4,549.98
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		980.86	980.86
Sales tax refund		1,356.75	1,356.75
Total income	250,000.00	252,337.61	2,337.61
Expenditures:			
Site plan for stage area	30,000.00	36,293.53	(6,293.53)
Stage and site improvements	114,000.00	11,726.15	102,273.85
RTV for maintenance	22,000.00	21,456.75	543.25
Utility building for Park	32,000.00	30,000.00	2,000.00
Parking improvements for Town Hall	37,000.00	16,863.00	20,137.00
Install HVAC unit at Town Hall	15,000.00	15,542.45	(542.45)
Total expenditures	250,000.00	131,881.88	118,118.12



# ***Town of Fairview***



**Town of Fairview  
Pre-Meeting 5:00 PM  
Regular Council Meeting  
May 13, 2025 @ 6:30 pm**

## **1. Call Pre-Meeting to order – Mayor Wilfong**

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

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk

### **1.A. Budget Discussion for Fiscal Year 2025/2026**

Darrell Baucom presented the budget details for the upcoming fiscal year. He highlighted several key points, and the Council discussed. Darrell will update the budget for presentation in June.

## **2. Call the regular meeting to order: Mayor Wilfong**

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

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

## **3. Invocation**

## **4. Pledge of Allegiance**

## **5. Agenda Changes/Approval of Agenda**

Kerry Price requested to remove item 9b, the discussion of House Bill 765, as she felt it was unnecessary after reading the resolution included in the consent agenda.

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

## **6. Approval of Consent Agenda:**

- 6.A. Financial and Tax Reports--- *Report Accepted as Information*
- 6.B. Land Use Report---*Report Accepted as Information*
- 6.C. Fairview Park Facility April Draft Minutes (*Accepted as Information*)
- 6.D. Planning Board April Draft Minutes (*No April Meeting*)
- 6.E. Approve Council Minutes for April 8, 2025
- 6.F. Resolution Opposing HB765

Patricia Kindley made a motion to approve the consent agenda. David Link seconded the motion. Council members Link, Price and Kindley voted yes (3-0).

## **7. Public Comments: None**

## **8. Presentation: Michael Harvey N-FOCUS – Explained the process for updating the Land Use Plan and UDO (Uniform Development Ordinance)**

## **9. Items of Business:**

### **9.A. Discuss Critical Intersection Update (Hwy 218 at Indian Trail Fairview Rd)**

Ed Humphries presented an update on the critical intersection study for Highway 218 at Indian Trail Fairview Road. He explained that the county had hired a consultant to review intersections and identify critical ones for improvement. The intersection in question was identified as critical based on various factors including design, accidents, and fatalities.

After public hearings and design processes, it was decided that a roundabout would be the most practical and safe solution for this intersection. Humphries requested that the council adopt the plan proposed by the county.

Council members discussed the implications of adopting the plan, including the need to adjust the incline on Indian Trail Fairview Road and considerations for large trucks using the roundabout. It was noted that while the plan was being adopted, funding had not yet been secured, and the project could take 5-10 years to implement.

Patricia Kindley moved to approve the county's recommendation for the roundabout to be placed at the critical intersection of Highway 218 at Indian

Trail Fairview Road. David Link seconded the motion. Council members Link, Price and Kindley voted yes (3-0).

#### **10. Council Comments:**

Kerry Price mentioned the county's resolution regarding House Bill 765, encouraging everyone to stay informed and oppose their representatives voting for it. She offered to share the resolution with anyone who hadn't seen it.

Patricia Kindley reported on the first visit of OLiVe, the outreach library vehicle, to the park on May 7<sup>th</sup> went well despite low attendance due to poor weather, the outreach librarian was pleased with the trial experience. The next visit is scheduled for May 28<sup>th</sup>, and efforts will be made to promote it better.

Spencer Cox provided an update on summer camps. Three camps are currently planned:

- Art camp (June 16-19)
- Around the World camp (June 23-26)
- Old School camp (July 15-19)

The camps are for rising first to fifth graders, with a capacity of 40 children per camp. Registration has already begun, with discounts available for siblings and multiple week sign-ups.

Mayor Wilfong shared several updates:

- The park opened for fishing on May 1st, with rules regarding adult supervision and fishing licenses.
- Construction on the amphitheater area has begun and is about one-third complete.
- He proposed the idea of allowing a new local band to perform at the park, which led to a discussion about setting precedents and logistical considerations.
- He mentioned that the bill regarding satellite annexation for a nearby development did not make the crossover and is considered dead.

Ed Humphries provided an update on the Macon Farms issues, explaining that correspondence between the mayor, Mr. Macon, and the state has been shared with the council. He emphasized that while the town has limited control over some issues, they are working with the state to ensure compliance with floodplain and buffer regulations. Humphries also mentioned upcoming meetings regarding the renewal of Macon's temporary bridge permit.

## 11. Adjournment

David Link made a motion to adjourn. Patricia Kindley seconded the motion. Council members Link, Price and Kindley voted yes (3-0).

Respectfully submitted,

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

\_\_\_\_\_  
Gary Wilfong  
Mayor

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025



**Town of Fairview  
Planning Board Meeting  
May 20, 2025**

**1. Roll Call and Determination of Quorum --- Chairman Buchanan**

The following Planning Board members were present: Doug Buchanan, Sharon Clontz, Mike Medlin, Josh Presley, Bill Thomas, Fred Rogers, Rodney Stephens (Alt.), Alex Karakosta (Alt.). Absent: Chrisie Black

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

**2. Public Comments**

Steve Outen from the Town of Unionville introduced himself and shared that he had attended the meeting to observe and learn. He mentioned that Unionville had recently gone through a comprehensive plan update process, receiving less than 10% response to their survey. Outen noted that most respondents wanted Unionville to stay as it was.

Outen also mentioned that Unionville was looking at enhancing Williams Park, potentially adding small trails and making other upgrades. He suggested that Fairview and Unionville could potentially work together on some initiatives, as their citizens seemed to have similar mindsets.

**3. Items of Business:**

**3.A. Update Ordinance and Land Use Plan**

Ed Humphries provided an update on the ordinance and land use plan. He mentioned that during budget time, he had been discussing with the council about updating the ordinance and comprehensive plan. Humphries explained that the comprehensive plan, which serves as a blueprint for Fairview's future, was last updated about 20 years ago. He requested the council to allocate funds for updating both the comprehensive plan and the ordinance.

Humphries noted that the process would be expensive, potentially requiring the cost to be spread over three years. He emphasized that the planning board would be heavily involved in the process, especially for the comprehensive plan. This would

include several public hearings and a survey to gather input on the town's current status, desires, and preferences.

Sharon Clontz inquired about the company proposed to do the rewriting of the ordinance and comprehensive plan. Humphries confirmed that he would recommend the firm "In Focus" to the council, noting that they had used this company in the past and that he had known the principal for 30 years. He praised the company's expertise in working with small towns.

The estimated cost for updating the ordinance was around \$45,000, with an additional \$22,000 for the comprehensive plan. Humphries acknowledged that while expensive, he believed this company would provide the best service and was unlikely to find a cheaper alternative.

### 3.B. Update Macon Family Farm

Ed Humphries discussed the situation with the Macon Farm, located on West Duncan near the golf course. A gentleman had purchased 50 acres and constructed a long driveway across a creek. Humphries explained that the owner couldn't build a bridge across the stream in the floodplain but had done so anyway. The town had given temporary permission to see if a permanent bridge could be obtained.

Humphries mentioned that the owner wanted to build up his property by bringing in free dirt, which was causing issues with dust and mud for neighboring properties. This had led to complaints from residents in the area. Humphries noted the challenges of balancing the rights of property owners with the concerns of neighbors and the limitations of town ordinances.

The discussion revealed that various agencies, including the Department of Environmental Quality (DEQ), were involved in monitoring the situation. Humphries explained that there were timelines and requirements the owner had to meet, and failure to comply could result in fines.

### 3.C. Update Hudson Brothers Property

Ed Humphries provided an update on the Hudson Brothers property. He informed the board that Eddie and Jim Hudson had sold their business. The new owner, a past resident of Fairview, had plans for the property similar to another small industrial complex he owned on Blair Road.

Humphries explained that the new owner could continue with uses permitted under light industrial zoning, if he didn't change the use significantly. He mentioned that part of the complex would still be used to make trailers, now under the name "Hudson Trailers," which had been bought by Midstate Trailers.

The property, approximately 20 acres in size, was now owned by TPRH Holdings Incorporated, LLC. Humphries clarified that the LLC structure was primarily for liability protection.

### 3.D. Update Park and Old Fire Department Property

Ed Humphries provided an update on the park and old fire department property. He mentioned that a contract had been let to start work on the amphitheater. The stage pad and grading had been completed, marking the first phase of the project. Future phases would include parking, bathrooms, and a bandshell.

Humphries noted that the fire department was operating well out of their new building. The old fire department building had been purchased by the county, with plans to house an ambulance team there.

He also mentioned that the town had purchased a large red building next to the old fire department, which would be used for storing park equipment and other town property. Humphries explained that while the building was not insulated, it provided ample space for storage needs.

Regarding the park itself, Humphries mentioned that there was a natural trail leading down to a creek, which was about a mile and a half long. He encouraged board members to visit and enjoy this feature of the park.

### 4. Approval of Minutes:

#### 4.A. Regular minutes of December 17, 2024

Fred Rogers made a motion to approve the meeting minutes of December 17, 2024. Rodney Stephens seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Rogers, Stephens and Thomas voted yes (7-0).

#### 4.B. Change Meeting Time

Rodney Stephens made a motion to change the Planning Board meeting time from 6:30 PM to 6:00 PM. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Rogers, Stephens and Thomas voted yes (7-0).

### 5. Adjournment

Doug Buchanan adjourned the meeting.

Respectfully submitted,

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

\_\_\_\_\_  
Doug Buchanan  
Chairman

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025

**Discuss  
Budget  
Amendment 1 for  
the 2024-2025  
Budget**

**The Town of Fairview**  
**AN ORDINANCE TO AMEND THE**  
**OPERATING BUDGET FOR FISCAL YEAR 2024-25**  
**BUDGET AMENDMENT 1**

**WHEREAS**, an ordinance establishing an annual budget for the Town of Fairview for the 2024-25 fiscal year has been prepared and approved by the Town Council in conformance with North Carolina General Statute 159-8; and

**WHEREAS**, North Carolina General Statute 159-15 provides for the amendment of the budget ordinance by the Town Council as determined appropriate; and

**WHEREAS**, an amendment to the budget ordinance for fiscal year 2024-25 is needed to reflect certain alterations to the authorized revenues and expenditures of the General Fund since the beginning of the budget year:

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council for the Town of Fairview at this meeting of the Town Council held on June 10, 2025 that the following amendments be made to the operating budget ordinance for fiscal year 2024-25:

**SECTION 1. GENERAL FUND**

	<b>FROM</b>	<b>TO</b>
TOTAL ANTICIPATED REVENUES (see attached detail)	\$ 417,556	\$472,656
TOTAL ANTICIPATED EXPENSES (see attached detail)	\$ 417,556	\$472,656,

Ordinance adopted this 10<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Gary Wilfong, Mayor

Attest:

\_\_\_\_\_  
Clerk

Town of Fairview  
Budget Amendments  
Year Ended June 30, 2025

	Budget	Budget	Revised	Comments
	Jul 24 to Jun 25	Amend 1	Budget	
Ordinary Income/Expense				
Income				
Ad Valorem taxes	116,000.00		116,000.00	
Alcoholic beverage	14,000.00		14,000.00	
Donations		6,000.00	6,000.00	Donation for Fisherman's statue, etc.
Fund balance appropriated	49,556.00	43,100.00	92,656.00	Higher park salaries, rental house outlay
Investment income		10,000.00	10,000.00	Invested excess funds with NC CMT
Miscellaneous income		4,000.00	4,000.00	Vendor fees and summer camp fees
Motor vehicle taxes	14,000.00		14,000.00	
Rent reserve for park capital items	20,000.00		20,000.00	
Sales and use tax	57,000.00		57,000.00	
Utility Franchise taxes	130,000.00	-5,000.00	125,000.00	Lower franchise taxes than anticipated
Zoning fees	17,000.00	-3,000.00	14,000.00	Lower zoning fees than estimated
Total Income	417,556.00	55,100.00	472,656.00	
Expense				
Advertising and Promotion	1,000.00		1,000.00	
Audit fees	10,000.00	1,000.00	11,000.00	Higher audit fees than estimated
Bank Service Charges	500.00		500.00	
Capital outlay - Office renovation	12,000.00		12,000.00	
Capital Outlay - Park	0.00	3,600.00	3,600.00	Fisherman's statue
Capital Outlay - Rental house		23,000.00	23,000.00	Septic tank and HVAC replacements
Debt repayment	55,600.00		55,600.00	
Dues and Subscriptions	6,200.00		6,200.00	
Festival expense	20,000.00		20,000.00	
Grants	3,000.00		3,000.00	
Insurance Expense	8,200.00	2,000.00	10,200.00	Higher WC insurance due to Park salaries
Internet and website	11,000.00	-2,000.00	9,000.00	
Legal fees	10,000.00	5,000.00	15,000.00	Issues related to Macon zoning
Miscellaneous Expense	2,000.00	-1,000.00	1,000.00	
Office expense	39,000.00	-4,000.00	35,000.00	No septic tank pumping in 24-25
Office utilities	6,500.00	2,000.00	8,500.00	Increased square footage for HVAC
Park Maintenance	55,000.00	-5,000.00	50,000.00	Lower maintenance on park this year
Park Utilities	5,200.00	2,500.00	7,700.00	Higher water and electric bills
Payroll Expenses	57,809.00		57,809.00	
Payroll Taxes	10,422.00	2,000.00	12,422.00	Higher park salaries than anticipated
Planning and zoning	56,981.00	500.00	57,481.00	
Professional Fees	7,000.00	5,000.00	12,000.00	Unexpected fees for PARTF grant

Town of Fairview  
 Budget Amendments  
 Year Ended June 30, 2025

	Jul 24 to Jun 25	Amend 1	Budget	Comments
Rental house repairs, etc	2,000.00	500.00	2,500.00	
Salaries - Park	21,444.00	15,000.00	36,444.00	Higher park salaries than anticipated
Solid Waste Manage cost share	8,000.00		8,000.00	
Tax collection fees	2,200.00		2,200.00	
Telephone Expense	1,000.00		1,000.00	
Training expense	500.00		500.00	
Zoning administration	5,000.00	5,000.00	10,000.00	Zoning issues requiring N-Focus assist
Total Expense	417,556.00	55,100.00	472,656.00	
Net Ordinary Income	0.00		0.00	
Net Income				

# Discuss the 2025-2026 Budget

2:37 PM

06/04/25

Accrual Basis

**Town of Fairview**  
**Profit & Loss Budget Overview**  
 July 2025 through June 2026

	Jul '25 - Jun 26
Ordinary Income/Expense	
Income	
Ad Valorem taxes	179,000.00
Alcoholic beverage	17,000.00
Festival income - vendors, etc.	0.00
Fund balance appropriated	36,612.00
Investment income	17,500.00
Motor vehicle taxes	15,000.00
Rent reserve	17,500.00
Sales and use tax	60,000.00
Utility Franchise taxes	128,250.00
Zoning fees	15,000.00
Total Income	485,862.00
Expense	
Advertising and Promotion	1,000.00
Audit fees	11,400.00
Bank Service Charges	500.00
Debt repayment	54,040.00
Dues and Subscriptions	6,500.00
Elections expense	5,000.00
Festival expense	17,500.00
Grants	3,000.00
Insurance Expense	11,000.00
Internet and website	10,000.00
Legal fees	15,000.00
Miscellaneous Expense	2,000.00
Office expense	37,000.00
Office utilities	9,000.00
Park Maintenance	50,000.00
Park Utilities	8,000.00
Payroll Expenses	78,776.00
Payroll taxes	13,504.00
Planning and zoning	60,000.00
Professional Fees	7,500.00
Rental house repairs, etc	2,500.00
Salaries - Park	37,742.00
Solid Waste Manage cost share	8,000.00
Tax collection fees	3,000.00
Telephone Expense	1,000.00
Training expense	500.00
Zoning administration	10,000.00
Zoning code update	22,400.00
Total Expense	485,862.00
Net Ordinary Income	0.00
Net Income	0.00

Town of Fairview  
Fiscal Year 2025-26 Budget  
Assumptions and Explanations

*Changes since Budget workshop on May 13, 2025*

Changed Zoning Code Update payments to 1/3 each year for the next 3 years. Payment changed from 67,200 for 25-26 to 22,400.

**Revenue**

Ad valorem: based upon newly assessed projected real and personal property values of \$909,970,381 from Union County using 98% collection rate for ad valorem taxes at \$.02 per hundred assessment rate. Used \$179,000. The revenue neutral tax rate is \$.0134 per hundred of assessed value for a revenue amount of \$120,000.

Alcoholic Beverage tax: Used the amount collected for 12 months ended March 31, 2025. NCLM projects 2% growth in this revenue category. Used \$17,000.

Fund balance appropriated: amount needed to cover budgeted expenses over amount projected for revenues; used 81,412.

Investment income: Based on \$500,000 balance at NC Capital Management Trust at a 3.5% rate.

Motor Vehicle taxes: based upon estimated value of 71,583,922 and using 100% collection rates at \$.02 per hundred assessment rate. Used \$15,000.

Rent Reserve: Combination of house rental, park rental and land rental income to be used for future capital expenditures in the Park. Recent 12 month revenue amount is \$17,770. Used 17,500 for 25-26 budget.

Sales and use tax: NC League estimates 2.5% growth for 25-26. Current year income is approximately \$59,000; used \$60,000 for 25-26 budget.

Franchise taxes: NC League estimates negative growth for 25-26. Based on current year trends, I used \$128,250 reflecting negative growth of 2.0% as estimated amount for 25-26.

Zoning fees: based upon trends from 24-25; used \$15,000, which is the same recent 12 month actual total.

## **Expenses**

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

Audit fees: Used JB Watson's estimated audit fee plus additional estimated accounting charges; used \$11,400.

Bank service charges: used \$500, which is same budget as last year.

Debt repayment: Repayment of debt to the Haiglers in January 2026 for land purchase note. Used \$54,040.

Dues and subscriptions: School of Govt Foundation – 550 - NC League of Municipalities – 5,180 (Current year plus slight increase); Union County Chamber of Commerce – 350; Association of Municipal Clerks – 80; NC Mayor's Association – 200; Miscellaneous 120; Used \$6,500 for 25-26.

Elections expense: Used \$5,000 estimated amount provided by Union County Board of Elections.

Festival expense: Used \$17,500 for annual amount, which is slightly more than recent 12 month actual of 13,170.

Grants: Used \$3,000 as an estimate of contributions to organizations, which is the same as amount as budgeted for 24-25.

Liability insurance: Property and Casualty insurance has increased due to storms and rising costs of repairs; bonding premium of \$500 and workers comp premium of \$1,200. Recent 12 month actual is 9,631; used 11,000 as budget for 25-26

Internet and website expense: Monthly email, server hosting, annual amount = \$4,200; Time Warner phone and internet, annual = \$3,000; Website charge = \$2,150; Domain name renewal = \$400; recent 12 month actual is 8,313; used 10,000 as 25-26 budget.

Legal fees: Projected 22% increase from attorney related to market rate increases; also increased due to possible pending litigation; used 15,000 as budget for 25-26

Miscellaneous: Various unclassified expenses; Used \$2,000.

Office expense: Recent 12 month actual is 31,600; large item is landscape maintenance of about \$7,500; no septic tank pumping expected for 25-26; Used 37,000.

Office utilities: Used 9,000, based upon recent 12 month actual of 7,819.

Park Maintenance: Used \$50,000, based upon recent 12 month actual of 42,969.

Park Utilities: Used \$8,000 based upon recent 12 month actual of 7,181.

Payroll expenses: Increased finance officer and town clerk to market rate based upon other municipalities Used 5.30% rate of increase for staff based upon NCLM salary survey for 25-26.

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

Planning and zoning: Salary broken out separately for Ed.

Professional fees: Retreat expense for Council, plus other minor expenses of \$1,500; possible interlocal critical design grant of \$4,000. Used \$7,500.

Rental house repairs: used \$2,500 due to increased costs of repairs; spent \$1,823 for recent 12 months.

Salaries – Park; salary broken out separately for Michael Starnes and Tania.

Solid Waste Management: Used budgeted amount of \$8,000 as recommended by Union County Waste Management.

Tax Collection fees: based upon 1.5% of ad valorem taxes and motor vehicle taxes. Used \$3,000.

Telephone: estimated \$1000. Recent 12 month actual is 614

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

Zoning administration: Estimated fees for zoning enforcement to N-Focus. Used \$10,000 as amount spent recently has been 7,828.

Zoning code update: Proposal by N-Focus to create a Unified Development Ordinance and Land Use Plan; used \$67,200.

# Discuss Public Hearing on proposed 2025- 2026 Town Budget

**Discuss/Adopt  
2025-2026  
Budget  
Ordinance for  
fiscal year**

## **Town of Fairview**

### **Budget Ordinance Fiscal Year 2025-26**

Be it ordained by the Governing Board of the Town of Fairview, NC:

Section I: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

**See attached Profit and Loss Budget Overview for individual listing of revenue items.**

Total income	\$485,862
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Section II: The following appropriations are hereby made in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

**See attached Profit and Loss Budget Overview for individual listing of expense items.**

Total expense	\$485,862
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Section III: Levy of taxes

There is hereby levied a tax rate of \$.02 per one hundred dollars valuation of property as listed as of January 1, 2025 for the purpose of raising the revenue listed as "Current year ad valorem property tax" in the General Fund in Section I of this ordinance.

North Carolina General Statute 159-11(e) requires local governments to publish a revenue-neutral tax rate "in each year in which a general reappraisal of real property has been conducted, the budget officer shall include in the budget, for comparison purposes, a statement of the revenue-neutral property tax rate for the budget. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred." The revenue neutral rate for 25-26 is \$.0134.

Section IV: The Finance Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a) They may transfer amounts between line item expenditures within a department without limitation and without a report being prepared.
- b) They may transfer amounts up to \$1,000 between departments, including contingency appropriations within the same fund. They must make an official report on such transfers at the next regular meeting of the Governing Board.

Section V: Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and the Finance Officer to be kept on file by them for direction in the disbursement of funds.

Adopted this 10<sup>th</sup> day of June, 2025.

Gary Wilfong  
Mayor