

# **FAIRMONT BOARD OF COMMISSIONERS MEETING**



**Agenda Packet**

**Fairmont Board of Commissioners  
Regular Meeting Agenda**

Date: September 16, 2025

Time: 6:00 p.m.

Place: Fairmont-South Robeson Heritage Center

- I. CALL TO ORDER**
- II. Invocation – Reverend Chuck Williams, Baltimore Baptist Church**
- III. Pledge of Allegiance**
- IV. Mayor's Presentations**
  - a. Proclamation – NC Clean Sweep Proclamation
  - b. Certificate of Appreciation – Randolph & Natasha Washington, owners of Zaberans Restaurant
  - c. Introduction of 2025-2026 Golden Ambassador Mason Pittman
- V. Public Hearings**
  - a. 2025 CDBG-NR Application
  - b. CDBG-I 20-I-3608 Program Amendment
  - c. CDBG-I 2025 Grant Application
- VI. Approval of Agenda**
- VII. Public Comment Period/Citizens Appearance** - Anyone wishing to come before the board must place their name and topic of discussion on the list before the meeting begins. The Public Comment period is thirty minutes, and each speaker will be given five minutes to speak. There will be no discussion with the board.

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| <ul style="list-style-type: none"><li><b>VIII. Consent Agenda</b> – These items will be adopted with one vote.<ul style="list-style-type: none"><li>a. Approval of Minutes – Regular Meeting, August 19, 2025, and Special Meetings, September 2 and September 5, 2025</li><li>b. Ordinance 25-283 - Stormwater AIA Project Budget Ordinance</li><li>c. Ordinance 25-284 - Closing of Main Street for Twilight Christmas Parade</li></ul></li></ul> |
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- IX. Old Business**
  - a. None
- X. New Business**
  - a. Appointment of ABC Board member
  - b. Resolution 25-10 – 2025 CDBG-NR grant application
  - c. Resolution 25-11 – 2025 CDBG-I Brown Street Pump Station Rehabilitation grant application
  - d. Resolution 25-12 – Offer from NC Youth Violence Prevention Center for old library
  - e. Resolution 25-13 – Wastewater Asset Management Plan & CIP Amendment #1
  - f. Resolution 25-14 – Tentative Award for the Collection System Rehabilitation Contract 4 – WWTP Grit Removal and Brown Street Pump Station Grit System Rehabilitation

**XI. Comments**

- a. Board of Commissioners and Mayor
- b. Town Manager
  - Code Enforcement/Brownfields Update
  - Fire Department Grant/Departmental Update
  - South Robeson Rescue/Departmental Update
  - Police Grant Award Announcement

**XII. Adjournment**

**XIII. Community Announcements**

- a. Friday, September 19 – FHS Homecoming game, 7:30 p.m.
- b. Saturday, September 20 – 3<sup>rd</sup> annual FHS Grand Reunion – Fairmont Community Park, all day.
- c. Saturday, September 27 – Golf Cart Cruise-In and Parade, Food Truck Rodeo, Craft Village, 10:00 a.m. to 2:00 p.m., Town Hall parking lot.
- d. Saturday, September 27 – River Roots Concert, 6:30 p.m., Heritage Center.
- e. Thursday, October 2 – Fairmont Planning Board, 6:00 p.m. Town Hall Courtroom.
- f. Saturday, October 4 – Senior Bingo, 12:00 noon to 2:00 p.m., Heritage Center.
- g. Friday, October 10 – Chamber of Commerce Fall Concert featuring “Past Perfect”, 6:00 to 9:00 p.m., Fairmont Golf Course.
- h. Saturday, October 11 – Fairmont Farmers Festival Scholarship Pageant, 2:00 p.m., E.R. Gause Auditorium, Rosenwald Elementary School.
- i. Wednesday, October 15 – Job Fair, 10:00 a.m. to 2:00 p.m., Heritage Center.
- j. Saturday, October 18 – Fairmont Farmers Festival, Main Street, 10:00 a.m.
- k. Tuesday, October 21 – Regular Town Board Meeting, 6:00 p.m., Heritage Center.
- l. Saturday, October 25 – Senior Citizens Trip to Northwood Temple
- m. Friday, October 31 – Drive Thru Trunk or Trunk

Respectfully submitted,

*Jerome Chestnut*

Jerome Chestnut, Town Manager

IV-A

## PROCLAMATION

**WHEREAS**, it is important that we make every effort to encourage citizens to keep our Town clean; and

**WHEREAS**, cleanliness and neatness encourages business and industry to locate within our Town and improves our standard of living; and

**WHEREAS**, the North Carolina Department of Transportation organizes an annual statewide roadside cleanup each fall to ensure clean and beautiful roads across our state; and

**WHEREAS**, the Fall Litter Sweep roadside cleanup encourages local governments and communities, civic and professional groups, businesses, churches, schools, families, and individuals to participate by sponsoring and organizing local roadside cleanups; and

**WHEREAS**, the month of September has been designated by various N. C. State and Robeson County agencies to clean and beautify our surroundings

**NOW, THEREFORE, I, CHARLES KEMP, MAYOR OF THE TOWN OF FAIRMONT, N. C.** do hereby proclaim that September 13<sup>th</sup> through 27<sup>th</sup> should be observed as "Keep Fairmont Clean and Green" and that all citizens in Fairmont are encouraged to participate in the effort to keep our community clean and litter free.

Adopted this 16<sup>th</sup> day of September, 2025.

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Charles Kemp, Mayor

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Jennifer H. Larson, Town Clerk





**Fairmont 2025 CDBG-NR Application**  
**2nd Public Hearing**

- Second of 2 public hearings to notify of intent to apply
- Community Development Block Grant-Neighborhood Revitalization
- Applications due in Raleigh on October 29
- Applying for the maximum amount \$950,000
- Will be all housing
  - Started with town list of homes from town staff then did income surveys
- Activities to include
  - Reconstruction of 4 homes (demolish and rebuild new) and alternates of 1 reconstruction and rehabilitation of 2 homes
    - 604 Red Cross Street – Reconstruction
    - 129 Liberia Street – Reconstruction
    - 205 Stephens Street – Reconstruction
    - 702 Morro Street – Reconstruction
    - Alternate #1— 202 Jenkins Street – Rehabilitation
    - Alternate #2— 205 N. Walnut Street – Rehabilitation
    - Alternate #3— 603 Floyd Street – Rehabilitation
    - Alternate #4— 614 W. Benjamin St – Reconstruction
- Following this public hearing, Board will vote on a resolution to apply



V-B

**TOWN OF FAIRMONT  
FY20 COMMUNITY DEVELOPMENT BLOCK GRANT - INFRASTRUCTURE  
AMENDMENT PUBLIC HEARING**

The Town of Fairmont will hold a public hearing on Tuesday, September 16, 2025, at 6:00 pm at The Heritage Center, 207 S. Main Street in Fairmont to discuss the proposed program amendment for the Town of Fairmont's Community Development Block Grant, CDBG project number 20-I-3608.

The Town of Fairmont received CDBG funds (20-I-3608) in the amount of \$1,903,000 to provide for the rehabilitation/replacement of the existing Brown Street pump station and the repair/replacement of the associated mechanical bar screen and grit removal systems which transports 100% of the Town's wastewater to the Town of Fairmont Regional Wastewater Treatment Plant via approximately 51,000 LF of discharge force main along NC Hwy 103 by replacing and adding the air valve along this line and provide for the replacement of approximately 800 LF of 18-inch failing gravity sewer outfall. The low-to-moderate income percentage of the project area is 65.05 percent.

A previous program amendment was submitted to modify the scope of work due to budget constraints. The revised scope of work included the installation of a new triplex submersible pump station along the route of the existing force main, replacement & addition of air release valves, providing weatherproof shelters for the existing electrical controls and cleaning & coating of the existing conduit exposed in the wet well and valve vault at the Brown Street pump station. The existing electrical and pump control components will remain in service as they were planned for replacement in the original scope of work. In addition, the revised scope of work included the replacement of the existing Brown Street generator but incorporated the use of the existing automatic transfer switch instead of a complete replacement of both components. The wet well and valve vault rehabilitation at the Brown Street pump station are not included in the revised project scope.

The current FY20 project is being amended to include revisions to the previously approved scope of work. The revised scope includes the purchase and installation of a new two-ton hoist and frame and an auto-dialer for the new intermediate pump station located at 16619 NC130 Hwy E, Fairmont, NC. The Town does not currently have a means of removing the proposed pumps from the pump station when necessary for maintenance. Furthermore, the proposed pumps are too heavy to be safely lifted with a standard davit crane. The addition of the auto-dialer, or some means of remote monitoring, is required by NCDEQ. The addition of the proposed auto-dialer is the most cost-effective solution that meets NCDEQ requirements.

The project amendment also includes necessary work to remove and replace existing small-diameter piping, valves, tapping saddle, and miscellaneous hardware between the sewer forcemain and the existing ARVs. This replacement is essential due to severe deterioration and unreliability. The ARV's included in this amendment are located along Hwy 130 between the Town of Fairmont and Hwy 74.

The project amendment also includes new soft starts to the Brown Street Pump Station electrical controls and required panel air conditioner to prevent overheating. The amendment includes replacement of the existing Brown Street Pump Station check valves to eliminate ongoing leakage, as well as replacement of the plug valves, which are corroded and incompatible with the new check valves. Lastly, a failed fitting and pipe segment in the Brown Street Pump Station wet well will be replaced with this amendment, as it currently prevents proper operation of the associated pump. The work at the Brown Street pump station is located at 400 Brown Street, Fairmont, NC.

The total additional cost of the work items included in the amendment totals \$128,410.00. However, the currently approved project budget has sufficient contingencies remaining to cover these costs. As such, the amended scope of work does not require additional grant funds. The project area and service population will remain unchanged as a result of the proposed amendment. The proposed benefit will remain unchanged at 65.05 percent low-to-moderate income.

The Town is interested in obtaining all citizens' input on the proposed project amendment and request for additional funding. Citizens will also be requested to assess the performance of the original grant of the Town of Fairmont in resolving identified community development and housing needs, and in achieving its community development goals and objectives. All citizens, including those in the targeted area, are encouraged to attend in order to comment on the accomplished activities. Formal written complaints or comments concerning the program amendment that are submitted to the Town of Fairmont at 421 S. Main Street, Fairmont, NC, prior to or following the public hearing will be responded to within fifteen (15) working days by the Town.

Persons with disabilities or whom otherwise need assistance should contact Jenny Larson, Town Clerk at 910-628-9766 or Relay North Carolina #711 at least 48 hours prior to the public hearing. Accommodation will be made for all whom request assistance with participating in the public hearing.

This information is available in Spanish or any other language upon request. Please contact Jenny Larson, Town Clerk at 910-628-9766 for accommodations for this request.

Esta información está disponible en español o cualquier otra lengua a petición. Entre en contacto con por favor la Jenny Larson, Town Clerk at 910-628-9766, para las comodidades para esta petición.



*An Equal Opportunity/Affirmative Action Employer*

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***PLEASE PUBLISH THE ABOVE FOR ONE-DAY ONLY IN THE DISPLAY (NON-LEGAL) SECTION OF THE FAYETTEVILLE OBSERVER ON THURSDAY, SEPTEMBER 4, 2025.***

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Please send Invoice and Affidavit  
of Publication to:

Rachel Whitaker  
LKC Engineering  
PO Box 888  
Aberdeen, NC 28315

Please email additional Affidavit of Publication to:

Rachel Whitaker  
rachel@LKCengineering.com

Tab - Vc

**NOTICE OF PUBLIC HEARING  
RELATIVE TO APPLICATION  
BY THE TOWN OF FAIRMONT  
FOR FUNDING UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED**

Notice is hereby given that the Town of Fairmont will conduct a public hearing on September 16th at 6:00 PM, or as soon thereafter as the agenda will allow, at the South Robeson Heritage Center, 207 S Main Street, Fairmont, NC 28340 relative to the intention of the Town of Fairmont to apply for FY2025 CDBG funding under Title I of the Housing and Community Development Act.

The Town of Fairmont intends to apply for a grant of approximately \$3,000,000 in CDBG Infrastructure funds to complete the Brown Street Pump Station Improvements consisting of the replacement of the existing mechanical screening unit, rehabilitation of pump station structures and piping, electrical system replacement and improvements, replacement of existing pumps and controls, and installation of a SCADA system for the pump station. The project is located at 400 Brown Street, in the Town of Fairmont.

The following is a tentative list of proposed activities and an estimated budget. The final application will be reviewed at the public hearing.

Infrastructure Improvements    \$2,821,000.00

Grant Administration    \$179,000.00

The proposed project will provide benefits to the citizens of the Town of Fairmont, 65.05% of whom are low and moderate income individuals based on area wide data. No individuals will be displaced, nor will any require temporary relocation assistance as a result of the proposed project.

Citizens will be given the opportunity to provide oral and written comment on the Town's past and proposed use of CDBG funds at the public hearing. All interested citizens are encouraged to attend.

If additional information is needed, please contact Jerome Chestnut, Town Manager at Fairmont Town Hall. Formal written complaints or comments concerning the application process that are submitted to the Town of Fairmont prior to or following the public hearing will be responded to within fifteen (15) working days by the Town. A copy of the completed project application will be available for public review after September 30, 2025, at the Fairmont Town Hall.

Persons with disabilities or who otherwise need assistance should contact Jennifer Larson, at (910) 628-9766 or [jl Larson@fairmontnc.gov](mailto:jl Larson@fairmontnc.gov) (TDD #1-800-735-2962 or Relay North Carolina #711) by September 9, 2025. Accommodations will be made for all who request assistance with participating in the public hearing.

This information is available in Spanish or any other language upon request. Please contact Jennifer Larson, at (910) 628-9766, or at the Town Hall 421 S. Main St. Fairmont, NC 28340 for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Jennifer Larson, al (910) 628-9766 o en Town Hall 421 S. Main St. Fairmont, NC 28340, de alojamiento para esta solicitud.





**Regular Meeting – August 19, 2025**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, August 19, 2025, at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Kemp presiding. Commissioners present were J.J. McCree, Jan Tedder-Rogers, Terry Evans, Heather Seibles, Melvin Ellison, and Clarence McNeill, Jr. Staff present included Town Manager Jerome Chestnut, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Captain Jonathan Evans, and Public Works Director Ronnie Seals. Others in attendance included Reverend Rex Anderson, Michael Taylor, Phillip Wall, William Bethea, Jr., Halle Bethea, Jahana Jones, Kirsten Ellefson and many citizens.

**Call to Order and Invocation**

Mayor Charles Kemp called the meeting to order at 6:03 p.m. Reverend Rex Anderson, Pastor of North Fairmont First Baptist Church, gave the invocation, which was followed by the Pledge of Allegiance.

**Mayor's Presentation****Proclamation – Fairmont Town Employee Appreciation Week**

Mayor Kemp read a proclamation naming September 1-7, 2025, as Fairmont Town Employee Appreciation Week. A signed copy of this proclamation is hereby incorporated by reference and made a part of these minutes.

**Recognition of Commissioner Melvin Ellison for being appointed to NC ABC Board.**

Mayor Kemp presented a certificate to Commissioner Melvin Ellison in recognition of being appointed to the North Carolina ABC Board.

**Introduction of 2025-2026 Golden Ambassadors**

Mayor Kemp introduced the 2025-2026 Golden Ambassadors. They are William Bethea, Jr., Kirsten Ellefson, Halle Bethea, and Jahana Jones.

**Public Hearing – Non-Contiguous Voluntary Annexation of 130 Convenient Mart**

Commissioner Ellison made a motion to go into public hearing at 6:23 p.m. Commissioner Seibles seconded the motion, and it passed unanimously.

The purpose of the Public Hearing is to discuss the non-contiguous voluntary annexation of 130 Convenient Mart.



Town Manager Jerome Chestnut detailed the Non-Contiguous Voluntary Annexation petition of Hwy 130 Convenient Mart by Mr. Nasruddin W. Massar. He read the property description of parcel# 1204-02-018 and explained the town clerk certified the sufficiency of the petition. The petition meets the standards of noncontiguous annexation and is less than 3 miles from the town limits.

Mayor Kemp opened the floor for public comment, and several citizens including Karen Schwarmer, Terry Taylor, Scott Ivey, Debbie Webb, Gerald Jacobs, Melissa Ellefson, Jean Grimsley, Jeff Fowler, Darlene Bailey, and Ann Marie Smith spoke out against the annexation. Concerns included police/fire response times, sale of alcohol, cost of providing services versus benefits received, potential increase in crime/traffic, and fear of town annexing property surrounding the store. Commissioner Evans stated he is totally against the annexation because the store owner's only reason for wanting to be annexed is the ability to sell beer and wine.

Commissioner McNeill made a motion to come out of the public hearing at 7:10 p.m. Commissioner Evans seconded the motion, and it passed unanimously.

#### **Public Hearing – 2025 CDBG-NR Application**

Commissioner Ellison made a motion to go into public hearing at 7:11 p.m. Commissioner Seibles seconded the motion, and it passed unanimously.

Town Manager Jerome Chestnut stated the purpose of this Public Hearing is to advise and receive feedback from the citizens of the Town of Fairmont on applying for the 2025 CDBG-NR Grant Program. The Town of Fairmont applied for this grant in 2023 and 2024 and were successful in both applications. Mr. Chestnut noted the following:

- First of 2 public hearings to gather community input
- Community Development Block Grant-Neighborhood Revitalization
- Maximum grant amount of \$950,000
- Total of approximately \$12 million funding available with \$4.7 million of that set aside for Rural Community Development Fund which does not require a housing activity
- Eligible activities
  - Housing
  - Infrastructure related to housing
    - New utility services
    - Streets
    - Flood and Drainage improvements
    - Sidewalks/pedestrian ways
  - Public facilities
    - Shelters, community center, recreation center

- Must meet 1 of 3 national objectives
  - Benefit LMI persons
  - Prevent or eliminate slums or blight
  - Meeting other urgent needs (often storm/disaster related)
- Homes must be owner occupied LMI, real property
- Can include rehabilitation of housing or demo/rebuild
- 2<sup>nd</sup> public hearing will be held on September 16, 2025 prior to submitting application
- Applications due October 29, 2025

There was no public input.

Commissioner Tedder-Rogers made a motion to come out of the public hearing at 7:15 p.m. Commissioner Seibles seconded the motion, and it passed unanimously.

#### **Public Hearing – CDBG-I 20-I-3608 Program Amendment**

Commissioner Ellison made a motion to go into public hearing at 7:15 p.m. Commissioner McNeill seconded the motion, and it passed unanimously.

Town Manager Jerome Chestnut stated the purpose of this Public Hearing is to discuss the proposed project amendment for the Town of Fairmont's Community Development Block Grant, CDBG project number 20-I-3608.

The Town of Fairmont received CDBG funds (20-I-3608) in the amount of \$1,903,000 to provide for the rehabilitation/replacement of the existing Brown Street pump station and the repair/replacement of the associated mechanical bar screen and grit removal systems which transports 100% of the Town's wastewater to the Town of Fairmont Regional Wastewater Treatment Plant via approximately 51,000 LF of discharge force main along NC Hwy 103 by replacing and adding the air valve along this line and provide for the replacement of approximately 800 LF of 18-inch failing gravity sewer outfall. The low-to-moderate income percentage of the project area is 65.05 percent.

A previous program amendment was submitted to modify the scope of work due to budget constraints. The revised scope of work included the installation of a new triplex submersible pump station along the route of the existing force main, replacement & addition of air release valves, providing weatherproof shelters for the existing electrical controls and cleaning & coating of the existing conduit exposed in the wet well and valve vault at the Brown Street pump station. The existing electrical and pump control components will remain in service as they were planned for replacement in the original scope of work. In addition, the revised scope of work included the replacement of the existing Brown Street generator but incorporated the use of the existing automatic transfer switch instead of a complete replacement of both components. The wet well and valve vault rehabilitation at the Brown Street pump station are not included in the revised project scope.

The current FY20 project is being amended to include revisions to the previously approved scope of work. The revised scope of work includes the purchase of a new two-ton hoist and frame (approximately \$32,000) and an autodialer (approximately \$2,000) for the new intermediate pump station located at 16619 NC130 Hwy E, Fairmont, NC. The Town does not currently have a means of removing the proposed pumps from the pump station when necessary for maintenance. In addition, the proposed pumps are too heavy to be safely removed with a typical davit crane. The addition of the autodialer, or some means of remote monitoring, is required by NCDEQ. The addition of the proposed auto-dialer is the most cost-effective solution that meets NCDEQ requirements. The amended scope of work does not require additional grant funds. The proposed benefit will remain unchanged at 65.05 percent low-to-moderate income. Mayor Charles Kemp then invited anyone from the public to provide comments on the proposed FY20 Program Amendment.

There was no public input.

Commissioner Ellison made a motion to come out of the public hearing at 7:21 p.m. Commissioner Seibles seconded the motion, and it passed unanimously.

Commissioner Seibles made a motion to authorize LKC Engineering to proceed with FY20 CDBG-I-3608 Program Amendment authorizing Mayor Charles Kemp to execute all required documents for the FY20 Program Amendment on behalf of the Town. Commissioner Ellison seconded the motion, and it passed unanimously.

Mayor Charles Kemp called for a short 10-minute recess at 7:21 p.m. so the minutes from the public hearing could be finalized, approved and certified at tonight's meeting. The minutes will be included in the FY20 Program Amendment to be submitted soon after the public hearing.

Once the meeting resumed at 7:31 p.m., Commissioner McNeill made a motion to adopt the Public Hearing Minutes for the CDBG-I 20-I-3608 Program Amendment. Commissioner Ellison seconded the motion, and it passed unanimously.

### **Approval of Agenda**

Commissioner Seibles made a motion to approve the agenda. Commissioner Ellison seconded the motion, and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

#### **Michael Taylor – Limbs and Leaves pickup**

Mr. Michael Taylor, of 125 Haywood Street, had a complaint about the limbs and leaves on his street not being picked up for a whole month.

Phil Wall – Board trust concern

Mr. Phil Wall said trust has been broken between the people and the commissioners they voted for. He asked for the resignation of the council members who have brought shame onto our town.

**Consent Agenda**

Upon motion by Commissioner Seibles and seconded by Commissioner Ellison, it was unanimously voted to adopt the following consent agenda items:

- a. Approval of Minutes – Regular Meeting, July 15, 2025

**Old Business**

Ordinance 25-282 – Satellite Annexation of 130 Convenient Mart.

Ordinance 25-282 follows the earlier Public Hearing request for the Noncontiguous voluntary satellite annexation of Hwy 130 Convenient Mart. Commissioner Evans made a motion to deny Ordinance 25-282 Satellite Annexation of 130 Convenient Mart. Commissioner Ellison seconded the motion, and it passed unanimously.

**New Business**

Resolution 25-08 – FEMA Hazard Mitigation Grant Application for the Happy Hill and Walnut Street Pump Station Relocation.

The Town of Fairmont seeks to apply for additional funding through FEMA for the relocation of the Happy Hill and Walnut Street Pump Station from flood zones. Commissioner Tedder-Rogers made a motion to adopt Resolution 25-08 – FEMA Hazard Mitigation Grant Application for the Happy Hill and Walnut Street Pump Station Relocation. Commissioner Evans seconded the motion, and it passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

Resolution 25-09 – Bladen-Columbus-Robeson Regional Hazard Mitigation Plan

Based on federal and state statutes, The Town of Fairmont must adopt a Hazard Mitigation Plan within a five -year cycle. The Town of Fairmont does not have an independent Hazard Mitigation Plan for the town, but the Town of Fairmont is included as part of the larger “Bladen-Columbus-Robeson Regional Hazard Mitigation Plan. Mr. Chestnut recommends that the Board of Commissioners adopt this resolution for the town to be eligible for federal and state assistance if a state of disaster is declared for a hazard event. A copy of the plan is available on the town’s website. Commissioner Seibles made a motion to adopt Resolution 25-09 – Bladen-Columbus-Robeson Regional Hazard Mitigation Plan. Commissioner Tedder-Rogers seconded the motion, and it passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

Ordinance Proposal – 1<sup>st</sup> Reading – Business Safety and Public Welfare

Town Manager Jerome Chestnut presented an ordinance proposal drafted by Commissioner Seibles to strengthen our business safety and public welfare. Our Town Attorney has reviewed this ordinance to ensure its legality. We are currently awaiting review from the UNC School of Government before we move forward with an official ordinance. Commissioner Tedder-Rogers made a motion to approve the first reading of the business safety ordinance. Commissioner Seibles seconded the motion, and it passed with a vote of 4 to 2 as follows:

For: Commissioners Tedder-Rogers, Seibles, Ellison and McNeill  
Against: Commissioners McCree and Evans

Commissioner Input

Commissioner Evans would like a report from South Robeson Rescue at the next board meeting, along with the current roster of town firefighters.

Commissioner Seibles stated the purpose of the business safety ordinance is to protect the wellbeing and future of the community and give the town authority to close any business that puts lives at risk.

Commissioner Ellison thanked everyone for coming and expressed his desire for Fairmont to grow by doing our best to protect its citizens.

Commissioner Tedder-Rogers stated the board cannot fix things they are not aware of and does not want to see any more blood in the streets.

Mayor Input

Mayor Kemp thanked Stop the Violence for their wonderful back to school events held this past weekend.

Announcements

Wednesday, August 20 – Job Fair/Blood Drive, 10:00 a.m. to 3:00 p.m., Heritage Center.

Wednesday, August 27 – Town Employee Luncheon, 12:30 p.m., Heritage Center.

Monday, September 1 – Town offices closed in observance of Labor Day.

Thursday, September 4 – Fairmont Planning Board, 6:00 p.m. Town Hall Courtroom.

Saturday, September 6 – Senior Bingo, 12:00 noon to 2:00 p.m., Heritage Center.

Page 7 – Regular Meeting, August 19, 2025

Tuesday, September 16 – Regular Town Board Meeting, 6:00 p.m., Heritage Center.

Saturday, September 27 – Golf Cart Cruise-In and Parade, Food Truck Rodeo, Craft Village, 10:00 a.m. to 2:00 p.m., Town Hall parking lot.

**Adjournment**

There being no further business, Commissioner Evans made a motion to adjourn the meeting at 7:57 p.m. Commissioner Tedder-Rogers seconded the motion, and it passed unanimously.

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Jennifer H. Larson  
Town Clerk



**Town of Fairmont**  
**Special called meeting**  
**Tuesday – September 2, 2025 @ 6:00pm**  
**Fairmont-South Robeson Heritage Center**

In attendance: Mayor, Charles Kemp, Mayor Pro-tempore, Clarence McNeill, Commissioners: J.J. McCree, Heather Seibles, Terry Evans, Melvin Ellison, Deputy Town Clerk, Rodney Cain, Town Attorney, Jessica Scott, and Town Manager, Jerome Chestnut.

Call to order and Invocation: Mayor, Charles Kemp

**ADMINISTRATIVE MATTERS – CLOSED SESSION**

Commissioner, Melvin Ellison made a motion to go into closed session to discuss personnel per N.C.G.S. 143-318-11 (a)(6) and consult with an attorney retained by the board to preserve the attorney-client privilege between the attorney and the Board of Commissioners for the Town of Fairmont per N.C.G.S. 143-318-11 (a)(3).

Seconded by: Commissioner, Terry Evans

Vote: All – Motion Passed

6:02 pm

**RETURN TO OPEN SESSION**

Commissioner, Terry Evans made a motion to come out of closed session and return to open session.

Seconded by: Mayor Pro-Tempore, Clarence McNeill

Vote: All – Motion Passed

8:00 pm

**ACTION - 1**

Commissioner Terry Evans made a motion to terminate the contract of Town Manager, Jerome Chestnut. Effectively immediately, without cause.

Seconded by: Mayor Pro-Tempore, Clarence McNeill

Vote: (3 for): Evans, McNeill, McCree / (2 Against): Seibles, Ellison - Motion Passed

**ACTION - 2**

Commissioner, Heather Seibles made a motion to instruct the Deputy Finance Director, Rodney Cain, in the absence of the Finance Director, Jennifer Larson, to carry out the duties of the Finance Director.

Seconded by: Commissioner, Melvin Ellison

Vote: All – Motion Passed



## ADJOURNMENT

Commissioner, Terry Evans made a motion to adjourn.

Seconded by: Mayor, Pro-Tempore, Clarence McNeill

Vote: All – Motion Passed

Meeting Adjourned at: 8:10 pm

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Deputy Town Clerk, Rodney Cain

**Town of Fairmont**  
**Special called meeting**  
**Friday – September 5, 2025 @ 6:00pm**  
**Fairmont-South Robeson Heritage Center**

In attendance: Mayor, Charles Kemp, Mayor Pro-tempore, Clarence McNeill, Commissioners: J.J. McCree, Jan Tedder – Rogers, Heather Seibles, Terry Evans, Melvin Ellison, Deputy Town Clerk, Rodney Cain, Town Attorney, Jessica Scott, and Jerome Chestnut.

Call to order and Invocation: Mayor, Charles Kemp

**ADMINISTRATIVE MATTERS – CLOSED SESSION**

Commissioner, Heather Seibles made a motion to go into closed session to discuss personnel per N.C.G.S. 143-318-11 (a)(6) and consult with an attorney retained by the board to preserve the attorney-client privilege between the attorney and the Board of Commissioners for the Town of Fairmont per N.C.G.S. 143-318-11 (a)(3).

Seconded by: Commissioner, Melvin Ellison

Vote: All – Motion Passed

6:02 pm

**RETURN TO OPEN SESSION**

Commissioner, Heather Seibles made a motion to come out of closed session and return to open session.

Seconded by: Commissioner, Melvin Ellison

Vote: All – Motion Passed

6:35 pm

**ACTION - 1**

Commissioner, Jan Tedder – Rogers made a motion to rehire Jerome Chestnut to be the manager of the Town of Fairmont to take effect on Monday, September 8, 2025.  
This action will be contingent upon the preparation of a new contract.

Seconded by: Commissioner, Heather Seibles

Vote: (3 for): Rogers, Seibles, Ellison / (3 Against): Evans, McNeill, McCree  
Mayor, Charles Kemp broke the tie in favor of the motion – Motion Passed

**ACTION - 2**

Commissioner, Melvin Ellison made a motion to appoint Police Chief, Jon Edwards and Public Works Director, Ronnie Seales, Interim – Co-Managers, effective immediately. Until Monday, September 8, 2025.

Seconded by: Commissioner, Jan Tedder – Rogers

Vote: All – Motion Passed

## ADJOURNMENT

Commissioner, Terry Evans made a motion to adjourn.

Seconded by: Commissioner, Jan Tedder – Rogers

Vote: All – Motion Passed

Meeting Adjourned at: 6:38 pm

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Deputy Town Clerk, Rodney Cain

V111-B

**Ordinance 25-283**

**Grant Project Ordinance for the Town of Fairmont  
Stormwater Asset Inventory and Assessment Study Grant  
NCDEQ Project# SRP-SW-ARP-0058**

BE IT ORDAINED by the town council of the Town of Fairmont, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

**Section 1:** This ordinance is to establish a budget for a project to be funded by the North Carolina Department of Quality Division of Water Infrastructure. The Town of Fairmont will receive \$350,000 from the NCDEQ Division of Water Infrastructure LASII\_ARPA funding. These funds will be used to complete a detailed inventory and assessment of the town's stormwater system along with a stormwater asset management plan and capital improvement plan.

**Section 2:** The following amounts are appropriated for the project and authorized for expenditure:

Record Drawing Archive	\$ 10,000
Stormwater Mapping	\$ 50,000
Asset Inventory & Assessment	\$ 75,000
Hydrologic Analysis	\$130,000
Critical Asset Inventory Review	\$ 25,000
Capital Improvement Plan	\$ 25,000
Stormwater Assessment Report	<u>\$ 35,000</u>
	\$350,000

**Section 3:** The following revenues are anticipated to be available to complete the project:

NCDEQ Division of Water Infrastructure	\$350,000
--	-----------

**Section 4:** The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

**Section 5:** The Finance Officer is hereby directed to report the financial status of the project to the governing board on a monthly basis.

**Section 6:** Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council.

**Section 7:** This grant project ordinance expires on December 31, 2026, or when all the NCDEQ Division of Water Infrastructure funds have been obligated and expended by the town, whichever occurs sooner.

Adopted this 16th day of September 2025.

---

Charles Kemp, Mayor



VIII-C

**ORDINANCE 25-284**

**AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE  
FAIRMONT HOLIDAY ON MAIN TWILIGHT CHRISTMAS PARADE**

**WHEREAS**, the Fairmont Board of Commissioners acknowledges a long tradition of providing an annual Fairmont Holiday on Main Twilight Christmas Parade for the pleasure and enjoyment of its citizens and visitors; and,

**WHEREAS**, the Fairmont Board of Commissioners acknowledges this parade provides an opportunity for an evening of family-oriented activities; and,

**WHEREAS**, the Fairmont Board of Commissioners acknowledges a parade requires approximately two (2) hours to install signing and traffic control, and also requires approximately one (1) hour for removing signs, traffic control, and litter;

**NOW THEREFORE BE IT ORDAINED** by the Fairmont Board of Commissioners pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the date and times set forth below on the following described portion of a State Highway System route:

<b>Date:</b>	Friday, December 5, 2025
<b>Times:</b>	4:30 p.m. to 8:30 p.m.
<b>Route Description:</b>	The parade route is Main Street (NC 41) from NC 130 Bypass to Railroad Street. The parade lasts from 6:30 p.m. to 7:30 p.m.

This ordinance to become effective when signs are erected giving notice of the limits and times of the parade, and implementation of adequate traffic control to guide through vehicles around the parade route.

Adopted this the 16<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
Charles Kemp, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer H. Larson, NCCMC, Town Clerk



# TOWN OF FAIRMONT

421 South Main Street • P.O. Box 248

Fairmont, NC 28340

Phone: (910) 628-9766

Email: fairmontnc@bellsouth.net

[www.fairmontnc.com](http://www.fairmontnc.com)

Fax: (910) 628-6025

**DATE:** September 10, 2025

**TO:** Honorable Mayor & Board of Commissioners

**FROM:** Jenny Larson, Town Clerk

**RE:** Reappointment to the ABC Board

Mr. Dwayne McCormick's term on the ABC Board expires this month. The board can reappoint him or choose someone new. Mr. McCormick has indicated that he would like to serve another term. The appointment is for a three-year term expiring September 2028.





X-B

**RESOLUTION 25-10 FOR THE TOWN OF FAIRMONT**

**APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE  
2025 CDBG NR PROJECT**

**WHEREAS**, the Fairmont Board of Commissioners has previously indicated its desire to assist in community development efforts for housing within the community; and,

**WHEREAS**, the Commissioners have held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit LMI families with housing needs; and,

**WHEREAS**, the Commissioners wish the Town to pursue a formal application for Community Development Block Grant funding to benefit LMI families with housing needs; and

**WHEREAS**, the Commissioners certify it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program,

**NOW, THEREFORE BE IT RESOLVED**, by the Town's Board of Commissioners that the Town is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant to benefit LMI families with housing needs.

Adopted this the 16<sup>th</sup> day of September 2025 in Fairmont, North Carolina.

---

Charles Kemp, Mayor

ATTEST:

---

Jennifer H. Larson, Town Clerk





X-C

### **RESOLUTION 25-11 BY GOVERNING BODY OF APPLICANT**

WHEREAS, The Town of Fairmont has need for and intends to construct, plan for, or conduct a study in a project described as **Brown Street Pump Station Rehabilitation**, and

WHEREAS, The Town of Fairmont intends to request State loan and/or grant assistance for the project,

### **NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF FAIRMONT:**

That the Town of Fairmont, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Fairmont to make a scheduled repayment of the loan, to withhold from the Town of Fairmont any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That **Jerome Chestnut, Town Manager**, the **Authorized Representative**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 16<sup>th</sup> day of September 2025 at Fairmont, North Carolina.

---

**Charles Kemp, Mayor**

**FORM FOR CERTIFICATION BY THE RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Fairmont does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town of Fairmont duly held on the 16th day of September 2025; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of September 2025.

---

**Jennifer Larson, Town Clerk/Finance Director**

**(SEAL)**

X-D

**RESOLUTION 25-12**

**RESOLUTION AUTHORIZING THE ADVERTISEMENT OF AN OFFER TO  
PURCHASE CERTAIN PROPERTY**

WHEREAS, the Board of Commissioners of the Town of Fairmont desires to dispose of certain surplus property of the Town, described below;

WHEREAS, the Board of Commissioners has received an offer to purchase the property described below from the North Carolina Youth Violence Prevention Center for the sum of \$35,000; and,

WHEREAS, North Carolina General Statute § 160A-269 permits the Town to sell property by an upset bid process, after receipt of an offer for the property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

1. The following described property is hereby declared to be surplus to the needs of the Town: 108 South Main Street, Parcel 300504014, Tax Value \$125,100 and Appraised Value \$110,000.
2. The Board of Commissioners intends to accept the offer unless a qualifying upset bid shall be made.
3. The Town Clerk shall cause a notice of the proposed sale to be published in accordance with G.S. 160A-269.
4. Persons wishing to upset the offer must submit a written offer to the Town Clerk within ten (10) days after publication of the notice. A person making an upset bid must deposit with the Town Clerk a sum equal to five percent (5%) of his or her offer by cash or money order. Once a qualifying upset bid has been received, that offer will become the new offer.
5. If a qualifying upset bid is received, the Town Clerk is directed to re-advertise the offer at the increased offer amount and to continue with this process until a ten (10) day period has passed without receipt of a qualifying upset bid.
6. The terms of a final sale are that
  - a. the Town Board must approve the final high offer before a sale is closed, which it will consider within 30 days after the final upset bid period has passed,
  - b. the Town will pay the cost of deed preparation, the property taxes for years prior to the year in which the sale closes, and any tax stamps due. The Buyer must pay current year taxes and all other costs of closing,
  - c. the Town will use a quitclaim deed to transfer the property, and
  - d. the buyer must pay with cash at the time of closing.
7. The Town reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

Adopted this 16th day of September 2025.

\_\_\_\_\_  
Charles Kemp, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer H. Larson, Town Clerk

Public Notice  
Sale of Town Property

The Fairmont Board of Commissioners of the Town of Fairmont has received an offer to purchase the following property for the sum of \$35,000:

108 South Main Street, Parcel 300504014, Tax Value \$125,100 and Appraised Value \$110,000.

Persons wishing to upset the offer must submit a written offer to the Town Clerk at 421 South Main Street, P.O. Box 248, Fairmont, NC 28340 by 3:00 p.m. on Monday, October 6, 2025. A person making an upset bid must deposit with the Town Clerk a sum equal to five percent (5%) of his or her offer by cash or money order. Once a qualifying upset bid has been received, that offer will become the new offer.

If a qualifying upset bid is received, the new offer will be advertised and the process continued until a ten (10) day period has passed without receipt of a qualifying upset bid.

To qualify as an upset bid, the offer must be at least \$36,800.

The Town reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

The Town will pay the cost of deed preparation, the property taxes for years prior to the year in which the sale closes, and any tax stamps due. The Buyer must pay current year taxes and all other costs of closing.

The Town will use a quitclaim deed to transfer the property.

If the Town Board approves a sale, the buyer must pay with cash at the time of closing.

The buyer will be required to bring the property up to code within 24 months of the date of closing.

Inquiries regarding the sale may be directed to Town Clerk Jenny Larson at 910-628-9766, ext. 217.

This notice is published in accordance with G.S. 160A-269.

Jennifer H. Larson, Town Clerk



## MEMO

DATE: August 25, 2025

TO: Jerome Chestnut, Fairmont Town Manager

FROM: Paul Smokowski, Executive Director, NC Youth Violence Prevention Center

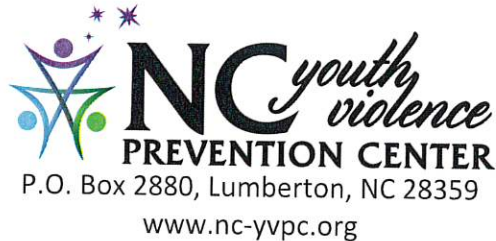
RE: Fairmont Old Library Building

Dear Mr. Chestnut.

Thank you for allowing representatives from the NC Youth Violence Prevention Center to tour the old library building in downtown Fairmont. We believe that the building has strong potential for NC-YVPC in creating a drop-in youth center, expanding our reach from our primary offices in Lumberton. As we discussed, NC-YVPC currently has federal and local JCPC grants that can significantly enhance services for youth in Fairmont. Specifically, we envision running the following services out of the old library building:

- Youth traffic court (an extension of our Teen Court program) that will include a safe driving program.
- Job skills training funded by a new grant from the U.S. Department of Education, includes the Passport to Success job skills program along with paid job placements for youth ages 16 to 24.
- Trauma-informed mental health services from our Victim Education and Empowerment Program (VEEP)
  - Expressive arts paint parties
  - Student Expression & Empowerment through Interactive Theater (SEE-IT) conflict resolution workshops
  - Supportive psychotherapy at no charge
    - Trauma-Focused Cognitive Behavioral Therapy
    - Problematic Sexual Behavior Cognitive Behavioral Therapy
    - Couples therapy and parenting classes
    - Bounce Back resiliency program
- Violence Interrupter to work closely with Fairmont Police Department on community-oriented policing





We believe that this spectrum of services will make a strong contribution to the focus Fairmont's mayor has on engaging local youth. NC-YVPC has demonstrated its integrity and commitment to Fairmont by 1) providing a \$10,000 mini-grant to Jerome Chestnut from our ReCAST initiative, 2) assisting Fairmont in obtaining a \$200,000 Rural Violent Crime Initiative grant, 3) providing services at Fairmont middle school and Fairmont High School, and 4) working closely with the Fairmont Police Department for the past 4 years on Community Violence Intervention strategies. The crime surveillance cameras added to Fairmont downtown were a direct result of our involvement with Fairmont PD.

Based on all this background information, we make the following proposal to Fairmont's Board of Commissioners. NC-YVPC will sign a Rent-To-Own lease for the old library building. Starting October 1, 2025, NC-YVPC will pay \$6,000 per month for 6 months for use of the building. After \$35,000 is paid in full, the Town of Fairmont will transfer ownership of the building to NC-YVPC. The strength of this proposal not only lies in the purchase of the building over a 6-month period, but also stems from the valuable services that Fairmont residents will receive from new programs happening at the building. We are happy to discuss details of this proposal and request that you put it forth to the Fairmont Board of Commissioners at your earliest convenience.

We appreciate our collaboration with the Town of Fairmont and look forward to further strengthening our relationship.

Respectfully,

A handwritten signature in black ink that reads "Paul Smokowski".

Paul Smokowski, Ph.D., LCSW  
Executive Director  
NC Youth Violence Prevention Center  
P.O. Box 3640, Lumberton, NC 28358  
919-428-5716

**Appraisal Report of the  
Market Value Opinion of the "As Is" Fee Simple Interest  
of a Commercial Building  
Located at 108 S. Main Street  
Fairmont, NC 28340  
Robeson County**

**PREPARED FOR:**

Town of Fairmont  
C/O Mr. Jerome Chestnut / Town Manager  
Town Hall  
421 S. Main Street  
Fairmont, NC 28340

**EFFECTIVE DATE**

July 31<sup>st</sup>, 2025

**REPORT DATE**

August 12<sup>th</sup>, 2025

**PREPARED BY:**

Amy S. Barker, MAI  
Barker Real Estate Co.  
4080 East 7<sup>th</sup> Street Rd.  
Lumberton, NC 28358

# **BARKER REAL ESTATE COMPANY**

**Amy S. Barker, MAI**  
*Real Estate Appraisals, Consulting, Sales*  
*4080 East 7<sup>th</sup> Street*  
*Lumberton, NC 28358*  
**910-373-1508**

Town of Fairmont  
C/O Mr. Jerome Chestnut / Town Manager  
Town Hall  
421 S. Main Street  
Fairmont, NC 28340

**Re: Appraisal of the market value opinion of the “As Is” Fee Simple Interest of two story commercial building located at 108 S. Main Street, Fairmont, NC 28340. Please see Extraordinary Assumptions, Hypothetical Conditions, and General Assumptions and Limiting Conditions, as they are an integral part of this appraisal.**

Dear Mr. Chestnut,

In response to your request to prepare a market value appraisal of the above referenced property: I have made an inspection of the site and improvements (if any) with the purpose of the examination being to give an opinion of **the “As Is” Market Value of the fee simple interest**, of the above referenced property, as of the effective date, which was July 31<sup>st</sup>, 2025.

The accompanying report, which includes exhibits and addenda, describes the approaches to value utilized and conclusions derived by the application of the approaches. The improvements (if any) and site were analyzed and comparison made with competing and similar properties. Please see Extraordinary Assumptions, Hypothetical Conditions, and General Assumptions and Limiting Conditions, as they are an integral part of this appraisal.

Considering the location, access, and appeal of the subject within its market, it is the appraiser’s opinion that the best indication of ‘as is’ market value of the fee simple interest, as of July 31<sup>st</sup>, 2025; ranges from \$100,000 to \$115,000; but more specifically the value opinion is estimated at \$110,000.

**\$110,000**

**ONE HUNDRED TEN THOUSAND DOLLARS**

Respectfully:

Amy S. Barker, MAI

## SUMMARY OF IMPORTANT SALIENT FACTS AND CONCLUSIONS

**Property Type:** Office Building

**Location:** 108 S. Main Street, Fairmont, NC 28340

**Owner:** Town of Fairmont

**Deed Book / Page** 871 / 103

**Map Book / Page** 2 / 4, Lots 3,4,5,6  
2/40, Lots 3,4,5,6

**Map # / PIN #:** 300504014 / 926752417400

**Acreage:** 0.287 Ac. 100' Thompson 125' Main

**Existing Improvements:** 1,639 SF First Floor  
1,665 SF Second Floor  
3,304 SF Total

**Date of Site Inspection/Observation:** July 31<sup>st</sup>, 2025

**Effective Date:** July 31<sup>st</sup>, 2025

**Report Date:** August 12<sup>th</sup>, 2025

**Zoning:** NB - Neighborhood Business

**Highest and Best Use:** Office Use

### VALUE OPINIONS :

<b>COST APPROACH VALUE OPINION:</b>	<b>NA</b>
<b>SALES COMPARISON APPROACH VALUE OPINION:</b>	<b>\$115,000</b>
<b>INCOME APPROACH VALUE OPINION:</b>	<b>\$100,000</b>
<b>FINAL VALUE OPINION:</b>	<b>\$110,000</b>
<b>ESTIMATED EXPOSURE TIME:</b>	<b>One Year</b>
<b>ESTIMATED MARKETING TIME:</b>	<b>One Year</b>

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## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or otherwise, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

DATE: August 12<sup>th</sup>, 2025

Amy S. Barker, MAI

## DESCRIPTION OF 'TYPES OF APPRAISAL' AND IDENTIFICATION TYPE OF APPRAISAL

USPAP regulations now explicitly define TWO different levels of reporting requirements.

### Standards Rule 2-2

Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.<sup>16</sup>

Comment: When the intended users include parties other than the client, an Appraisal Report must be provided. When the intended users do not include parties other than the client, a Restricted Appraisal Report may be provided.

The essential difference between these two options is in the content and level of information provided. The appropriate reporting option and the level of information necessary in the report are dependent on the intended use and the intended users.

An appraiser must use care when characterizing the type of report and level of information communicated upon completion of an assignment. An appraiser may use any other label in addition to, but not in place of, the label set forth in this Standard for the type of report provided.

The report content and level of information requirements set forth in this Standard are minimums for each type of report. An appraiser must supplement a report form, when necessary, to ensure that any intended user of the appraisal is not misled and that the report complies with the applicable content requirements set forth in this Standards Rule.

A party receiving a copy of an Appraisal Report or Restricted Appraisal Report in order to satisfy disclosure requirements does not become an intended user of the appraisal unless the appraiser identifies such party as an intended user as part of the assignment.

In this report, it is the intent of the appraiser that this report meet the requirements of *an Appraisal Report*.

## IDENTIFICATION OF THE CLIENT

The client is considered to be the Town of Fairmont; C/O Mr. Jerome Chestnut / Town Manager

## INTENDED USE AND INTENDED USER

The value estimate given in the report will be used by the Town Manager (intended user) for sales negotiations (intended use), and not for use by any third party whatsoever.

## CURRENT USE OF THE SUBJECT

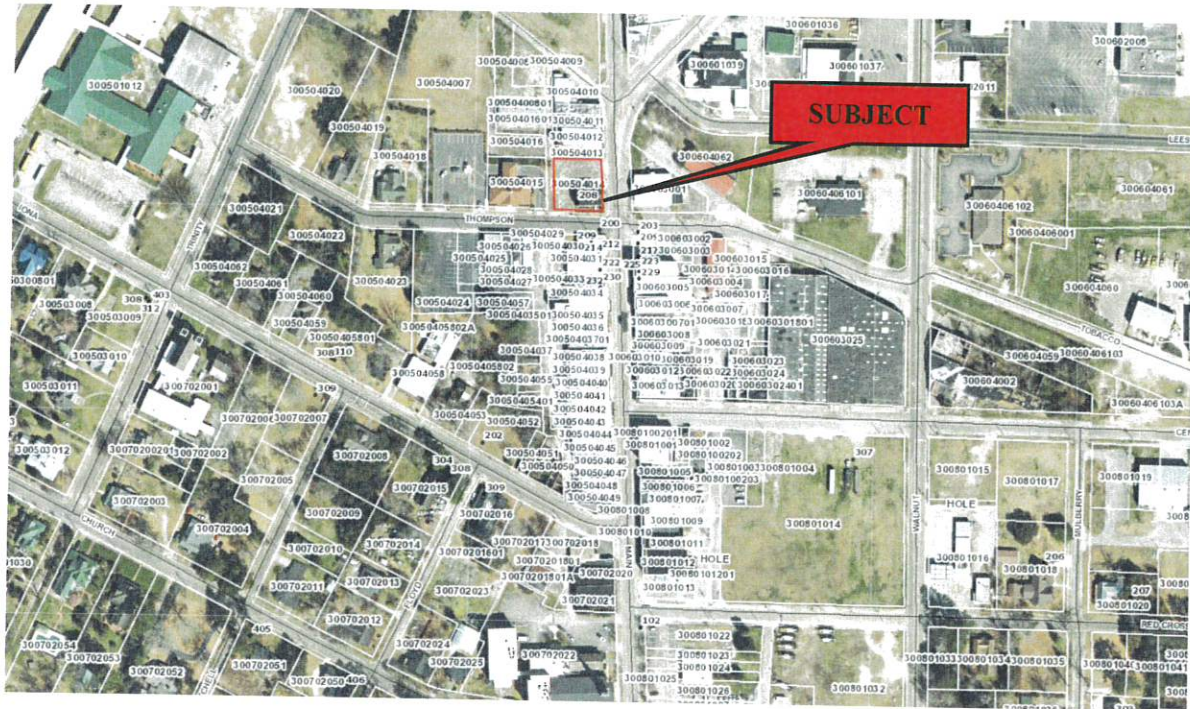
The subject was originally built as a bank. It has been used in the past as a library. It is currently vacant.



## LOCATION AND IDENTIFICATION OF THE SUBJECT PROPERTY

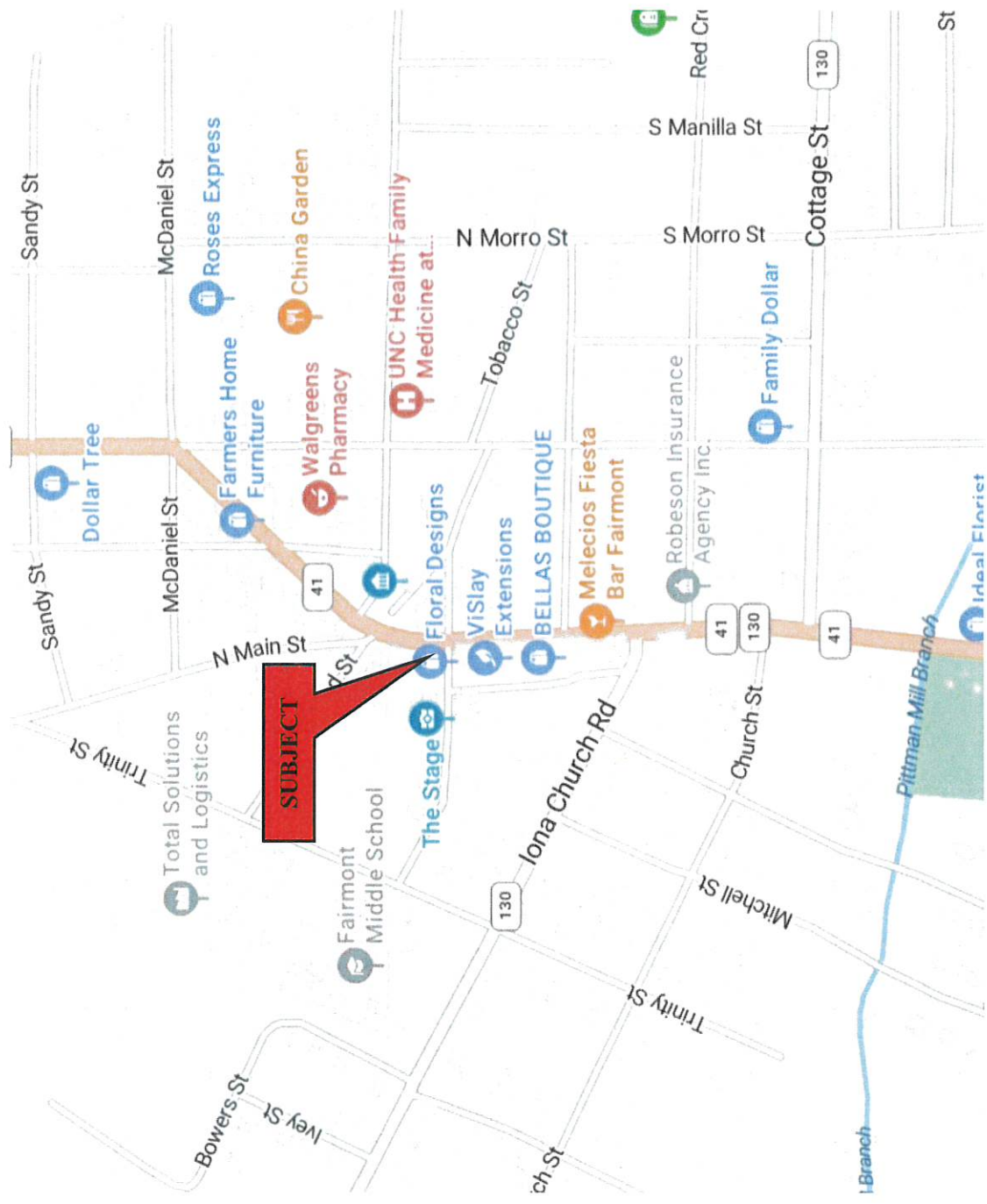
The subject is located at 108 S. Main Street, within the Town Limits of Fairmont, NC.

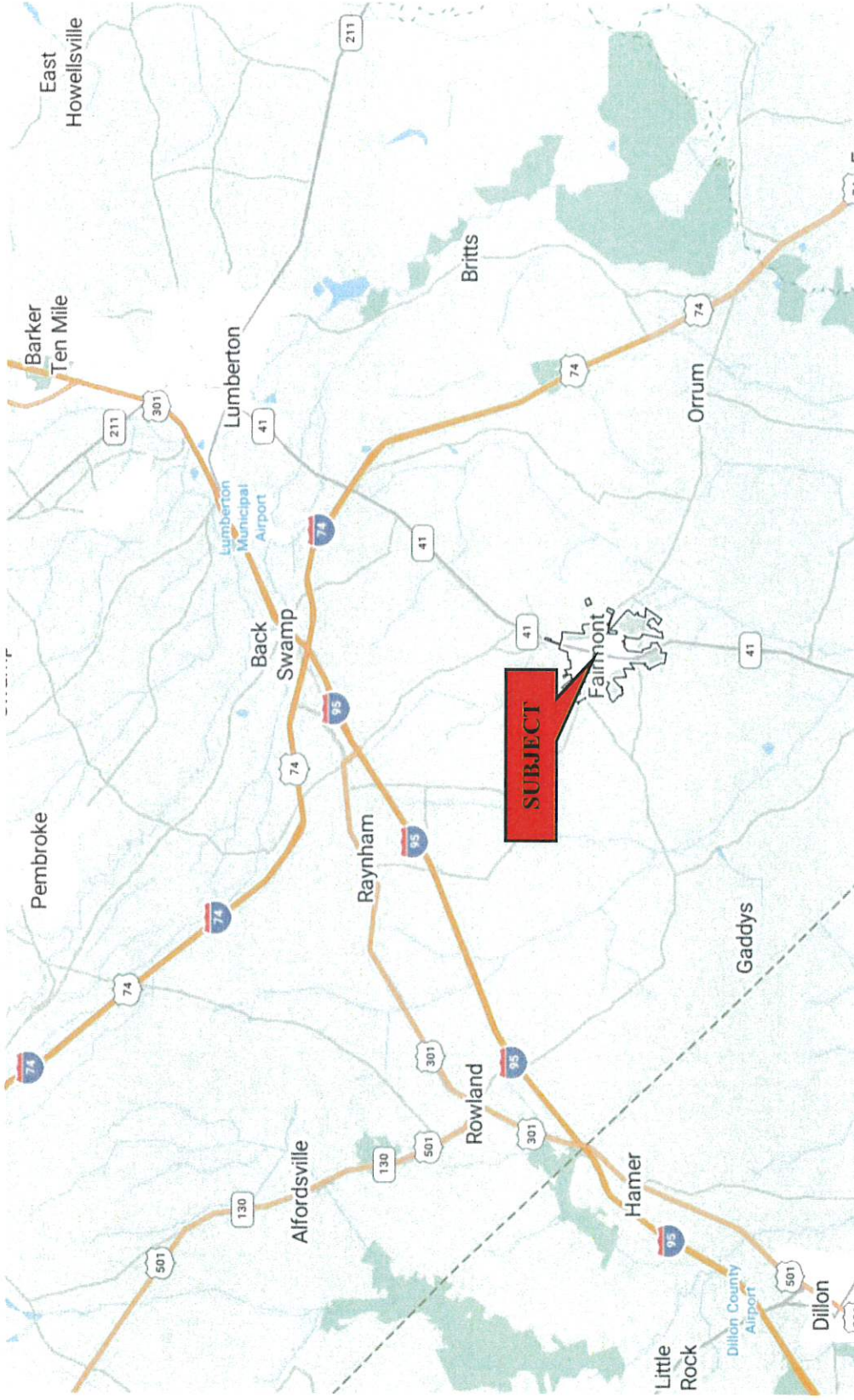
It is identified as Map# 300504014 and PIN# 926752417400 in the Robeson County Tax Office.



AERIAL OF SUBJECT PARCEL







## **IDENTIFICATION OF THE PROPERTY RIGHTS APPRAISED**

The property rights or estate appraised is the *Fee Simple interest* or title to the real property, subject to those easements, restrictions, and covenants, if any, of public record. The subject was recently leased by the hospital, but are currently moving out. Therefore, it is considered fee simple.

Definition of Fee-Simple Estate per "The Dictionary of Real Estate" : Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Definition of Leased Fee Estate per "The Dictionary of Real Estate". An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.

## **PURPOSE OF THE APPRAISAL**

The purpose of the appraisal is to provide an "As Is" Market Value Opinion of the subject's Fee Simple interest.

## **FUNCTION OF THE APPRAISAL**

The function of the appraisal report is to present the data relative to the valuation of the subject property in an understandable format, which in turn helps the appraiser and client form an opinion of value of the subject property.

The appraisal will be used in valuation / sales negotiations.

## **TYPE AND DEFINITION OF VALUE**

The Market Value is being considered without limitation except to those of police power; recorded easements, mineral rights, and transfers of record. Estimates of market value per unit and costs are in fee.

## **DEFINITION OF MARKET VALUE**

As defined in the Interagency Appraisal and Evaluation Guidelines (December 2020)

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interest;
- A reasonable time has allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration in U.S. dollars or in terms of financial arrangements comparable thereto; and associated with the sale.

## **EFFECTIVE DATE OF THE OPINION OF VALUE**

The effective date of the “as is” fee simple market value opinion is July 31<sup>st</sup>, 2025, the date of inspection.

## **DATE OF INSPECTION / OBSERVATION**

The date of inspection / observation was July 31<sup>st</sup>, 2025.

## **DATE OF THE REPORT**

The date of report is August 12<sup>th</sup>, 2025.

## **EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS**

The appraisal is premised on the following conditions and/or assumptions. Uniform Standards of Professional Appraisal Practice define these as follows:

**Extraordinary Assumption** - an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinion or conclusions.<sup>1</sup>

**Hypothetical Condition** - a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.<sup>1</sup>

### **Extraordinary Assumptions:**

The appraiser makes the extraordinary assumptions:

- All systems (electrical, plumbing, HVAC, Roofing, and structural) are in good working order and in average condition for their age. .
- There is no adverse environmental issues
- There is a discrepancy in the deed reference (871/103) and the GIS lines. The deed references 100' front feet along Main Street. However, GIS lines show 125' front feet. The appraiser searched the Robeson County Registry for any transfers to the Town of Fairmont or previous owners of adjacent properties; but no transfers could be located. Deed transfers for the subject and adjacent properties go back many years and could be lost; or the original deed references failed to include a approximately 25' x 100' lot from Map Book 2 Page 40, known as Lot 2. For this reason, the appraiser make an extraordinary assumption that the subject parcel contains 125' front feet along Main Street and 100' front feet along Thompson Street, containing 0.287 acre.

*The opinion(s) of value developed in this report will not be credible if the extraordinary assumptions are not fulfilled in their entirety.*

### **Hypothetical Conditions:**

- None

*The opinion(s) of value developed in this report will not be credible if the hypothetical conditions are not fulfilled in their entirety.*



## COMPETENCY STATEMENT

The Uniform Standards of Professional Appraisal Practice (USPAP) contain a provision relative to the ability of the appraiser to perform the appraisal assignment in a competent manner. This provision requires that prior to accepting an appraisal assignment; the appraiser must thoroughly and properly identify the appraisal problem and possess the knowledge and experience to adequately and competently complete the appraisal assignment. In the event the appraiser does not possess adequate background and knowledge with which to appropriately address the appraisal assignment, he/she may draw upon or associate with another appraiser or consultant who does possess the necessary background and experience. In those instances where association with another individual was utilized, the name(s) of the individual and the extent of the association is identified herein. Therefore, with respect to the preparation of this report, it is the conclusion of the appraiser that the provisions of the competency requirement have been adequately met.

## AMERICANS WITH DISABILITIES ACT COMMENT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

## ENVIRONMENTAL IMPACT COMMENT

This appraiser is not a trained specialist in the field of environmental contamination or cost of environmental cleanup associated with specific contamination.

**No environmental or concurrency impact studies were either requested or made in conjunction with this appraisal report. The appraiser, thereby, reserves the right to alter, amend, revise, or rescind any of the value opinions based on any subsequent environmental or concurrency impact studies (Phase I / II ESA).**

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

All of the assumptions and limiting conditions under which this report has been prepared by the author(s) are as follows:

1. The basic limitation of this and any appraisal is that it is an opinion of value, and is therefore, not a guarantee that the property will sell at exactly the appraised value. The actual sales price may differ from the appraised value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the appraised value. The value, as defined herein, is my opinion of the probable price that is obtainable in a market free of abnormal influences.
2. This report is an authorized original or copy, only, if it is signed in blue ink and has an original seal of the Certified Appraiser(s) preparing said report.
3. The legal description used in this report is assumed to be correct, but it has not been confirmed by a property survey. The appraiser assumes no responsibility for such a survey or for encroachments or overlapping that might be revealed thereby.
4. No opinion of a legal nature, such as to the ownership of the property or condition of title is rendered.
5. It is assumed that title to the property is marketable, that the property is an unencumbered fee unless otherwise specified and that the property does not exist in violation of any applicable codes, ordinances, statutes or other government regulations.
6. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority for any local, state, or national governmental or private entity or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in his report is based.
7. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. I assume no responsibility for such conditions or for engineering, which might be required to discover such factors.
8. The comparable sales and data supplied by others, which have been considered in the valuation are from sources believed to be reliable. A reasonable effort has been made to verify such information, but no further responsibility is assumed for its accuracy.
9. Without consent of Amy S. Barker; possession of this report, or a copy thereof, does not carry with it the right of publication, duplication or copying in any form. It may not be used for any purpose by any person other than the party to whom it is addressed, and in any event, only with proper written qualifications and only in its entirety.
10. Disclosure of the contents of this report is governed by the by-laws and regulations of the Appraisal Institute. Neither all or any part of the contents of this report (specifically any conclusions as to value, the identity of the author or the firm with which it is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising, public relations, news, sales or other media, without the prior written consent and approval of the author.

11. The appraisal report may not be used for any purpose except substantiation of the value estimated without written permission from the author. All valuations in the report are applicable only under the stated program of Highest and Best Use and are not necessarily applicable under other programs of use. The distribution of value between land and buildings applies only under current land utilization and is invalid under any other use program.
12. This report is prepared with the expressed understanding that it is not to be used in total or in part, in connection with any prospectus, stock offering or syndication unless Amy S. Barker has received a signed indemnity Agreement from the client.
13. The sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not based upon survey. Sizes and dimensions not shown should not be scaled from the sketches.
14. The author is not qualified to detect potentially environmental hazardous substances. The existence of asbestos or other potentially hazardous waste material or gases may have an effect on the value of the property. If the client has any concern relative to such materials, an expert in this field should be consulted.

To the best knowledge of the author, the property described herein is presently in compliance with all Environmental Laws and he is not aware of any action, investigation or proceeding threatened which seeks to enforce any right or remedy under any Environmental Law against the premises being appraised.
15. The author herein by reason of this report, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.
16. Unless specifically addressed elsewhere in this report, the author assumes that the subject property is not under the influence of any environmental condition relating to endangered plant and/or animal species including but not limited to birds of prey and the red cockaded woodpecker or any presence of historic sites, burial mounds, fossil remains, or archaeological sites or other such conditions which would render the subject property more or less valuable.
17. Unless specifically detailed in the body of the report, the author is not aware of any classification or determination of any portion of the subject property as a jurisdictional wetlands by a governing body. Further, although there may have been identified characteristics and/or conditions which might suggest the possibility of the existence of jurisdictional wetlands, the author is not qualified to make such a determination. In addition, he assumes no responsibility for identification, classification, delineation, or determination of such a condition. If the client has any concern relative to such matters, a soil scientist or other appropriate expert in this field should be consulted.
18. No specific compliance survey and analysis of this property has been made to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence, unless specifically addressed elsewhere in this report, relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property. (Subject is vacant land).



19. In this report, the client is considered to be the lender or party whose name appears at the top of the report page denoted as lender/client or the party to whom the report is addressed in the letter of transmittal or on the cover page.
20. The liability of Amy S. Barker / Barker Real Estate Company is limited to the fee collected. There is no further liability, obligation or accountability expressed or implied. There is no liability or obligation to any third party or any entity other than the client.
21. Should this report be delivered to any party other than the client, the client shall make such party aware of all assumptions and limiting conditions as well as any special conditions.
22. The neighborhood data (where) presented is based upon observations as well as various research methods. Some properties may be older or newer than the predominate age or outside of the ranges; in addition some property values may be higher or lower than the range indicated.
23. Any information regarding flood plain position or status is derived from FEMA Flood Insurance Rate Maps as available to Amy S. Barker. These maps are assumed to be current and correct, but are subject to change without notice and are not warranted. It is the responsibility of the lender and/or client to make any final determination if flood insurance is required or needed. The client should consult an expert in this field to ascertain the precise status of the subject property with regard to any flood zone or floodway.
24. The subject site and improvements, if any, have been examined as far as possible by observation. However, it is not feasible or possible to inspect portions of the foundation or to see hidden structural or mechanical components within the improvements. The overall condition of the framing and foundation is assumed to be commensurate with the condition of the remainder of the building. No extensive inspection of any crawl space, roof or attic space was made. Therefore, it is assumed that the condition of these areas is in keeping with the condition of the overall building. Unless addressed elsewhere in this report, it is assumed that all lighting, mechanical, plumbing fixtures and equipment, as well as accompanying wiring and/or accessories are in working order. It is assumed that the subject is free of any infestation or damage from termites, other pests or dry rot, wood destroying fungus or similar condition unless stated elsewhere in this report.
25. By accepting this report, the recipient agrees that it will not be quoted out of context, and that values assigned herein will not be used as fractional appraisals or in summation with any other appraisal.
26. Amy S. Barker / Barker Real Estate Company reserves the right to alter its opinion of value on the basis of information withheld or not discovered in the normal course of a diligent investigation.
27. Unless stated otherwise, no consideration in the valuation process has been given to mineral deposits (oil, gas, coal, gravel, etc.) or timber, if any, that may be found within the property for which this opinion is prepared.
28. If required by government authorities, any environmental impact statement prepared for the subject property is assumed to be favorable and to meet the approval of the appropriate regulatory authorities.
29. Payment of Invoice by Client is to be considered as acknowledgement, acceptance, agreement, and concurrence with these Assumptions and Limiting Conditions of the Appraisal.

## SCOPE OF WORK

In accordance with the Scope of Work Rule, there are three steps that must be followed for any appraisal assignment. These are:

1. Identify the problem to be solved
2. Determine and perform the scope of work necessary to develop credible assignment results;
3. Disclose the scope of work in the report.

The Scope of Work includes but is not limited to describing the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data researched' and the type and extent of analysis applied to arrive at opinions and conclusions.

Appraisers have broad flexibility and significant responsibility in determining the appropriate scope of work for an appraisal. Credible assignment results require support by relevant evidence and logic. The credibility of assignment results is always measured in the context of intended use. The Scope of Work Rule provides flexibility for each assignment within the boundaries of USPAP. The Scope of Work is tailored specifically and appropriately for the unique circumstances of each assignment and encompasses all the steps taken in the appraisal development process.

## DEFINITIONS

Scope of Work:	The type and extent of research and analysis in an assignment.
Assignment:	(1) An agreement between an appraiser and a client to provide a valuation service; (2) The valuation service that is provided as a consequence of such an agreement.
Credible:	Worthy of belief.
Extraordinary Assumptions:	An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.
Hypothetical Condition:	A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

The first step in determining the Scope of Work is to identify seven actions, or steps then an appraiser must understand and complete in performing any appraisal assignment. These are identifying:

1. The Client –
2. The Intended User of the report –
3. The Intended Use of the report –
4. The Effective Date of the report –
5. Identification of the Subject of Assignment –
6. The Assignment Conditions -  
Appraise the 'as is' fee simple market value opinion of the subject parcel.

The information provides the appraiser with the basis for determining the type and extent of research and analysis to include in the development of the appraisal. This information is included in the designated sections of this report.

An Appraisal Report on the subject property has been prepared. The subject property data such as size, location, quality, and zoning are considered and presented in this report. Market data, including cost data, site analysis, comparable improved sales, and supply and demand are among the items researched and analyzed. The data is used to consider the highest and best use of the subject property and to estimate the market value.

#### Area and Neighborhood Analysis

Planning and zoning information was taken from "Planning and Zoning" department. The ordinances were reviewed by the appraiser and a summarization was placed in the Zoning Section. Demographic information was taken from several sources such as NCCommerce.com and Citydata.com.

#### Site Description and Analysis

The site description was taken from the physical inspection of the site as well as from GIS images, tax records, and deed references.

#### Improvements Description and Analysis

The improvement description was taken from physical exterior inspection which included measurements and photographs. This is not applicable as the subject is vacant land.

The term "Inspection" is not the same level of inspection that is required for a "Professional Building Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation systems, floor structure, roofing system, subject floor, etc. The appraiser is not an expert in construction materials and the purpose of the appraisal is not to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property a licensed building inspector should be contacted.

#### Comparable Sales Data

Information on comparable sales data was taken from conversations with commercial real estate brokers, leasing agents, and developers; as well as from individual buyer and sellers of similar properties in the market place. Information was taken from sources such as GIS search, Appraiser comps, CoStar.com, and regional MLS data.

#### Cost Data

Cost Data is generally taken from Marshall & Swift (generally replacement cost) as well as from local contractors. The subject consists of a masonry type building with upgraded/renovated areas. There are difficulties in estimating accrued depreciation. Due to this and the age of the improvements, the Cost Approach was not developed. The exclusion of this approach is not felt to affect the final value opinion.

### Comparable Lease Data

Lease information in Fairmont tends to be tightly held information as well as being limited. Leases from the similar and competing areas were included and adjusted for differences. .

### Derivation of the Value Estimate / Opinion

The approaches to value used to determine the value of the subject are reconciled in the Reconciliation Section. In this section, the process involved in applicable approaches is described.

### Scope of Work Comments

The appraiser was contacted by Mr. Jerome Chestnut, the Town Manager of the Town of Fairmont, to give a market value opinion of the subject's "as is" fee simple interest, as of the effective date; for use in valuation / sales negotiations.

The subject will be identified by a Map#/PIN# as referenced in the Robeson County Tax Office.

The appraiser inspected / observed the subject property on July 31<sup>st</sup>, 2025; which is the effective date of this appraisal.

The appraiser verified access, deed transfers, tax assessments, zoning, FEMA flood zones, and physical characteristics of the subject lot and improvements. The appraiser also looked at information for the general area of the subject. This information can be found on the City-Data.com and NCCommerce.com websites. In the Highest and Best Use Section the appraiser examines other possible uses of the subject site and whether the subject itself is the "Highest and Best Use". The appraiser analyzed the Highest and Best Use as though Vacant and Improved. The subject is zoned NB – Neighborhood Business District; permitted and conditional uses as well as dimensional requirements were discussed in this area.

### **LEGAL DESCRIPTION / CURRENT OWNER - HISTORY**

The subject is currently owned by Town of Fairmont, per Deed Book 871 Page 103. It transferred from Southern National Bank of North Caroling on June 28<sup>th</sup>, 1995 per deed reference. The deed does not reference any revenue stamps.

The subject is not currently listed or under contract to purchase; however, the report will be used for valuation / sales negotiations.

A copy of the deed can be found in the addenda.

### **IDENTIFICATION OF ANY PERSONAL PROPERTY OR OTHER ITEMS THAT ARE NOT REAL PROPERTY**

None.



## MARKET AREA, CITY, NEIGHBORHOOD, AND LOCATION DATA

The value of real estate is influenced by the area demographics (social, economic, environmental, and governmental force, as well as by market trends. In the valuation of the subject, it is important to understand regional and neighborhood characteristics, and the influence they may have on the subject.

The subject is located at the northwest corner of Main Street and Thompson Street; within the Town Limits of Fairmont, NC. There is frontage along both streets, providing good access to the parcel.

Robeson County is the largest county (contested by Sampson County) in the state of North Carolina by land area, having 949 sq mi (2,458 km<sup>2</sup>) in total, & 2 sq mi (5 km<sup>2</sup>), 0.23% of water. Lumberton, the largest city in Robeson County, is a well-established commercial hub for the southeastern part of the state. Located in the coastal plain near the Atlantic Ocean, Robeson County experiences a relatively mild climate. Major highways included I-95, US Hwys 74, 301, and 501, NC Hwys 20, 41, 211, and 904. Air service is provided by Lumberton Regional Airport. Raleigh Durham (RDU), Wilmington (ILM) and Myrtle Beach (MYR), Florence (FLO) are all located within a 2 hours drive. Areas outside incorporated areas are generally very rural in nature and are typically zoned Residential-Agricultural. Large row crop operations and livestock producers are active throughout Robeson County. Area residents either reside and farm in the area or maintain a rural residence and have off-farm employment. There are no obvious adverse environmental issues in the area that would negatively impact value.

As of 2023, the county had a population of 117,365; and increase from 2021 of 116,328; as well as 130,625 in 2019. The density is 124 people per square mile. The median age is 35.8 years while it is 39.4 years for NC. The median household income for 2023 was \$40,996; while it was \$37,008 in 2021; with the median house hold size of 2.0 people. The median household income for NC was \$70,804 in 2023; while it was \$61,972 in 2021. Robeson County is considered a Tier 1 County. The N.C. Department of Commerce annually ranks the state's 100 counties based on economic well-being and assigns each a Tier designation. The 40 most distressed counties are designated as Tier 1, the next 40 as Tier 2 and the 20 least distressed as Tier 3. The median house or condo value in 2023 was \$87,100; and in 2021 was \$88,400; it was \$308,600 in 2023 for NC, and \$236,900 in 2021. The percentage of residents living in poverty in 2023 was 28.1%, similar to 2021 at 28.0%; while it is 12.8% in 2023 for NC and 13.4% in 2021. Cost of living index is 79.1; the US average is 100. Unemployment as of 2023 was 5.0% while it was 3.7% for NC (6/2025), and 3.6% for the US.

Read more: [http://www.city-data.com/county/Robeson\\_County-NC.html#ixzz4a6AwZQbg](http://www.city-data.com/county/Robeson_County-NC.html#ixzz4a6AwZQbg)  
(Data taken from <http://co.robeson.nc.us/> & <http://quickfacts.census.gov/qfd/states/37/37155.html> & <https://research.stlouisfed.org/fred2/series/NCROBE7URN>)

The subject itself is in the CBD (central business district – zoned NB-Neighborhood Business) within the Town of Fairmont. This is an older established area, being built-up over 75%.

Financing is competitive. Loans are available with LTV typically ranging from 70 to 85%. Commercial rates vary depending on the property and range from 7.25 to 7.75%.

## LAND DESCRIPTION



There appears to be a discrepancy in the deed reference (871/103) and the GIS lines. The deed references 100' front feet along Main Street. However, GIS lines show 125' front feet. The appraiser searched the Robeson County Registry for any transfers to the Town of Fairmont or previous owners of adjacent properties; but no transfers could be located. Deed transfers for the subject and adjacent properties go back many years and could be lost; or the original deed references failed to include a approximately 25' x 100' lot from Map Book 2 Page 40, known as Lot 2. For this reason, the appraiser make an extraordinary assumption that the subject parcel contains 125' front feet along Main Street and 100' front feet along Thompson Street, containing 0.287 acre.

The subject parcel is assumed to contain 0.287 acres with 100' front feet along Thompson Street and 125' front feet along Main Street. There is a 15' wide alley that runs along the western parcel line from Thompson Street.

It is located on FEMA Map 3710926700J dated 1/19/2005, in an area Zoned X – minimal flood hazard / outside the 500-year floodplain.

Topography ranges from 126.1' to 127.9', with a range of 1.8, being relatively level.

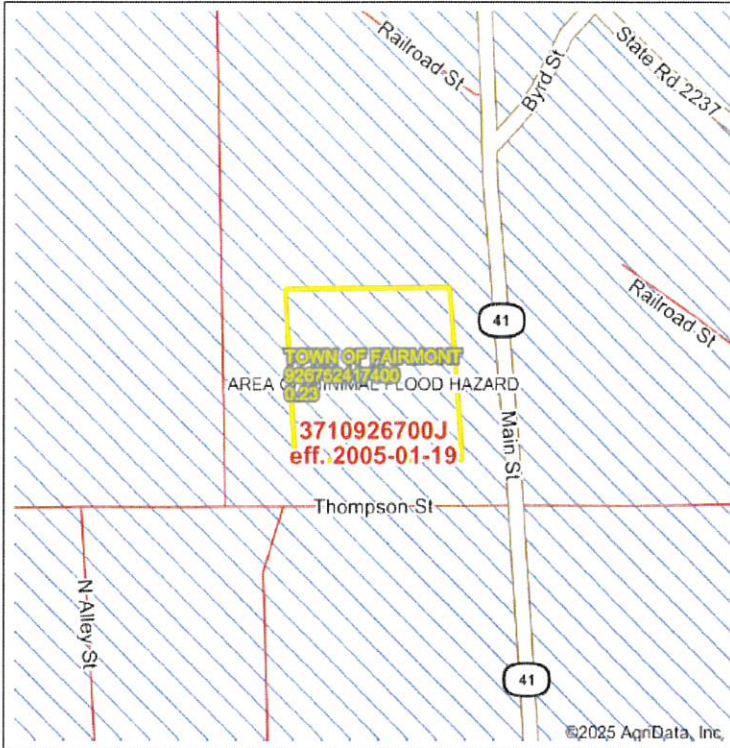
There is access to all Town of Fairmont utilities including water, sewer, trash, and electricity

Site improvements include paved parking with 12 marked parking spaces. There is no off-site parking along Thompson Street or Main Street at the subject parcel.

Area improvements include paved roads, curbing, storm drains, sidewalks, and street lights.



## FEMA Report



Map Center: 34° 29' 51.53, -79° 6' 52.52  
State: NC Acres: 0.23  
County: Robeson Date: 8/5/2025  
Location:  
Township: Fairmont

Maps Provided By



**surety®**  
CUSTOMIZED ONLINE MARKETING



Name	Number	County	NFIP Participation	Acres	Percent
TOWN OF FAIRMONT	370205	Robeson	Regular	0.23	100%
Total				0.23	100%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain	0.23	100%
Total				0.23	100%
Panel		Effective Date		Acres	Percent
3710926700J		1/19/2005		0.23	100%
Total				0.23	100%



# Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem  
Interval(ft): 1

0ft 65ft 130ft

Min: 126.1

Max: 127.9

Range: 1.8

Average: 126.9

Standard Deviation: 0.43 ft



Robeson County  
North Carolina

Boundary Center: 34° 29' 51.53, -79° 8' 52.52

Mapa Provided By  
**surety**  
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## IMPROVEMENT DESCRIPTION

Foundation:	Concrete Slab
Structure:	Masonry with brick veneer. Flat sloped membrane roof with short parapet. building with gable roof. 400 amp / 240 volt service.
Age:	Built approximately 1963 per tax card Actual is 62 years. Effective age is estimated at 40 years with 20 years estimated remaining economic life and 25 years remaining physical life. This can be extended with regular maintenance and upkeep.
Size:	1,639 SF First Floor <u>1,665 SF Second Floor</u> 3,304 SF Heated Total
Interior Finish:	<p>The first floor consists of carpeted floors, exposed brick walls, 2'x2' suspended acoustical ceiling, 2'x4' recessed fluorescent lights, fixed non-insulated windows. Terrazzo floors in the entrance area. There is a safe measuring 11'x12'. <b>There are no restrooms on this floor. There are stairs only accessing the second floor. This creates a functional obsolescence within the building and limits use.</b></p> <p>The second floor consists of VCT floors, exposed block walls, some wood panel partitioning, 2'x2' suspended ceiling tiles, 2'x4' recessed fluorescent lights. Fixed non-insulated windows. There are two restrooms (tile floors and walls) and a maintenance room with a sink on this floor.</p>
Plumbing:	Two restrooms , one maintenance room. Drain lines are cast iron.
Insulation:	Per code as can best tell
Electrical:	Per code as can best tell
HVAC:	Trane package unit – mfd unknown
Utilities:	All Town of Fairmont utilities including Water, sewer, electricity, trash.
Notes:	<p>This building was originally built as a bank (Southern National), has been used a library, and is currently vacant.</p> <p>Per Ronnie Seals / Public Works Dir., the roof was last check approximately five years ago by Chavis Roofing. At that time no issues were reported. The HVAC was new approximately 4 years ago and placed by Thompson Electric. Recently, a portion of the sewer drain (cast iron) from the second floor was replaced with PVC piping. No electrical work has been replaced and is original.</p> <p>Paving is in fair to below average condition. Thru-wall window unit on second floor</p>

Building Sketch																					
Borrower/Client																					
Property Address																					
City	County	State	Zip Code																		
Lender																					
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><b>First Floor</b> [Area: 1639 Sq ft, Perimeter: 168']</p> </div> <div style="text-align: center;"> <p><b>Second Floor</b> [Area: 1665 Sq ft, Perimeter: 164']</p> </div> </div>																					
<div style="display: flex; justify-content: space-between;"> <span>TOTAL Sketch by a la mode</span> <span>Area Calculations Summary</span> </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>Living Area</b></td> </tr> <tr> <td>First Floor</td> <td style="text-align: right;">1639 Sq ft</td> </tr> <tr> <td>Second Floor</td> <td style="text-align: right;">1665 Sq ft</td> </tr> <tr> <td><b>Total Living Area (Rounded):</b></td> <td style="text-align: right;"><b>3304 Sq ft</b></td> </tr> <tr> <td colspan="2"><b>Non-living Area</b></td> </tr> <tr> <td>Entrance</td> <td style="text-align: right;">65 Sq ft</td> </tr> <tr> <td>Stairwell</td> <td style="text-align: right;">84 Sq ft</td> </tr> <tr> <td>Stairwell</td> <td style="text-align: right;">84 Sq ft</td> </tr> <tr> <td>Safe</td> <td style="text-align: right;">132 Sq ft</td> </tr> </table>				<b>Living Area</b>		First Floor	1639 Sq ft	Second Floor	1665 Sq ft	<b>Total Living Area (Rounded):</b>	<b>3304 Sq ft</b>	<b>Non-living Area</b>		Entrance	65 Sq ft	Stairwell	84 Sq ft	Stairwell	84 Sq ft	Safe	132 Sq ft
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Safe	132 Sq ft																				
TOTAL Sketch software by a la mode technologies, llc. 1-800-alamode																					



## PHOTOGRAPHS OF THE SUBJECT PROPERTY

Photographs were taken on the date of inspection, which was July 31<sup>st</sup>, 2025. This is considered to be the effective date.



FRONT VIEW FROM MAIN STREET



## EXTERIORS

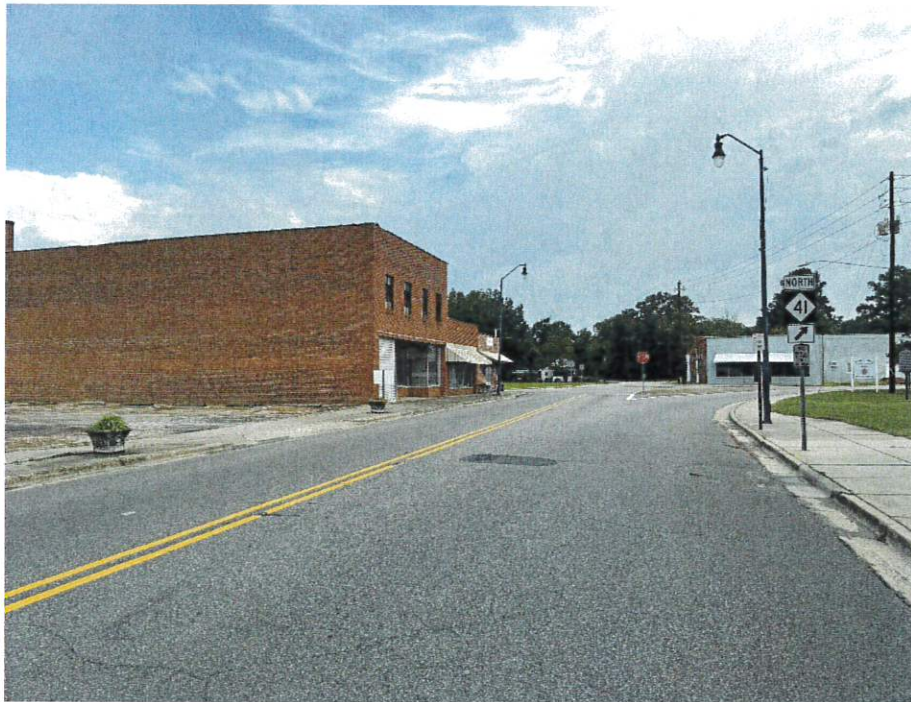




## STREET SCENES



**THOMPSON STREET LOOKING EAST  
SUBJECT TO THE LEFT  
TRAFFIC LIGHT AT INTERSECTION OF THOMPSON AND MAIN**



**MAIN STREET LOOKING NORTH  
SUBJECT TO THE LEFT**

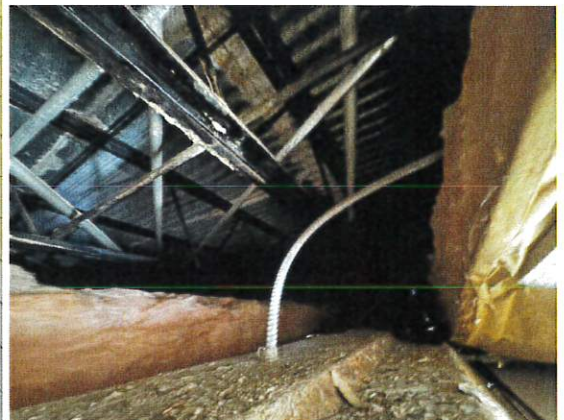


## FIRST FLOOR INTERIOR





## SECOND FLOOR INTERIOR





## ZONING

The subject is zoned NB – Neighborhood Business District. The regulations of this district are intended to provide for the retailing of goods and services for convenience to the nearby residential neighborhoods in such a way as to protect abutting areas from blighting influences.

The permissible uses allowed in the B4 district are as follows:

Rooming and boarding houses, church/synagogue and other places of worship and their customary uses(playgrounds/fellowship halls/childcare and cemeteries), government office/facility(such as a post office, veteran's affairs, or social security office), **office(business/professional/medical)**, bakery products/candy/confectionary shops, bank/savings and loan/credit union(with or without drive-in), barber/beauty shop, bicycle sales and repair shops, drug stores/pharmacies, eating and drinking establishments without drive-through, florist /gift shops, grocery stores, laundries/laundromats, locksmiths, mixed use development(commercial is primary use),

Conditional uses include:

Farmer's markets/open air markets, daycare center-adult(facility with more than eight persons), daycare center-child(facility with more than eight children), family child care home/daycare home (two to eight children-a family child care home is licensed by the NC Div. of Child development and early ed.), daycare home-adult(seven or more beds), family care home(no more than six residents – Cpermit), nursing centers/resthomes/convalescent centers, public or private utility facilities such as transformer stations/pumping stations/water towers/telephone exchanges, funeral home-no crematorium, customary accessory structures including detached garages/swimming pools/etc-when located in the rear yard where they shall not cover more than 30% of said rear yard area, outdoor storage as accessory, satellite dish antenna as accessory.

Special uses include:

Dwelling/mixed uses(buildings used for both dwelling and business purposes),

Density and Dimensional Regulations						
Zoning	Min Lot Size	Min. Lot Width	Building Height Limitation	Min. Setback From Street Right of Way	Min. Setback from Side Line	Min. Rear Setback
NB	No Min.	No Min.	35'	20'	10'	10'

Minimum parking requirements for business services is 1 space per 400 SF of gross SF. Medical offices minim 1 space per 250 SF gross floor area., professional offices require 1 space per 300 SF gross floor area.

## SUMMARY:



The subject "as is" is a legal conforming use as specified in the Town of Fairmont Zoning Ordinances; and meets density and dimensional requirements. Parking requirements would be met if used as a professional office or business.

## TAX INFORMATION

As of the effective date, the current County (Robeson) tax rate is \$0.75 / \$100 valuation. In addition, the Town of Fairmont rate is \$0.73 / \$100 valuation; for a total rate of \$1.48 per \$100 valuation.

The subject is assessed at \$125,100; which has an annual tax liability of \$1,851.48. Rounded to \$1,852.00. However, it is owned by the Town of Fairmont and therefore not subject to taxes.

A copy of the Tax information can be found in the addenda.

THIS IS A GENERATED TAX BILL. NOT THE ORIGINAL! - FOR DISPLAY PURPOSES ONLY				
	<b>Robeson County Tax Collector</b> 2nd Floor 550 N Chestnut St Lumberton, NC 28358	<b>ROBESON COUNTY PROPERTY TAX NOTICE</b> <small>IMPORTANT — PLEASE READ — ADDITIONAL INFORMATION ON BACK</small> THIS LISTING AND APPRAISAL WILL BECOME FINAL UNLESS WRITTEN EXCEPTION THERETO IS FILED WITH THE ASSESSOR WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE. YOU MAY NOW PAY YOUR BILL BY PHONE OR INTERNET WITH A MAJOR CREDIT CARD.  BY INTERNET: <a href="http://www.ccpaymentservice.com">www.ccpaymentservice.com</a> (Visa, MC, Discover, American Express) BY PHONE: 1-866-249-0705 (Visa, MC, Debit Card)		
<div style="background-color: black; color: white; padding: 5px; display: inline-block;"><b>PROPERTY TAX NOTICE</b></div>				
TOWN OF FAIRMONT P O BOX 158 FAIRMONT, NC 283400000				
<b>Date Due</b>	<b>Year</b>	<b>Account Number</b>	<b>Parcel ID</b>	<b>Bill Number</b>
1-05-2026	2025	46757022	300504014	4137191
<b>Value</b>		<b>Exemption</b>	<b>Taxable Value</b>	
\$125,100.00			\$125,100.00	
<b>Description:</b> S MAIN ST <b>Township:</b> <b>Tax District:</b> 050 <b>Location:</b>				
<b>Percent of Total Expenditures</b> <p>Helps offset cost of solid waste collection                  Helps offset cost of operating landfill</p> <p><b>TAXES DUE SEPT 1ST</b>  <b>PAY BY JAN 5TH</b>  <b>INTEREST BEGINS JAN 6TH</b></p>		<b>Office Information</b> <b>Location:</b> Tax Collector 2nd Floor 550 N Chestnut St Lumberton, NC 28358 <b>Hours:</b> 8:15 - 5:15 Mon - Fri <b>Phone:</b> (910) 871-3060		
		<b>Description</b>	<b>Amount Taxed</b>	
		S MAIN ST	\$ 0.00	

## HIGHEST AND BEST USE

The Appraisal Institute defines Highest and Best Use in its terminology textbook, as follows:

"That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e. that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be most profitable use."

In estimating highest and best use, four tests are applicable:

1. The use must be legal. (Permissible)
2. The use must be probable, not speculative, or conjectural and physically possible.
3. There must be a profitable demand for such use. (Feasible)
4. The use which will return to the land the highest net return for the longest period of time.

These tests should be applied to the land (or site) as if vacant, and also as improved.

The theory of Highest and Best Use is essential to the concept of value and is the keystone in forming the foundation on which an appraiser develops his concept of value. The expression of Highest and Best in relation to the property being appraised is an opinion and not a fact to be found but is based on the analytical skills and judgment of the appraiser.

The appraiser should first form an opinion of Highest and Best Use for the land only as if vacant and available for development. Having formed a conclusion of use for the vacant property, the existing improvement (if any) should then be inspected and analyzed.

After inspection and analysis, the appraiser should consider whether the improvements are in keeping with the Highest and Best Use which was developed for the vacant land. If these improvements do not conform to such a use, the appraiser should estimate what value the improvements in their misplaced state contribute to the site.

Various enterprises and businesses tend to seek premiere locations in an effort to further their own specific needs and interests. Some of these businesses which are more frequently encountered are fast foods, dealerships, outlets, and financial institutions. These businesses require excellent exposure and high-volume traffic sites with easy access for ingress and egress. Other businesses such as office buildings, medical offices, rest and nursing homes, usually locate in secondary locations with good access; such businesses as these do not aggressively seek the potential client or customer as these individuals will usually seek the vendor as long as the access is good and reasonable and the business responds to their needs.

#### **HIGHEST AND BEST USE OF THE LAND AS THOUGH VACANT**

- (1) The use must be legal. The subject is zoned NB – Neighborhood Business District . There are several permitted, conditional, and special uses.
- (2) The use must be physically possible. The subject site is large enough (0.287 ac.), with good frontage to support several uses, of those that are allowed per zoning.
- (3) There must be a profitable demand for such use. Sites are limited in the subject neighborhood. It is an older established area. Surrounding uses consist of commercial and special use. These uses are in demand within this area. However, the area does show vacancy as evidenced by vacant buildings or listed buildings.
- (4) The use should return to the land the highest net return for the longest period of time.  
Over the longest period of time, commercial development would offer the highest net return.

#### **SUMMARY**

Retail/Office Development., being consistent with surrounding uses.

#### **HIGHEST AND BEST USE OF THE LAND AS IMPROVED**

- (1) The use must be legal. The subject's current and previous use is permitted in the NB zoning.
- (2) The use must be physically possible. As improved, the improvements easily fit on 0.287 acre site; with space for parking.
- (3) There must be a profitable demand for such use. The subject's market and competitive markets demonstrate that the improvements continue to add value over that of the site.
- (4) The use should return to the land the highest net return for the longest period of time.  
The office use would continue to add value to the site over that of alternative permitted uses.

#### **SUMMARY**

Continued use as office building until the site can be developed commercially.

## THE APPRAISAL PROCESS

The Appraisal Process is the orderly program in which the data used to estimate the value of the subject property are acquired, classified, analyzed, and presented. Area and neighborhood data are collected. Studies of site and improvement analysis, highest and best use, and the application of the three approaches to estimating the property's value are utilized. The three approaches are as follows:

The Direct Sales Comparison Approach is used to estimate the value of the land as if vacant and/or the whole property as improved. The appraiser gathers data on sales of comparable properties and analyzes the nature and condition of each sale, making logical adjustments for dissimilar characteristics. Typically, a common denominator is found. For land value, this is usually either a price per square foot, price per front foot, or price per acre; for improved properties, the common denominator may be price per square foot of total property, price per unit, or a gross rent multiplier. The Direct Sales Comparison Approach gives a good indication of value when sales of similar properties are available.

The second approach available to the appraiser is the Cost Approach to value. Accrued depreciation is deducted from the cost new of the improvements and this is added to the land value. The resultant figure indicates the value of the whole property. Generally, the land value is obtained through comparison with similar vacant sites or tracts.

Reproduction cost new of the improvements is estimated on the basis of current prices for the component parts of the building less depreciation, computed after analyzing the disadvantages or deficiencies of the existing building as compared to a new building. The Cost Approach was not utilized in this report.

The Income Approach is predicated on the assumption that there is a definite relationship between the amount of income a property will earn and its value. This approach is based on the principle that value is created by the expectation of benefits derived in the future. The anticipated annual net income of the subject property is processed to produce an indication of value. Net income is the income generated before payment of any debt service. The process of converting income into value is called capitalization, which involves dividing the net income by a capitalization rate. Factors such as risk, time, interest on the capital investment, and recapture of the depreciating asset are considered in the rate. The appropriateness of this rate is critical, and there are a number of techniques by which it may be developed.

A final step in the appraisal process is the reconciliation or correlation of the value indications. In the reconciliation process, the appraiser considers the relative applicability of each of the three approaches used, examines the range between the value indications, and places major emphasis on the approach that appears to produce the most reliable solution to the specific appraisal problem.

## THE COST APPROACH

The cost approach to value is based on the principle that a prudent purchaser would not pay more for a property than the cost to reproduce it, providing that it could be reproduced without costly delay. The approach involves estimating the value of the subject site as if were vacant and available to be put to its highest and best use. To that is added the value of the present worth of the improvements. The value of the improvements is based on the current cost of reproducing or replacing the improvements, less any accrued depreciation. In this case, cost approach will involve the following:

Estimate of the land as vacant through the use of comparable sales of similar properties.

Estimate of replacement cost new of the improvements located upon the subject property.

Estimate of accrued depreciation of the subject's improvements.

Estimate of depreciated value plus value of the land as estimated through the use of comparable sales.

**The subject has a high actual age and estimated effective age. There are difficulties estimating accrued depreciation. Therefore, the Cost Approach has not been developed. The exclusion of this approach is not felt to adversely affect the reconciled value opinion of the subject.**

## **THE MARKET APPROACH (SALES COMPARISON APPROACH)**

In utilizing the sales comparison approach in an appraisal the subject property is compared with comparable properties that have sold recently. One premise of this approach is that the open market will indicate a price for the property being appraised in the same manner that it determines the prices of comparable, competitive properties.

Units of comparison are utilized in determining value in the sales comparison approach. The function of using a unit of comparison is to adjust for size differences among properties. Typical units of comparison may be square foot, front foot, acres, etc. A multiplier is usually employed as a unit of comparison in applying this approach in the valuation of income producing properties. Elements of comparison are the characteristics of properties and transactions that cause prices to vary. The elements of financing, conditions of sale, market conditions (with time), location, physical characteristics, and income characteristics.

The location of the various sales used in this analysis is indicated on the map included within this report. A tabulated list of the sales follows with a breakdown on a per square foot basis. Multipliers, Capitalization rates, square footages, condition, location, and age were analyzed.

Essentially, the Market or Sales Comparison Approach is a systematic procedure for comparison. In applying the sales comparison approach, an appraiser:

- Researches the market to obtain information about transactions, listing, and other offerings of properties similar to the subject property.
- Verifies the information through a knowledgeable source, preferably one of the participants in the transaction, by considering whether the (1) data obtained are factually accurate, (2) transactions reflect arm's length market considerations.
- Determines relevant units of comparison – for example, acre, square foot, multiplier – and develops a comparative analysis for each unit.
- Compared the subject property and comparable sales and adjusts the sale price of each comparable as appropriate or eliminates the property as a comparable.
- Reconciles the several value indications that result from the comparables into a single value indication.



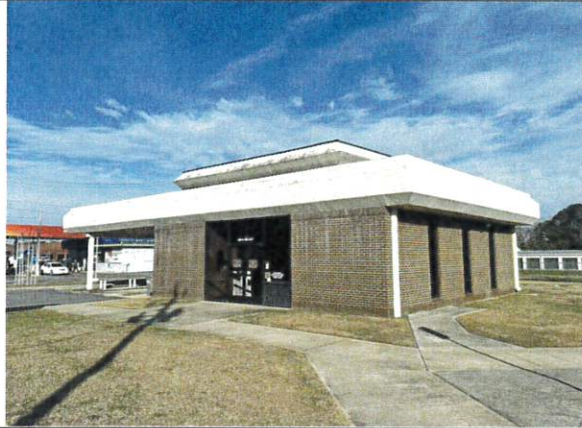
## IMPROVED LISTING



<b>Property Type</b>	CBD
<b>Address</b>	232 S Main St., Fairmont
<b>Tax ID</b>	300504039
<b>Grantor</b>	Henry William Link and wife Linda Oliver Link
<b>Grantee</b>	NA
<b>Property Rights</b>	Fee Simple
<b>Financing</b>	Cash to Seller or Equiv.
<b>Conditions of Sale</b>	Arms Length
<b>List Date</b>	4/11/2025
<b>Deed Book/Page</b>	1733/897
<b>DoM / List Price / Dates</b>	MLS 745634 99 Dom
<b>List Price</b>	\$90,000
<b>Price / SF</b>	\$49.26
<b>Verification</b>	agent
<b>Land Size</b>	0.072 ac.
<b>Zoning</b>	NB
<b>Topography</b>	Level, clear
<b>Utilities</b>	All Town of Fairmont
<b>Landscaping</b>	NA
<b>Building Type</b>	Office
<b>Gross SF / Net SF</b>	1,827 htd first floor only
<b>Construction Type / Stories</b>	Masonry / 2 2 <sup>nd</sup> floor not useable
<b>HVAC</b>	Yes
<b>Year Built / Condition</b>	1905 Good
<b>Remarks</b>	Minimal site parking at rear. Good condition – interior has been fully renovated/updated



# IMPROVED SALE 1



<b>Property Type</b>	CBD
<b>Address</b>	306 N. Walnut St., Fairmont, NC
<b>Tax ID</b>	300403009
<b>Grantor</b>	Lumbee River Electric Membership
<b>Grantee</b>	Al-Khateeb, Inc. and Alhobishi Convenience Stores & Rentals, Inc.
<b>Property Rights</b>	Fee Simple
<b>Financing</b>	Cash to Seller or Equiv.
<b>Conditions of Sale</b>	Arms Length
<b>Sale Date</b>	6/28/2023
<b>Deed Book/Page</b>	2411 / 254 NC Gen. Warranty \$250.00 revenue stamps
<b>DoM / List Price / Dates</b>	MLS 697301 46 DoM orig listed at \$125,000
<b>Sale Price</b>	\$125,000
<b>Price / SF</b>	\$78.13
<b>Verification</b>	Agent T.Massol
<b>Land Size</b>	0.65 ac.
<b>Zoning</b>	C1
<b>Topography</b>	Level, clear
<b>Utilities</b>	All Town of Fairmont
<b>Landscaping</b>	Avg
<b>Building Type</b>	Bank/office
<b>Gross SF / Net SF</b>	1,600 SF first floor only
<b>Construction Type / Stories</b>	Masonry, BV, slab, sloped roof
<b>HVAC</b>	Yes
<b>Year Built / Condition</b>	1978 / average
<b>Remarks</b>	Drive thru area. Good paved parking area

## IMPROVED SALE 2



<b>Property Type</b>	Office
<b>Address</b>	208 East 5 <sup>th</sup> Street, Lumberton, NC
<b>Tax ID</b>	323302011 & 32330201002
<b>Grantor</b>	Lskoonce LLC
<b>Grantee</b>	Barker Real Estate Co., LLC
<b>Property Rights</b>	Fee Simple
<b>Financing</b>	Cash to Seller or Equiv.
<b>Conditions of Sale</b>	Arm Length
<b>Sale Date</b>	1/17/2024
<b>Deed Book/Page</b>	2440 / 894 NC Gen. Warranty Deed \$300.00 stamps
<b>DoM / List Price / Dates</b>	NA
<b>Sale Price</b>	\$150,000 / \$265,000 adjusted for \$115,000 capt. Inv.
<b>Price / SF</b>	\$76.92
<b>Verification</b>	A.Barker
<b>Land Size</b>	0.15 ac. 6,533 SF 73.2' FF on 5 <sup>th</sup> St
<b>Estimated Land Value</b>	\$45,000 (\$300,000/ac)
<b>Zoning</b>	B1
<b>Topography</b>	Level, Clear
<b>Utilities</b>	All City
<b>Landscaping</b>	Avg
<b>Gross SF / Net SF</b>	1,950 SF
<b>Construction Type / Stories</b>	Block/brick veneer, conc. slab, sloped roof
<b>HVAC</b>	Heat pump
<b>Year Built / Condition</b>	1950 / Good after updates
<b>Remarks</b>	Approx \$115,000 capital investment immediately after purchase 265,000 adj for roof/ceiling/flooring/HVAC/some plumbing

### IMPROVED SALE 3



<b>Property Type</b>	Office
<b>Address</b>	401 N. Walnut Street, Lumberton, NC 28358
<b>Tax ID</b>	32330201901
<b>Grantor</b>	RoRo Enterprise LLC
<b>Grantee</b>	AAA Home Care, LLC
<b>Property Rights</b>	Fee Simple
<b>Financing</b>	Cash to Seller or Equiv.
<b>Conditions of Sale</b>	Arm Length
<b>Sale Date</b>	6/29/2023
<b>Deed Book/Page</b>	2411 / 458 NC Gen. Warranty Deed \$340.00 stamps
<b>DoM / List Price / Dates</b>	NA
<b>Sale Price</b>	\$170,000
<b>Price / SF</b>	\$62.96
<b>Verification</b>	R.King
<b>Land Size</b>	0.34 ac. 115' FF on Walnut / 216' FF on 4th
<b>Estimated Land Value</b>	\$95,000
<b>Zoning</b>	B1
<b>Topography</b>	Level, Clear
<b>Utilities</b>	All City
<b>Landscaping</b>	Avg
<b>Gross SF / Net SF</b>	2,700 SF
<b>Construction Type / Stories</b>	Block/brick veneer, conc. slab, sloped roof
<b>HVAC</b>	Heat pump
<b>Year Built / Condition</b>	1968 / Good after updates
<b>Remarks</b>	Was originally built as a drycleaner.....renovated in 2009 Subject to easements



### IMPROVED SALE 4



<b>Property Type</b>	CBD
<b>Address</b>	900 N Chestnut Street, Lumberton, NC ES Chestnut St., above 7 <sup>th</sup> Street
<b>Tax ID</b>	323301010
<b>Grantor</b>	Freeman Investments, Inc
<b>Grantee</b>	NC Youth Violence Prevention Center
<b>Property Rights</b>	Fee Simple
<b>Financing</b>	Cash to Seller or Equiv. / Seller Finance via Lease \$5,000 per month for five years (\$300,000)+\$30,000
<b>Conditions of Sale</b>	Arm Length
<b>Sale Date</b>	Lease to own – eff 3/24/2023
<b>Deed Book/Page</b>	2395 / 93 Memo of Lease with Option to purchase 5 year lease starting 3/24/2023 Option to purchase on March 1 2028
<b>DoM / List Price / Dates</b>	Listed at \$399,000 on 7/14/2020 708 DoM MLS 691419 & 638094 Susan Walker & Leroy Rising
<b>Sale Price</b>	\$330,000 per MLS listing but on lease memorandum found
<b>Price / SF</b>	\$76.74 sf 1 <sup>st</sup> floor \$56.90 / sf all
<b>Verification</b>	Insp. / Agent, Danny Mac Freeman
<b>Land Size</b>	0.489 ac 21317 SF
<b>Zoning</b>	B3
<b>Topography</b>	Level, clear
<b>Utilities</b>	All City of Lumberton
<b>Landscaping</b>	average
<b>Building Type</b>	Frame / BV
<b>Gross SF / Net SF</b>	4300 sf 1 <sup>st</sup> 5,800 SF total
<b>Construction Type / Stories</b>	Frame / Slab
<b>HVAC</b>	Ht Pmps (5)
<b>Year Built / Condition</b>	1983
<b>Remarks</b>	Formerly Housing Authority of the City of Lumberton Walkin Document Safe No elevator Buyer/tenant pays all insurance/taxes/maintenance/upkeep/etc

# IMPROVED SALE 5



<b>Property Type</b>	CBD
<b>Address</b>	604 Chestnut Street, Lumberton, NC
<b>Tax ID</b>	323302002 & 323301017
<b>Grantor</b>	Carter Bank & Trust, Successor by Merger with Peoples National Bank
<b>Grantee</b>	Jerry Michael and Vi S. Townsend
<b>Property Rights</b>	Fee Simple
<b>Financing</b>	Cash to Seller or Equiv. /
<b>Conditions of Sale</b>	Arm Length Private Sale
<b>Sale Date</b>	9/22/2021
<b>Deed Book/Page</b>	2308 / 259 NC Special Warranty Deed
<b>DoM / List Price / Dates</b>	Private neg.
<b>Sale Price</b>	\$400,000 \$800 rev stamps
<b>Price / SF</b>	\$89.89 1 <sup>st</sup> floor \$58.03 SF all
<b>Verification</b>	Insp. / Agent
<b>Land Size</b>	0.53 ac
<b>Zoning</b>	B1
<b>Topography</b>	Level, clear
<b>Utilities</b>	All City of Lumberton
<b>Landscaping</b>	average
<b>Building Type</b>	Frame / BV
<b>Gross SF / Net SF</b>	4,450 SF 1 <sup>st</sup> Floor, 6,893 SF Total
<b>Construction Type / Stories</b>	Frame / flat roof / 2
<b>HVAC</b>	Full Hvac
<b>Year Built / Condition</b>	1983 / Average
<b>Remarks</b>	On-site Parking 21 marked spaces Plus parking lot diagonally across with 18 marked spaces

# SALES ANALYSIS

Description	SUBJECT	LISTING	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
Sales Price		\$90,000	\$125,000	\$150,000	\$170,000	\$330,000	\$400,000
Property Rights	Fee Simple	Fee	Fee	Fee	Fee	Fee	Fee
Adj.		-0-	-0-	-0-	-0-	-0-	-0-
Financing Adj.	Cash/ Equi	Cash/ Equi	Cash/ Equi	Cash/ Equi	Cash/ Equi	Cash/ Equi	Cash/ Equi
Cond. Of Sale	Arms Length.	Arms Length.	Arms Length.	Above market.	Arms Length.	Arms Length.	Arms Length.
Adj.		-0-	-0-	-30%	-0-	-0-	-0-
Mkt Cond.(date)	7/31/2025	Listing				3/24/2023	
	Hist CPI	Adj	6/28/2023	1/17/2024	6/29/2023	Lease to own	9/22/2021
	322.561						
	Lst pub		305.109	308.417	305.109	301.836	274.310
	Adjustment	-10%	5.72%	4.59%	5.72%	6.87%	17.59%
Adj. Price	3,304 SF	\$81,000	\$132,150	\$109,820	\$179,724	\$352,671	\$470,360
Size- Price/ Sq Ft		1,827 SF	1,600 SF	1,950 SF	2,700 SF	5,800 SF	6,893 SF
		\$44.33	\$82.59	\$56.32	\$66.56	\$60.81	\$68.24
Location	Main St. Fairmont, NC CBD	Main St. Fairmont CBD	Walnut St. Fairmont By neigh. Center outparcel (20%)	5th St. Lumberton (10%)	Walnut St. Lumberton (10%)	Chestnut St. Lumberton LBT (10%)	Chestnut St Lumberton (10%)
Size	3,304 SF/ 2 Story	1,827 SF	1,600 SF	1,950 SF	2,700 SF	5,800 SF	6,893 SF
					-0-	-0-	-0-
Eff-Age	@40	@30 ren.	Eff 30 updated	Eff 35	30	30	30
Rnd nrst 5%		(15%)	(15%)	(10%)	(15%)	(15%)	(15%)
Quality / Cond	Avg / Avg	Sim / Sim	Sim / Sim	Sim / Sim	Sim / Sim	Sim / Sim	Sim / Sim
		-0-	-0-	-0-			
HVAC	HtPmp	Similar	Similar	Similar	Similar	Similar	Similar
		-0-	-0-	-0-	-0-	-0-	-0-
Amenities	Parking	Limited Park 10%	Superior Parking (5%)	Superior Parking (5%)	Superior Parking (5%)	Superior Parking (5%)	Superior Parking (5%)
Punc.	Below Avg Restrooms on 2nd/no elev	Superior (20%)	Superior (20%)	Superior (20%)	Superior (20%)	Superior (20%)	Superior (20%)
GROSS ADJ.		45%	60%	35%	50%	50%	50%
NET ADJ.		(25%)	(60%)	(35%)	(50%)	(50%)	(50%)
Ind. \$ Per SF		\$33.25	\$33.04	\$36.61	\$33.28	\$30.41	\$34.12

See following page for comments/discussion.....

The appraiser searched for comparables within the appraiser's files, Brunswick MLS, and Fayetteville MLS. One listing and one sale from Fairmont have been included. Four comparables from Lumberton, a similar competing area have also been included. The comparables have been adjusted primarily for location, estimated effective age, parking amenity, and also functional obsolescence (restrooms upstairs / no elevator -- not handicap friendly).

Comparable 2 is located in Lumberton. This sale was purchased above market value by approximately \$40,000 to \$50,000 (appraiser's files). Deducting that value from the sale and making adjustments, the value per SF is in line with the other adjusted comparables. The listing is in line with the adjusted sold comparables after adjustments.

Sale 4 is a 2 story building, but has no functional obsolescence and two parking lots. Similarly, Sale 5 is a 2-story building with no functional obsolescence with a large parking lot.

**Percentage adjustments have been applied to account for differences in physical characteristics. These percentage are not considered quantitative differences between the sale comparable and the subject but may be qualitative in nature. A 'plus' (+) or 'negative' (-) notation may be a better indicator of difference, but some readers may possibly find this cumbersome or confusing to the analysis. Therefore, qualitative differences are in terms of degree. The higher the percentage difference, the greater the difference between the selected characteristics for the sale comparable as a compared to the subject property. If the adjustments are based upon quantitative or paired sales analysis, the adjustment is so noted; otherwise, the reader can assume the adjustment is qualitative.**

After adjustments, the 'per SF' value opinion for the sold comparables ranges from \$30.41 to \$36.61; with a mean of \$33.49 and a median of \$33.28.

Sale 2 was the least net adjusted sale. Sale 1 was in the subject's market but located on a main thoroughfare as an outparcel. A value opinion of \$35.00 per SF is felt to be reasonable for the subject. Therefore, 3,304 SF @ \$35.00 is \$115,640; rounded to \$115,000.

#### **VALUE OPINION USING THE SALES COMPARISON APPROACH**

**\$115,000**

## THE INCOME APPROACH

This technique of valuation involves a set of procedures in which an appraiser derives a value indication for an income producing property by converting anticipated benefits into property value. This conversion is usually accomplished by either capitalizing a single years expected income or an average of several years income expectancies at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and a change in the value of the investment; or discounting the annual cash flows for the holding period and the reversion at a specified rate.

One should first estimate the potential gross income based on market data. Any peculiar losses and any expenses normally applicable are deducted from the potential gross income. As a result, is a net operating income.

Capitalization rates are then analyzed and an appropriate rate is applied to the subject property. Capitalization of the net operating income or income streams results in an indication of value by the income approach.

The subject is an older two-story building in the CBD area of Fairmont. Leases of properties similar in characteristic to the subject in the Fairmont area are tightly held and limited in nature. Leases from similar competing areas have been included.



### LEASE 1

**Property Type** Office -  
**Location** 601 N. Elm Street, Lumberton, NC  
**Tax ID** 323202038  
**Lessor** JNB Properties (James N. Britt III)  
**Lessee** Springleaf Financial  
**Term** Renewed 10/2018 expires 2/2022  
**Lease Rate** March 2015 to March 2017; to increase in 2018  
**Rent / SF/Yr** \$24,000 per year, was previously \$22,200 / year  
**Leased SF** \$11.17, was previously \$10.33  
**Construction Type** 2,149 SF  
**Zoning** Masonry, BV, Flat sloped rubber membrane roof  
**Condition** B1  
**Verification** Average per broker  
**Remarks** K. Richardson, Broker/Appraiser  
Office Space. Gross Lease.  
Tenant has been in building over 20 years.  
Concessions – None

Has average to good parking (10 spaces?) at the rear of the building.

	<b>Expenses</b>	
	<b>Lessor</b>	<b>Lessee</b>
Taxes	Yes	
Insurance	Yes	
Exterior Maintenance	Yes	
HVAC & Systems	Yes	
Interior Maintenance		Yes
Utilities		Yes
Management	Yes	

Lease Type - Gross

	<b>LEASE 2</b>
<b>Property Type</b>	Medical Office - / Dentist
<b>Location</b>	106 4 <sup>th</sup> Street, Bladenboro, NC
<b>Tax ID</b>	0028085
<b>Lessor</b>	Steve Cox
<b>Lessee</b>	RHA / Hilltop Health Services
<b>Term</b>	5 years started @ 2015....currently mo to mo
<b>Lease Rate</b>	\$2,200 per month
<b>Rent / SF/Yr</b>	\$11.62
<b>Leased SF</b>	2,272 SF
<b>Construction Type</b>	Masonry, BV, 1 story
<b>Zoning</b>	Commercial
<b>Condition</b>	Average
<b>Verification</b>	Steve Cox Broker / Appraiser on 7/22/2025
<b>Remarks</b>	Brick veneer, half gable roofs built 1980

	<b>Expenses</b>	
	<b>Lessor</b>	<b>Lessee</b>
Taxes	Yes	
Insurance	Yes	
Exterior Maintenance	Yes	
HVAC & Systems	Yes	
Interior Maintenance		Yes
Utilities		Yes
Management	Yes-8%	
Lease Type - Gross		

	<b>LEASE 3</b>
<b>Property Type</b>	Office – CBD
<b>Location</b>	112 West 3 <sup>rd</sup> Street, Pembroke
<b>Lessor</b>	Lindsey and Kim Locklear
<b>Lessee</b>	Nationwide Insurance
<b>Term</b>	Month to month
<b>Lease Rate</b>	\$1,150 / month
<b>Rent / SF/Yr</b>	\$8.63 / SF / Yr
<b>Leased SF</b>	@ 1,600 SF
<b>Construction Type</b>	Masonry, flat sloped roof, rubber membrane
<b>Zoning</b>	Commercial
<b>Condition</b>	Average / Good
<b>Verification</b>	Jonathan Locklear
<b>Remarks</b>	Office Roof in fair condition. Leaks in the office Interviewed 5/22/2024

	<b>Expenses</b>	
	<b>Lessor</b>	<b>Lessee</b>
Taxes	Yes	
Insurance	Yes	
Exterior Maintenance	Yes	
HVAC & Systems	Yes	
Interior Maintenance		Yes
Utilities		Yes
Management	Yes	

Lease Type - Gross

**LEASE 4**

<b>Property Type</b>	Office – CBD
<b>Location</b>	College Street, Pembroke
<b>Lessor</b>	Conf.
<b>Lessee</b>	Conf.
<b>Term</b>	3 year term. 1 <sup>st</sup> year \$850/month. 2 <sup>nd</sup> year \$875/month. 3 <sup>rd</sup> year \$900/month. Effective \$875 per month. As of 6/1/2024 starts third year \$900 / month
<b>Lease Rate</b>	
<b>Rent / SF/Yr</b>	Currently \$9.42/SF/year      Effective \$9.15/SF/year
<b>Leased SF</b>	@ 1,147 SF
<b>Construction Type</b>	Masonry, Hip roof-arch shingle
<b>Zoning</b>	Commercial
<b>Condition</b>	Average / Good
<b>Verification</b>	Grady Hunt
<b>Remarks</b>	Office Built 1978 Office in good condition. Roof-<5years old. Paint and flooring 2 years. Ins est at \$1,187, taxes - \$1,280 (1.41 tax rate on \$84,300) Mt. \$1,000. Total \$3,467 Interviewed 5/22/2024

**Expenses**

	<b>Lessor</b>	<b>Lessee</b>
Taxes	Yes	
Insurance	Yes	
Exterior Maintenance	Yes	
HVAC & Systems	Yes	
Interior Maintenance		Yes
Utilities		Yes
Management	Yes	

Lease Type - Full Service Gross

	<b>LEASE 5 – Confidential</b>
<b>Property Type</b>	Office -
<b>Location</b>	Conf. N. Chestnut Street
<b>Tax ID</b>	Conf.
<b>Lessor</b>	Conf.
<b>Lessee</b>	State of NC
<b>Term</b>	3 year lease started June 2016
<b>Lease Rate</b>	\$14,400 per year
<b>Rent / SF/Yr</b>	\$6.71 / SF/ Year
<b>Leased SF</b>	2,147 SF
<b>Construction Type</b>	Block/Slab/flat roof
<b>Zoning</b>	B2
<b>Condition</b>	Average per broker
<b>Verification</b>	K. Richardson, Broker/Appraiser
<b>Remarks</b>	Blt 1962, , Avg condition Completely updated in 2014

	<b>Expenses</b>	
	<b>Lessor</b>	<b>Lessee</b>
Taxes	Yes	
Insurance	Yes	
Exterior Maintenance	Yes	
HVAC & Systems	Yes	
Interior Maintenance		Yes
Utilities		Yes
Management	Yes	

Lease Type - Gross

**LEASE 6**

**Property Type** Office -  
**Location** 116 & 118 Fifth Street, Lumberton, NC  
**Tax ID** 323203004 & 323203005  
**Lessor** KM Biggs  
**Lessee** Two Hawks Employment Services  
**Term** 10 Year lease starting 3/1/2015 and expiring 2/28/2025  
**Lease Rate** 3/1/2015 to 2/28/2020 First Five Years = \$70,000  
 3/1/2020 to 2/28/2025 Last Five Years = \$77,000  
**Rent / SF/Yr** \$7.41  
**Leased SF** 10,395 SF  
**Construction Type** Masonry, BV, Flat sloped rubber membrane roof  
**Zoning** B1  
**Condition** Good  
**Verification** Robert Britt, C-21, leasing agent on 5/20/2015 910-738-8151. Typically charges 10% leasing fee  
**Remarks** Office Space. Gross Lease  
 Originally two buildings built 1964 and 1980. Buildings completely gutted and remodeled in 2014/2015. Removal of other improvements to increase parking.

Concessions – None

Very large parking lot.

	<b>Expenses</b>	
	<b>Lessor</b>	<b>Lessee</b>
Taxes	Yes	
Insurance	Yes	
Exterior Maintenance	Yes	
HVAC & Systems	Yes	
Interior Maintenance		Yes
Utilities		Yes
Management	Yes	

Lease Type - Gross

Description	SUBJ.	LEASE 1	LEASE 2	LEASE 3	LEASE 4	LEASE 5	LEASE 6
Lease Rate		\$11.17	\$11.62	\$8.63	\$9.42	\$6.71	\$7.41
Lease Type		Gross	Gross	Gross	Gross	Gross	Gross
Location	Main St. Fairmont, NC	Elm St Lumberton (10%)	4 <sup>th</sup> St. Bladenboro -0-	3 <sup>rd</sup> St. Pembroke -0-	College St. Pembroke	Chestnut St. Lumberton (10%)	Fifth St. Lumberton (10%)
Adj.	-0-						
Access / Appeal	Avg / Avg	Sim / Sim	Sim / Sim	Sim / Sim	Sim / Sim	Sim / Sim	Sim / Sim
Adj.	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Cond	Avg for age	Similar	Similar	Similar	Similar	Similar	Similar
Adj.	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Quality	Avg.	Similar	Superior-med (10%)	Similar	Similar	Similar	Similar
Adj.	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Func. Obsolesc.	Restrooms on 2 <sup>nd</sup> /no elev.	Superior (20%)	Superior (20%)	Superior (20%)	Superior (20%)	Superior (20%)	Superior (20%)
NET ADJ.		(30%)	(30%)	(20%)	(20%)	(30%)	(30%)
Ind. Value		\$7.82	\$8.13	\$6.90	\$7.54	\$4.70	\$5.19

Continued Next Page.....

No leases from the Fairmont area were available to the appraiser. Leases from similar competing areas have been included and adjusted primarily for location, quality, and an estimated functional adjustment for the subject's layout (bathrooms on second floor/no elevator). All leases are felt to be relevant to the subject.

After adjustments, the rate/SF/year ranged from \$4.70 to \$8.13; with a mean of \$6.71 and a median of \$7.12.

**Percentage adjustments have been applied to account for differences in physical characteristics. These percentage are not considered quantitative differences between the sale comparable and the subject but may be qualitative in nature. A 'plus' (+) or 'negative' (-) notation may be a better indicator of difference, but some readers may possibly find this cumbersome or confusing to the analysis. Therefore, qualitative differences are in terms of degree. The higher the percentage difference, the greater the difference between the selected characteristics for the sale comparable as a compared to the subject property. If the adjustments are based upon quantitative or paired sales analysis, the adjustment is so noted; otherwise, the reader can assume the adjustment is qualitative.**

. Lease 3 and 4 were the least adjusted. However, the appraiser has given weight to all of the leases.

A rate of \$7.00 per SF is felt to be reasonable for the subject's first floor. The second floor is felt to receive less due to accessibility; at approximately 30% less. Therefore, \$4.90 will be applied to the second floor.



## INCOME PROJECTION:

Property Type	Per SF			Per Unit			% of EGI		
	Min.	Max.	Typical	Min.	Max.	Typical	Min.	Max.	Typical
Apartments				\$165	\$460	\$119			
Golf				\$1295	\$7,950	\$3,666	2.0%	4.5%	3.2%
Health Care/Senior Housing				\$276	\$760	\$421			
Industrial	\$0.28	\$0.30	\$0.69						
Lodging							4.0%	8.5%	4.6%
Mobile Home/RV Park				\$33	\$98	\$176	2.0%	6.5%	4.2%
Office	\$0.38	\$0.95	\$0.69						
Restaurants							2.0%	6.5%	3.2%
Retail	\$0.38	\$1.16	\$0.76						
Self-Storage	\$0.32	\$0.85	\$0.71	\$38	\$219	\$137			
Special Purpose	\$0.30	\$1.20	\$0.80						

\*3rd Quarter 2024 Data Copyright 2024 RealtyRates.com™

Property Type	Per SF			Per Unit			% of EGI		
	Min.	Max.	Typical	Min.	Max.	Typical	Min.	Max.	Typical
Apartments				\$170	\$500	\$464			
Golf				\$1300	\$8,000	\$3,689	2.0%	4.5%	3.2%
Health Care/Senior Housing				\$285	\$775	\$433			
Industrial	\$0.30	\$1.09	\$0.65						
Lodging							4.0%	8.5%	4.6%
Mobile Home/RV Park				\$40	\$325	\$180	2.0%	6.5%	4.2%
Office	\$0.40	\$1.09	\$0.72						
Restaurants							2.0%	6.5%	3.2%
Retail	\$0.40	\$1.25	\$0.82						
Self-Storage	\$0.35	\$0.90	\$0.75	\$40	\$225	\$141			
Special Purpose	\$0.35	\$1.25	\$0.85						

\*1st Quarter 2025 Data Copyright 2025 RealtyRates.com™

PGI: 1,639 Htd SF First Floor @ \$7.00 \$11,473  
 1,665 Htd SF Second Floor @ 4.90 \$8,159  
 Total Est. PGI effective \$5.94/SF/year \$19,632

VACANCY: Estimated at 5% **-\$ 982**

EGI: **\$18,650**

### EXPENSES:

Management: Estimated @ 8.0 % EGI \$ 1,492  
 Real Estate Tax: Actual \$ 1,852  
 Insurance: Estimated \$ 3,000  
 Reserves: Estimated @ \$0.40@3,304 \$ 1,322  
 Maintenance: \$ 2,400

Total Expenses: 53.97% **\$10,066**

Projected Net Operating Income: **\$8,584**

## Capitalization Rate Selection:

### DCR Method

RealRates.com INVESTOR SURVEY - 2nd Quarter 2025*											
PERMANENT FIXED-RATE FINANCING											
	Apt.	Golf	Health Senior	Housing	Ind.	Lodging	Mfg Park	Office	Restaurant	Retail	Self Storage
Minimum	0.52%	1.22%	1.22%	1.05%	1.42%	1.12%	1.07%	1.95%	0.98%	1.07%	1.46%
Maximum	4.82%	9.39%	6.03%	5.89%	9.89%	8.16%	6.72%	11.62%	5.94%	5.92%	11.98%
Average	2.90%	4.36%	3.87%	3.48%	5.50%	4.66%	3.40%	8.44%	3.78%	4.21%	5.62%
Minimum	1.82%	6.62%	5.52%	5.35%	8.72%	5.42%	5.37%	8.85%	5.90%	6.37%	8.76%
Maximum	9.12%	11.28%	10.32%	10.10%	14.18%	12.76%	11.62%	16.12%	10.24%	10.22%	16.28%
Average	7.20%	9.26%	8.17%	7.71%	11.80%	9.36%	7.70%	12.74%	6.08%	8.51%	12.92%
Minimum	1.00	1.15	1.05	1.10	1.05	1.10	1.10	1.10	1.10	1.10	1.15
Maximum	1.85	2.15	2.25	2.05	2.85	2.05	2.15	2.15	2.15	2.15	2.15
Average	1.43	1.53	1.48	1.44	1.52	1.25	1.63	1.55	1.39	1.51	1.70
Minimum	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Maximum	90%	90%	90%	87%	90%	90%	90%	90%	90%	90%	90%
Average	73%	67%	70%	70%	67%	68%	68%	66%	70%	70%	66%
Minimum	15	15	15	15	15	15	15	15	15	15	15
Maximum	40	40	40	40	40	40	40	40	40	40	40
Average	26	23	25	25	23	26	30	22	25	28	23
Minimum	3	3	3	3	3	3	3	3	3	3	3
Maximum	40	30	25	30	30	30	30	30	30	30	20
Average	20.50	9.00	13.65	11.46	18.00	9.15	9.00	7.45	6.20	6.10	7.55

Discussions with Banks, indicate that commercial mortgage rates are available at 7.25 % to 7.75 % ; 20 year; 3-5 year call 70 % to 80% loan to value; and a DCR of 1.15 to 1.35. All dependent upon the type of property.

Using N=20 years, LTV of 70%, a rate of 7.50%, and a DCR of 1.25

$$Ro = DCR \times M \times Rm$$

$$Ro = 1.25 \times 0.096671 \times 0.70$$

$$Ro = 0.084587$$

$$Ro = 8.46 \% \text{ Rounded}$$

## BUILT UP RATE (LENDERS)

Treasuries: (20 year) Constant 7/31/2025 = 4.89  
 Risk: = 2.00  
 Liquidity: = 2.00  
 TOTAL INDICATION: = 8.89

## MARKET EXTRACTION

None available.

## REALTY RATES

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2025					
OFFICE - CENTRAL BUSINESS DISTRICT					
Item	Input				DAR
<b>Minimum</b>					
Spread Over 10-Year Treasury	127%	DCR Technique	135	0.06863	0.65
Debt Coverage Ratio	135	Band of Investment Technique			
Interest Rate	5.67%	Mortgage	65%	0.06863	0.044631
Amortization	30	Equity	35%	0.074159	0.025353
Mortgage Constant	0.06863	DAR			7.06
Loan-to-Value Ratio	65%	Surveyed Rates			6.63
Equity Dividend Rate	7.42%				
<b>Maximum</b>					
Spread Over 10-Year Treasury	6.72%	DCR Technique	215	0.136542	0.50
Debt Coverage Ratio	215	Band of Investment Technique			
Interest Rate	11.02%	Mortgage	60%	0.136542	0.068271
Amortization	15	Equity	60%	0.154225	0.077113
Mortgage Constant	0.136542	DAR			14.54
Loan-to-Value Ratio	60%	Surveyed Rates			13.67
Equity Dividend Rate	15.42%				
<b>Average</b>					
Spread Over 10-Year Treasury	4.00%	DCR Technique	175	0.098245	0.58
Debt Coverage Ratio	175	Band of Investment Technique			
Interest Rate	8.36%	Mortgage	65%	0.098245	0.056491
Amortization	20	Equity	43%	0.110104	0.046628
Mortgage Constant	0.098245	DAR			10.33
Loan-to-Value Ratio	65%	Surveyed Rates			9.88
Equity Dividend Rate	11.02%				
*1st Quarter 2025 Data Copyright 2025 RealtyRates.com™					

**Summary of rates**

DCR Method	8.46 %
Built-Up Method	8.89 %
Market Derived	---
Realty Rates – Range	6.63 to 13.67 %
Realty Rates – 2023; 1st Qtr Surveyed Qtr Cap Rate; Avg	9.88%

The subject property can be a investor leased or owner occupied / managed property. Capitalization rates range from 6.63% to 13.67% from the various sources. It is concluded that based on the quality of the facility; age; condition, and market , a rate of 8.75% is indicated as a best estimate of capitalization rate.

**DIRECT CAPITALIZATION: (SINGLE YEARS INCOME CAPITALIZATION)**

Value	=	Net Income / Rate
Value	=	\$8,584 / 0.0875
Value	=	\$98,103
<b>Rounded</b>	=	<b>\$100,000</b>

**VALUE OPINION USING THE INCOME APPROACH**  
**\$100,000**

## RECONCILIATION OF VALUE ESTIMATES

<b>COST APPROACH VALUE OPINION</b>	<b>NA</b>
<b>SALES COMPARISON VALUE OPINION:</b>	<b>\$115,000</b>
<b>INCOME APPROACH VALUE OPINION:</b>	<b>\$100,000</b>

Typically, the cost approach will indicate what a property will cost to construct including land value. Cost of Construction of a building with similar quality and utility ; less depreciation plus site value is an indication of value by the Cost Approach. Used as an indicator of value for newer or totally renovated properties or for special purpose properties. The subject has a high estimated effective age. There are difficulties estimating accrued physical depreciation. Therefore, this approach has not been developed. The exclusion of this approach is not felt to adversely affect the reconciled value opinion of the subject.

The sales comparison approach indicates owner occupant as well as investor attitude toward what can be expected in a sales transaction between knowledgeable parties. Sale Comparison Approach to value is a good indicator in smaller communities where investors are limited, and the owner may occupy the property. Comparables of similar sales were limited. Those sales felt to be relevant have been included and adjusted.

The income approach is an investor indication of return and income generation potential, related to value. This approach is typical of the larger market as indicators of value where many times the investor has a wider range of potential rent customers. Leases of office buildings is tightly held information in the subject market, and limited in nature. Leases have been included that are felt to be comparable to the subject and adjusted for differences. A capitalization rate was developed and applied to the subject's estimated NOI. Given the size of the subject and area, it is felt that this building would easily lease at the rate discussed.

The subject is an older 2-story building. It has no restrooms on the first floor. The second floor where restrooms are located are accessed by stairs. There is no elevator. This creates functional obsolescence as it limits the buildings use (as well as possible handicap compliance issues). Estimated cost to cure, by renovating and creating a restroom or restrooms on the second floor is estimated at \$30,000 to \$40,000 (depending on layout/quality).

The appraiser has developed two approaches to value. The appraiser has relied upon both approaches but has leaned more to the Sales Comparison Approach. The value opinion ranges from \$100,000 to \$115,000; but more specifically the value opinion is estimated at \$110,000.

**FINAL VALUE OPINION**  
**\$110,000**

## **REASONABLE EXPOSURE TIME**

Exposure time may be defined as “the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based upon an analysis of past events assuming a competitive and open market”. Statement 6. U89 USPAP, 2012 Ed. Pg F 64.

Differing types of real estate with varying market conditions may have different exposure times. There must not only be adequate, sufficient, and reasonable time; there must also be adequate, sufficient, and reasonable effort.

Supply/demand conditions as of the effective date of the appraisal; use of current cost information; analysis of historical sales information; and analysis of future income trends projected from the effective date of the appraisal only substantiate that exposure time is always presumed to occur “prior to the effective date”.

“Reasonable exposure time” is an opinion and not intended to be a prediction of sale. It is needed in the analysis of the appraisal assignment.

***This is essentially from the time of listing to the time of contract or appraisal; the time spent on the market to procure a purchase transaction.***

The opinion of exposure time is approximately one year as long as the subject is listed with a qualified/competent broker and is also competitive with other asking prices of similar properties.



# **ADDENDA**

# DEED BOOK 871 PAGE 103

FILED  
JOE B. FREEMAN  
R O F O

JUN 28 4 25 PM '95

ROBERSON COUNTY

BOOK PAGE  
871 0103

Exche Tax

Recording Time, Date and Page

Tax Lot No. Parcel Identifier No.  
Verified by County on the Day of 19  
by

Made after recording to H. E. Stacy, Jr., P. O. Box 1067, Lenoir, North Carolina 28359

This instrument was prepared by H. E. Stacy, Jr.  
Brief description for the index

## NORTH CAROLINA GENERAL WARRANTY DEED

OF GIVE  
THIS DEED made this 18th day of April, 1995, by and between

GRANTOR

Southern National Bank of  
North Carolina

GRANTEE

The Town of Fairmont, N.C., a  
Municipal Corporation  
P. O. Box 158  
Fairmont, NC 28340

Refer to appropriate block for each party's name, address, and, if appropriate, character of entity, i.e., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Fairmont, Robeson County, North Carolina and more particularly described as follows:

In the Town of Fairmont, N.C., located at the northwestern intersection of Main and Thompson Streets, fronting 100 feet on the West side of Main Street and 100 feet on the North side of Thompson Street, and being all of Lots Number Three (3), Four (4), Five (5) and Six (6) as shown and designated on a map entitled "A Subdivision of Lands owned by N. C. Thompson situate in Fairmont, N.C.", which said map is duly recorded in Book of Official Maps Number Two (2) at page Forty (40), Robeson County Registry, reference to which map is hereby made for a more complete description and location of said lots or parcels of land, and for the purpose of incorporating the same herein as if fully set forth herein. See also a map recorded in Book of Official Maps No. Two (2) at page Four (4), Robeson County Registry. This conveyance includes all rights of the Grantor in and to the fifty fifteen (15) feet in width along the western side of said lots as shown on the aforesaid maps.

See deed from Charles B. Nye et al. to Southern National Bank of North Carolina dated 24 November 1981 and recorded in Book 505, at page 346, Robeson County Registry.

Not a Notary Public in North Carolina and not a Notary Public in any other State or Territory.

The property hereinabove described was acquired by Granber by instrument recorded in Book 305, page 346, Robeson County Registry

A map showing the above described property is recorded in Plat Book 2 page 40

And the Grantor covenants with the Grantee, that Grantor is seised of the premises in fee simple, and the right to convey the same in fee simple, that it is inalienable and free and clear of all our encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whatsoever except for the exceptions hereinafter stated. This is the property hereinafter described is subject to the following exceptions:

1. Ad valorem taxes for 1993;
2. Easements of record;
3. Such state of facts as an accurate survey and inspection of the premises would disclose;
4. No warranties are given with respect to any environmental hazards (including, but not limited to, contaminants in the soil such as toxic wastes, and by accepting this deed the Grantee agrees to assume any and all responsibilities therefor, if any.

IN WITNESS WHEREOF, the Director has caused the foregoing to be signed by me and the seal of the Department of Justice to be hereunto set on this 14th day of December, 1944.

Southern National Bank of  
North Carolina

Executive Vice President

ATTN: *Pizz* *Mora*  
.....  
..... RECEIPT (Corporate Seal)

[illegible]

A Monthly Panel of the Society and their interests. I think that . . . . .  
personally appeared before me this day and acknowledged the receipt of the foregoing statement. Without my  
hand and official stamp or seal. This . . . . . day of . . . . . 19 . . . . .

www.mhhe.com/9780070671330

NORTH CAROLINA, ..... NC ..... Family

I, a former Public at the Agency and State Historical Society that Fanny Rogers .....  
personally knew before my (his) day and acknowledged that she is .....  
Southwestern National Bank of North Carolina

Given and in the act of the said solemn, the foregoing instrument was signed at its date by the Edna Van  
President, named with his respective real and assumed by himself for ..... Secretary,  
Witness my hand and official stamp at Wash, D.C. 28 day of April 1955

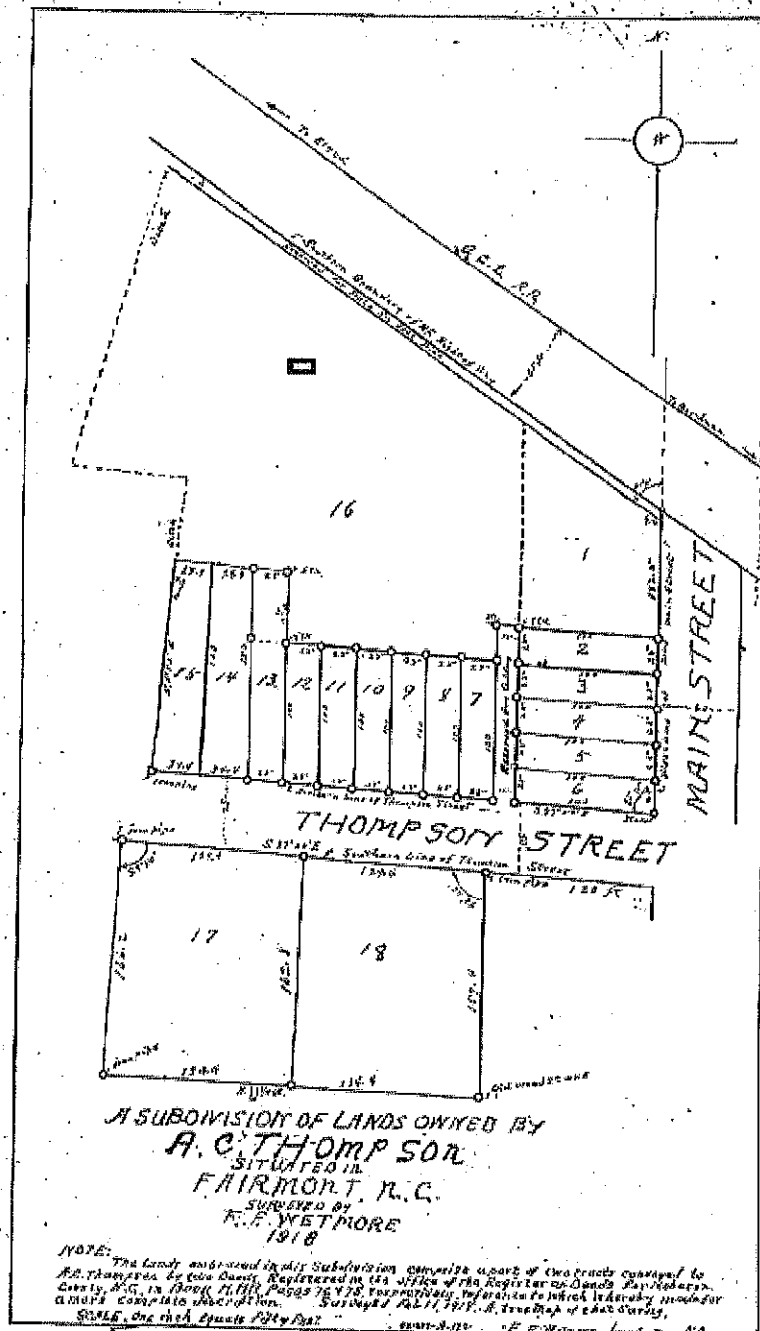
NY 62-28-97

The Company (or Wholly of) ..... NEHA L. Wilson, Nelson, J. J. C.

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#1 Jon H. Freeman  
Griffin & Ward

REGISTER OF DEEDS FOR ..... Robson ..... COUNTY  
Viggo, Assistant, REGISTER OF DEEDS



MAP BOOK 4 PAGE 40



**AMY S. BARKER, MAI**  
**BARKER REAL ESTATE COMPANY, LLC**  
4080 East 7th Street Rd.  
Lumberton, NC 28358  
Amy@BarkerRealEstateCo.com  
910-373-1508

Approximately 26 years appraisal experience

**PROFESSIONAL DESIGNATIONS & LICENSES:**

<b>APPRAISAL INSTITUTE:</b>	<b>Designated Member</b>	<b>406846</b>
<b>NC APPRAISAL BOARD</b>	<b>NC Certified General Real Estate Appraiser</b>	<b>A6565</b>
<b>SC APPRAISAL BOARD</b>	<b>SC Certified General Real Estate Appraiser</b>	<b>8162</b>
<b>NC REAL ESTATE COMMISSION</b>	<b>Broker</b>	<b>188285</b>

**EXPERIENCE:**

Barker Real Estate Co.	Current	Owner
Cape Fear Farm Credit	Dec. 2016 to February 2021	Senior Appraiser
Barker & Associates, LLC	Aug. 1999 to Dec. 2016	Real Estate Appraiser
Southeastern Comm. College	Fall 1999 to Spring 2000	Software Instructor
MLC Integrated	Oct. 1996 to June 1999	Software Instructor
Robeson Community College	Fall 1995 to Spring 1996	Software Instructor

**EDUCATION:**

*\*B. S. Degree in Electronics / Industrial Technology, East Carolina University ~ 1993*

*\*2 years toward Masters in Industrial Safety, East Carolina University*

Successful Completion of the following Appraisal Courses:

Course R-1	Introduction to Real Estate Appraisal	East Carolina University
Course R-2	Valuation Principles and Practice	East Carolina University
Course R-3	Applied Residential Property Evaluation	East Carolina University
Course 310	Basic Income Capitalization	Appraisal Institute
Course 410	Standards of Professional Practice – Part A	Appraisal Institute
Course 510	Standards of Professional Practice – Part B	Appraisal Institute
Course 520	Highest & Best Use and Market Analysis	Appraisal Institute
Course 530	Advanced Sales Comparison & Cost Approaches	Appraisal Institute
Course 540	Report Writing & Valuation Analysis	Appraisal Institute
Course 550	Advanced Applications	Appraisal Institute
Residential & Commercial Valuation of Solar		Appraisal Institute
Business Practices and Ethics		Appraisal Institute
Introduction to Green Building: Principles and Concepts		Appraisal Institute
Subdivision Valuation		Appraisal Institute
General Demonstration Report Writing		Appraisal Institute
Analyzing Operating Expenses		Appraisal Institute
Review Theory – General		Appraisal Institute

Various Appraisal Seminars:

Conservation Easements	Appraisal Institute
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GIS in Real Estate Industry	Appraisal Institute
Contract or Effective Rent	Appraisal Institute
Rates and Ratios	Appraisal Institute
Subdivision Analysis	Appraisal Institute
Valuing the Forest	Appraisal Institute
USPAP Update	Appraisal Institute
General Demonstration Report Writing	Appraisal Institute
Income Approach for Residential Appraisers	Appraisal Institute
Appraising the Appraisal/ Appraisal Review	Appraisal Institute
Business Practices and Ethics	Appraisal Institute
Land Valuation Adjustment Procedures	Appraisal Institute
Appraising Manufactured Housing	Appraisal Institute
Contract or Effective Rent	Appraisal Institute

**OTHER:**

2021 Appraisal Institute - NC Chapter - Alternate Regional Representative  
2021 Appraisal Institute - NC Chapter - Scholarship Committee Member

**MISC:**

Private Pilot - VFR





X-E

**RESOLUTION 25-13**

**TOWN OF FAIRMONT**

**ACCEPTING AND READOPTION OF THE ASSET MANAGEMENT PLAN FOR THE  
TOWN OF FAIRMONT WASTEWATER SYSTEM - AMENDMENT #1**

- WHEREAS, the Town of Fairmont was a participant in the Asset Inventory and Assessment Projects, the Regional Collaboration Project to explore creation of a water and sewer authority, and the project to develop a water/sewer rate study for the Town; and
- WHEREAS, the Board of Commissioners adopted the Asset Management Plan and Capital Improvement Plan on April 15<sup>th</sup>, 2025; and
- WHEREAS, the Town has consulted with LKC Engineering to provide an amendment to the Asset Management Plan & Capital Improvement Plan to bring the recommendations up to date;

**NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE  
TOWN OF FAIRMONT:**

That, the Town of Fairmont Board of Commissioners hereby approves the Asset Management Plan for the Town of Fairmont Wastewater System - Amendment #1 dated September 2025 for use in planning, capital improvement funding, daily operations, and future investment in asset management and utility operations software to support Public Works and Administrative staff in coordination of daily tasks, as well as annual planning activities.

ADOPTED this the 16<sup>th</sup> day of September 2025 at the regular meeting of the Town of Fairmont Board of Commissioners.

\_\_\_\_\_  
Charles Kemp, Mayor

Attest: \_\_\_\_\_  
Jennifer H. Larson, Town Clerk

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Fairmont does hereby certify: That the above/attached resolution is a true and correct copy of the resolution adopting the Asset Management Plan for the Town of Fairmont Wastewater System - Amendment #1, as regularly adopted at a legally convened meeting of the Town of Fairmont duly held on the 16th day of September 2025; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 16<sup>th</sup> day of September 2025.

---

Jennifer H Larson, Town Clerk



**ASSET MANAGEMENT PLAN**  
**FOR THE**  
**TOWN OF FAIRMONT**  
**WASTEWATER SYSTEM**  
**Amendment #1**

**DEQ-DWI PROJECT #: AIA-W-VUR-0017**

**ORIGINAL PLAN - FEBRUARY 2025**  
**AMENDMENT #1 – SEPTEMBER 2025**

PREPARED BY:



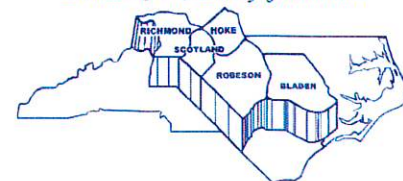
Mark Lacy, P.E.

**LKC**

LKC ENGINEERING, PLLC  
140 AQUA SHED COURT  
ABERDEEN, NC 28315  
(910) 420-1437  
LICENSE # P-049975

-AND-

*Lumber River Council of Governments*



*Jean Crews-Klein, Consultant*

FUNDED BY:





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### **APPENDIX A –DETAILED COST ESTIMATES**

## 1.0 INTRODUCTION

This document serves to amend the Asset Management Plan for the Fairmont Wastewater system which was originally adopted by the Town Council in February 2025. This addendum is being submitted to update the scope of ongoing improvements projects for the Brown Street Pump Station. The original plan incorrectly included the replacement of the existing bar screen at the Brown Street pump station in the Capital Improvement Plan (CIP) / Rehabilitation and Replacement Program with an ongoing collection system rehabilitation project funded through ARPA. The replacement of the bar screen is not currently in the ARPA project and needs to be included in a separate project. In addition, the CIP needs to be updated to include replacement of electrical and pump controls, structure and piping rehabilitation, and SCADA improvements that had to be removed from the ongoing CDBG-I grant project due to budget overruns.

The updated CIP includes phase 2 of the Brown Street Pump Station General Improvements project to document the need and assign priority to the necessary improvements. These improvements include replacement of electrical and pump controls, pump replacement, replacement of the bar screen, structure and piping rehabilitation, and SCADA system. The total cost of these improvements is estimated to be \$3,000,000.00 and we recommend that Town pursue funding through the CDBG-I program in the current application cycle.

Since the Asset Management Plan was adopted in April 2025, there have been no significant changes to the system's infrastructure. Therefore, the system inventory, condition assessments, criticality assessments, and operation and maintenance plan, etc. have not been modified through this amendment.

## 2.0 CAPITAL IMPROVEMENT PLAN / REHABILITATION AND REPLACEMENT PROGRAM

A list of recommended projects for the wastewater system is contained in the Table 1 below. Detailed cost estimates are included in APPENDIX A – Detailed Cost Estimates for Proposed Projects. In addition, the annual CIP cash flow requirements table from the original asset management plan has also been updated and is included in Table 2.

**Table 1: Capital Improvement Plan Project List**

TOWN OF FAIRMONT WASTEWATER AIA Capital Improvement Plan Proposed Projects Summary					
Priority	Gravity Sewer Replacement Project	New Gravity Sewer (LF)	Estimated Cost	Recommended Project Time	Funding
1.	Central Sewer System Improvements (Phase 3)	6,550	\$3,349,485	Year 1	Funded - NCDEQ ARPA
2.	Southern Sewer System Improvements (Phase 4)	6,675	\$4,008,188	Year 1	Funded - NCDEQ ARPA
3.	Northwestern Outfall & Sewer System Improvements (Phase 5)	3,990	\$2,283,809	Year 2	Funded - NCDEQ ARPA
4.	Western Outfall & Sewer System Improvements (Phase 6)	5,200	\$3,075,469	Year 2	Funded - NCDEQ ARPA
5.	Walnut St / N Main St Sewer System Improvements (Phase 7)	4,310	\$3,355,300	Year 3	Seek Funding
6.	Iona St/Church St Sewer System Improvements (Phase 8)	6,050	\$3,535,000	Year 4	Seek Funding
7.	Walnut St Sewer System Improvements (Phase 9)	3,550	\$2,602,000	Year 5	Seek Funding
8.	Morro St/Marvin St Sewer System Improvements (Phase 10)	4,950	\$3,028,250	Year 6	Seek Funding
9.	Collinswood Sewer System Improvements (Phase 11)	7,800	\$4,246,000	Year 8	Seek Funding
10.	North Fairmont Sewer Improvements (Phase 12)	8,050	\$4,185,225	Year 12	Seek Funding
11.	Central Fairmont Sewer Improvements (Phase 13)	8,600	\$4,733,675	Year 14	Seek Funding
12.	Southeast Fairmont Sewer Improvements (Phase 14)	11,800	\$5,734,900	Year 18	Seek Funding
	Subtotal Collection System Project Costs	49,075	\$44,137,301		
	Force Main Replacement Project	New Force Main (LF)	Estimated Cost	Recommended Project Time	Funding
1.	Brown Street Forcemain Improvements	0	\$173,717	2 Years	Funded - CDBG-I
2.	12" Forcemain Plug Valve Replacements	0	\$299,055	16 Years	Seek Funding
	Subtotal Forcemain Project Costs	0	\$472,772		
	Pump Station	Scope	Estimated Cost	Recommended Project Time	Funding
1.	Brown Street Pump Station General Improvements	Replace standby generator and add flow meter to the discharge forcemain	\$352,681	Year 1	Funded - CDBG-I
2.	Intermediate Pump Station	Add new pump station along the forcemain to the Regional WWTP for improved capacity in peak flow conditions.	\$1,876,602	Year 2	Funded - CDBG-I
3.	Brown Street Pump Station Grit Removal Unit & Bar Screen Repair	Replace / Repair Grit Removal Unit	\$1,202,938	Year 2	Funded - NCDEQ ARPA
4.	Brown Street Pump Station General Improvements - Phase 2	Replace electrical and pump controls, structure and piping rehabilitation, pump replacement, and mechanical bar screen replacement.	\$3,000,000	Year 3	Seek Funding - CDBG-I
5.	North Walnut & Happy Hill Pump Station Relocation and High School Pump Station Rehabilitation	Demolition and relocation of the existing N. Walnut & Happy Hill PS outside the floodplain. Elevate electrical controls and generator for flood protection at High School PS.	\$3,800,000	Year 3	Seek Funding - HMGP Grant
6.	Orrum Middle School Pump Station Meter Improvements	Meter Needed to accurately account for wastewater flow from the school	\$339,289	Year 5	Seek Funding
	Subtotal Pump Station Project Costs		\$10,571,510		

Table 1: Capital Improvement Plan Project List (continued)

TOWN OF FAIRMONT WASTEWATER AIA					
Capital Improvement Plan					
Proposed Projects Summary					
	WWTP Component	Description	Estimated Cost	Recommended Project Time	Funding
1.	WWTP Bar Screen, Blower Controls, and Effluent Pump Station Improvements	Step Screen Rebuild, Blower Control Replacement, Elevate wet well lid and electrical controls for flood protection, and add a bypass pump connection to the discharge forcemain.	\$1,368,860	Year 1	Funded - NCORR
2.	WWTP Grit Removal Unit	Addition of vortex grit removal unit to the WWTP headworks to prevent sediment buildup in treatment basins.	\$1,080,111	Year 2	Funded - NCDEQ ARPA
3.	Waste Water Treatment Process Rehabilitation	Rehabilitation or like-for-like replacements and improvement to existing aeration system, clarifiers, and other mechanical components. Addition of non-potable well for process water needs.	\$8,704,000	Year 4	Seek Funding
4.	WWTP Access Road Improvements	Raise the access road elevation for flood protection and install parallel forcemain for Columbus County regional customers to eliminate bottleneck.	\$1,629,650	Year 7	Funding Pending Approval - NCORR & Golden Leaf Foundation
	Subtotal Wastewater Plant Project Costs			\$12,782,621	

Total Amount of Identified Projects	\$67,964,204
Projects for Which Funding is Secured	12
Secured Funding Amount	\$18,771,860
Projects for Which Funding is Necessary	11
Remaining Funding Amount	\$49,192,344

Table 2: Annual CIP Cash Flow Requirements

WASTEWATER CIP BY YEAR												
Project	Year to Start	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11 - 20
	Total Estimated Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 to 2045
1 Central Sewer System Improvements (Phase 3)	\$ 3,349,485	\$ 3,349,485.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Southern Sewer System Improvements (Phase 4)	\$ 4,008,188	\$ 4,008,188.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Northwestern Outfall & Sewer System Improvements (Phase 5)	\$ 2,283,809	\$ 342,571.35	\$ 1,941,237.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Western Outfall & Sewer System Improvements (Phase 6)	\$ 3,075,469	\$ 461,320.35	\$ 2,614,148.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Walnut St / N Main St Sewer System Improvements (Phase 7)	\$ 3,355,300	\$ -	\$ 503,295.00	\$ 2,852,005.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Iona St/Church St Sewer System Improvements (Phase 8)	\$ 3,535,000	\$ -	\$ -	\$ 530,250.00	\$ 3,004,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7 Walnut St Sewer System Improvements (Phase 9)	\$ 2,602,000	\$ -	\$ -	\$ -	\$ 390,300.00	\$ 2,211,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8 Morro St/Marvin St Sewer System Improvements (Phase 10)	\$ 3,028,250	\$ -	\$ -	\$ -	\$ -	\$ 454,237.50	\$ 2,574,012.50	\$ -	\$ -	\$ -	\$ -	\$ -
9 Collinswood Sewer System Improvements (Phase 11)	\$ 4,246,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636,900.00	\$ 3,609,100.00	\$ -	\$ -	\$ -
10 North Fairmont Sewer Improvements (Phase 12)	\$ 4,185,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,185,225.00
11 Central Fairmont Sewer Improvements (Phase 13)	\$ 4,733,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,733,675.00
12 Southeast Fairmont Sewer Improvements (Phase 14)	\$ 5,734,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,734,900.00
1 Brown Street Forcemain Improvements	\$ 173,717	\$ 26,057.57	\$ 147,659.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 12" Forcemain Plug Valve Replacements	\$ 299,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 Brown Street Pump Station General Improvements	\$ 352,681	\$ 352,680.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Intermediate Pump Station	\$ 1,876,602	\$ 281,490.32	\$ 1,595,111.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Brown Street Pump Station Grit Removal Unit	\$ 1,202,938	\$ 180,440.70	\$ 1,022,497.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Brown Street Pump Station General Improvements - Phase 2	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 North Walnut & Happy Hill Pump Station Relocation and High School Pump Station	\$ 3,800,000	\$ -	\$ 570,000.00	\$ 3,230,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Orrum Middle School Pump Station Meter Improvements	\$ 339,289	\$ -	\$ -	\$ -	\$ 50,894.00	\$ 288,395.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 WWTP Bar Screen, Blower Controls, and Effluent Pump Station Improvements	\$ 1,368,860	\$ 1,368,860.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 WWTP Grit Removal Unit	\$ 1,080,111	\$ 162,016.65	\$ 918,094.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Waste Water Treatment Process Rehabilitation	\$ 8,704,000	\$ -	\$ -	\$ 1,305,600.00	\$ 7,398,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 WWTP Access Road Improvements	\$ 1,629,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,447.50	\$ 1,385,202.50	\$ -	\$ -	\$ -	\$ -
TOTAL:	\$ 67,964,204.00	\$ 10,533,111.00	\$ 9,312,044.00	\$ 10,917,855.00	\$ 10,844,344.00	\$ 2,954,333.00	\$ 2,818,460.00	\$ 2,022,103.00	\$ 3,609,100.00	\$ -	\$ -	\$ 14,952,855.00

## **Appendix A – Detailed Cost Estimates for Proposed Projects**

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Central Sewer System Improvements (Phase 3)**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	8" PVC Gravity Sewer	5,000	LF	\$135.00	\$675,000.00
2.	8" DIP Gravity Sewer	450	LF	\$150.00	\$67,500.00
3.	10" PVC Gravity Sewer	900	LF	\$155.00	\$139,500.00
4.	10" DIP Gravity Sewer	200	LF	\$170.00	\$34,000.00
5.	4'0" Diameter Manhole	30	EA	\$7,500.00	\$225,000.00
6.	Select Backfill	5,000	CY	\$55.00	\$275,000.00
7.	Curb and Gutter Removal and Replacement	250	LF	\$80.00	\$20,000.00
8.	Concrete Sidewalk Removal and Replacement	250	SY	\$70.00	\$17,500.00
9.	Asphalt Open Cut and Patch (Town Street)	4,000	SY	\$100.00	\$400,000.00
10.	Asphalt Open Cut and Patch (DOT Road)	100	SY	\$250.00	\$25,000.00
11.	Asphalt Mill & Overlay (DOT Road)	350	SY	\$125.00	\$43,750.00
12.	Asphalt Driveway Repair	500	SY	\$100.00	\$50,000.00
13.	Concrete Driveway Repair	500	SY	\$120.00	\$60,000.00
14.	Gravel Driveway Repair	200	TNS	\$60.00	\$12,000.00
15.	Bypass Pumping	1	LS	\$148,000.00	\$148,000.00
16.	Gravity Sewer Testing	6,550	LF	\$5.00	\$32,750.00
17.	Tie Existing Sewer to New MH	15	EA	\$4,500.00	\$67,500.00
18.	Clearing and Grubbing	1	ACRE	\$7,700.00	\$7,700.00
19.	4" Service Connection w/ Cleanout	95	EA	\$3,000.00	\$285,000.00
20.	Traffic Control	1	LS	\$15,000.00	\$15,000.00
21.	Erosion Control and Cleanup	1	LS	\$45,000.00	\$45,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,645,200</b>
Contingencies, Admin, & Engineering:					\$704,285
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,349,485</b>



**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
***Southern Sewer System Improvements (Phase 4)***

	Item	Quantity	Unit	Unit Price	Extended Price
1.	8" PVC Gravity Sewer	6,075	LF	\$135.00	\$820,125.00
2.	8" DIP Gravity Sewer	600	LF	\$150.00	\$90,000.00
3.	16" Steel Casing Installed by Bore & Jack	70	LF	\$1,000.00	\$70,000.00
4.	4'0" Diameter Manhole	32	EA	\$7,500.00	\$240,000.00
5.	Select Backfill	6,500	CY	\$55.00	\$357,500.00
6.	Curb and Gutter Removal and Replacement	1,300	LF	\$80.00	\$104,000.00
7.	Asphalt Open Cut and Patch (Town Street)	4,100	SY	\$100.00	\$410,000.00
8.	Asphalt Open Cut and Patch (DOT Street)	150	SY	\$250.00	\$37,500.00
9.	Asphalt Mill & Overlay (DOT Street)	500	SY	\$125.00	\$62,500.00
10.	Asphalt Driveway Repair	500	SY	\$100.00	\$50,000.00
11.	Concrete Driveway Repair	500	SY	\$120.00	\$60,000.00
12.	Gravel Driveway Repair	200	TNS	\$60.00	\$12,000.00
13.	Bypass Pumping	1	LS	\$173,650.00	\$173,650.00
14.	Gravity Sewer Testing	6,675	LF	\$5.00	\$33,375.00
15.	8-inch Initial Cleaning & CCTV of Ex. Gravity Sewer	1,775	LF	\$15.00	\$26,625.00
16.	8-inch Cured-In-Place-Pipe Rehab of Ex. Gravity Sewer	1,775	LF	\$70.00	\$124,250.00
17.	8-inch Post Rehabilitation CCTV Inspection	1,775	LF	\$5.00	\$8,875.00
18.	Manhole Rehabilitation	10	EA	\$4,000.00	\$40,000.00
19.	Tie Existing Sewer to New MH	16	EA	\$4,500.00	\$72,000.00
20.	Clearing and Grubbing	1	ACRE	\$8,000.00	\$8,000.00
21.	Service Connection to CIPP	20	EA	\$1,500.00	\$30,000.00
22.	4" Service Connection w/ Cleanout	90	EA	\$3,000.00	\$270,000.00
23.	Traffic Control	1	LS	\$15,000.00	\$15,000.00
24.	Erosion Control and Cleanup	1	LS	\$50,000.00	\$50,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$3,165,400</b>
Contingencies, Admin, & Engineering:					\$842,788
<b>TOTAL PROJECT BUDGET</b>					<b>\$4,008,188</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Northwestern Outfall & Sewer System Improvements (Phase 5)**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	8" PVC Gravity Sewer	1,200	LF	\$135.00	\$162,000.00
2.	8" DIP Gravity Sewer	130	LF	\$150.00	\$19,500.00
3.	12" PVC Gravity Sewer	2,400	LF	\$175.00	\$420,000.00
4.	12" DIP Gravity Sewer	260	LF	\$190.00	\$49,400.00
5.	4'0" Diameter Manhole	20	EA	\$7,500.00	\$150,000.00
6.	24" Steel Casing (Installed by Bore and Jack)	70	LF	\$1,200.00	\$84,000.00
7.	Select Backfill	3,600	CY	\$55.00	\$198,000.00
8.	Curb and Gutter Removal and Replacement	700	LF	\$80.00	\$56,000.00
9.	Asphalt Open Cut and Patch (Town Street)	1,000	SY	\$100.00	\$100,000.00
10.	Asphalt Open Cut and Patch (DOT Street)	100	SY	\$250.00	\$25,000.00
11.	Asphalt Mill & Overlay (DOT Street)	350	SY	\$125.00	\$43,750.00
12.	Asphalt Driveway Repair	250	SY	\$100.00	\$25,000.00
13.	Concrete Driveway Repair	250	SY	\$120.00	\$30,000.00
14.	Gravel Driveway Repair	150	TNS	\$60.00	\$9,000.00
15.	Bypass Pumping	1	LS	\$138,000.00	\$138,000.00
16.	Gravity Sewer Testing	3,990	LF	\$5.00	\$19,950.00
17.	Manhole Rehabilitation	5	EA	\$4,000.00	\$20,000.00
18.	Tie Existing Sewer to New MH	10	EA	\$4,500.00	\$45,000.00
19.	Clearing and Grubbing	1	ACRE	\$8,000.00	\$8,000.00
20.	Service Connection to CIPP	6	EA	\$1,500.00	\$9,000.00
21.	4" Service Connection w/ Cleanout	34	EA	\$3,000.00	\$102,000.00
22.	Traffic Control	1	LS	\$10,000.00	\$10,000.00
23.	Erosion Control and Cleanup	1	LS	\$80,000.00	\$80,000.00

**TOTAL CONSTRUCTION ESTIMATE**

**\$1,803,600**

Contingencies, Admin, & Engineering:

\$480,209

**TOTAL PROJECT BUDGET**

**\$2,283,809**

<b>TOWN OF FAIRMONT WASTEWATER SYSTEM</b> <b>Capital Improvement Plan</b> <b>Western Outfall &amp; Sewer System Improvements (Phase 6)</b>					
	Item	Quantity	Unit	Unit Price	Extended Price
1.	8" PVC Gravity Sewer	2,600	LF	\$135.00	\$351,000.00
2.	8" DIP Gravity Sewer	100	LF	\$150.00	\$15,000.00
3.	12" PVC Gravity Sewer	2,000	LF	\$175.00	\$350,000.00
4.	12" DIP Gravity Sewer	500	LF	\$190.00	\$95,000.00
5.	4'0" Diameter Manhole	28	EA	\$7,500.00	\$210,000.00
6.	16" Steel Casing (Installed by Bore and Jack)	50	LF	\$1,000.00	\$50,000.00
7.	24" Steel Casing (Installed by Bore and Jack)	50	LF	\$1,200.00	\$60,000.00
8.	Select Backfill	4,000	CY	\$55.00	\$220,000.00
9.	Curb and Gutter Removal and Replacement	2,500	LF	\$80.00	\$200,000.00
10.	Concrete Sidewalk Removal and Replacement	600	SY	\$70.00	\$42,000.00
11.	Asphalt Open Cut and Patch (Town Street)	1,150	SY	\$100.00	\$115,000.00
12.	Asphalt Open Cut and Patch (DOT Street)	200	SY	\$250.00	\$50,000.00
13.	Asphalt Mill & Overlay (DOT Street)	700	SY	\$125.00	\$87,500.00
14.	Asphalt Driveway Repair	250	SY	\$100.00	\$25,000.00
15.	Concrete Driveway Repair	250	SY	\$120.00	\$30,000.00
16.	Gravel Driveway Repair	150	TNS	\$60.00	\$9,000.00
17.	Bypass Pumping	1	LS	\$113,000.00	\$113,000.00
18.	8-inch Initial Cleaning & CCTV of Ex. Gravity Sewer	1,320	LF	\$15.00	\$19,800.00
19.	8-inch Cured-In-Place-Pipe Rehab of Ex. Gravity Sewer	1,320	LF	\$70.00	\$92,400.00
20.	8-inch Post Rehabilitation CCTV Inspection	1,320	LF	\$5.00	\$6,600.00
21.	Manhole Rehabilitation	7	EA	\$4,000.00	\$28,000.00
22.	Tie Existing Sewer to New MH	9	EA	\$4,500.00	\$40,500.00
23.	Gravity Sewer Testing	5,200	LF	\$5.00	\$26,000.00
24.	Clearing and Grubbing	1	ACRE	\$8,000.00	\$8,000.00
25.	Service Connection to CIPP	10	EA	\$1,500.00	\$15,000.00
26.	4" Service Connection w/ Cleanout	25	EA	\$3,000.00	\$75,000.00
27.	Traffic Control	1	LS	\$20,000.00	\$20,000.00
28.	Erosion Control and Cleanup	1	LS	\$75,000.00	\$75,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,428,800</b>
Contingencies, Admin, & Engineering:					\$646,669
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,075,469</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Walnut St / N Main St Sewer System Improvements (Phase 7)**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$75,000.00	\$75,000.00
2.	8" PVC Gravity Sewer	2,300	LF	\$150.00	\$345,000.00
3.	8" DIP Gravity Sewer	360	LF	\$175.00	\$63,000.00
4.	8" HDPE Installed by Pipe Bursting	450	LF	\$140.00	\$63,000.00
5.	8" Initial CCTV Pipe Bursting Inspection	450	LF	\$10.00	\$4,500.00
6.	10" HDPE Installed by Pipe Bursting	1,200	LF	\$175.00	\$210,000.00
7.	10" Initial CCTV Pipe Bursting Inspection	1,200	LF	\$15.00	\$18,000.00
8.	16" Steel Casing (Installed by Bore and Jack)	50	LF	\$1,200.00	\$60,000.00
9.	4'0" Diameter Manhole	28	EA	\$12,000.00	\$336,000.00
10.	Select Backfill	1,750	CY	\$55.00	\$96,250.00
11.	Curb and Gutter Removal and Replacement	1,000	LF	\$100.00	\$100,000.00
12.	Concrete Sidewalk Removal and Replacement	150	LF	\$90.00	\$13,500.00
13.	Asphalt Open Cut and Patch (Town Street)	2,000	SY	\$125.00	\$250,000.00
14.	Asphalt Open Cut and Patch (DOT Street)	200	SY	\$300.00	\$60,000.00
15.	Asphalt Mill & Overlay (DOT Street)	1,000	SY	\$150.00	\$150,000.00
16.	Asphalt Driveway Repair	250	SY	\$120.00	\$30,000.00
17.	Concrete Driveway Repair	150	SY	\$150.00	\$22,500.00
18.	Gravel Driveway Repair	200	TNS	\$60.00	\$12,000.00
19.	Bypass Pumping	1	LS	\$150,000.00	\$150,000.00
20.	Tie Existing Sewer to New MH	6	EA	\$5,000.00	\$30,000.00
21.	Gravity Sewer Testing	4,310	LF	\$5.00	\$21,550.00
22.	Service Connection to HPDE Pipe Bursting	20	EA	\$2,000.00	\$40,000.00
23.	4" Service Connection w/ Cleanout	50	EA	\$4,500.00	\$225,000.00
24.	Utility Conflicts	1	LS	\$80,000.00	\$80,000.00
25.	Traffic Control	1	LS	\$50,000.00	\$50,000.00
26.	Erosion Control and Cleanup	1	LS	\$75,000.00	\$75,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,580,300</b>
Contingencies, Admin, & Engineering (30%):					\$775,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,355,300</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
*Iona St/Church St Sewer System Improvements (Phase 8)*

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$75,000.00	\$75,000.00
2.	8" PVC Gravity Sewer	3,400	LF	\$150.00	\$510,000.00
3.	8" DIP Gravity Sewer	350	LF	\$175.00	\$61,250.00
4.	8" HDPE Installed by Pipe Bursting	2,300	LF	\$140.00	\$322,000.00
5.	8" Initial CCTV Pipe Bursting Inspection	2,300	LF	\$10.00	\$23,000.00
6.	16" Steel Casing (Installed by Bore and Jack)	50	LF	\$1,200.00	\$60,000.00
7.	4'0" Diameter Manhole	25	EA	\$12,000.00	\$300,000.00
8.	Select Backfill	1,500	CY	\$55.00	\$82,500.00
9.	Curb and Gutter Removal and Replacement	1,000	LF	\$100.00	\$100,000.00
10.	Concrete Sidewalk Removal and Replacement	1,000	LF	\$90.00	\$90,000.00
11.	Asphalt Open Cut and Patch (Town Street)	2,500	SY	\$125.00	\$312,500.00
12.	Asphalt Open Cut and Patch (DOT Street)	150	SY	\$300.00	\$45,000.00
13.	Asphalt Mill & Overlay (DOT Street)	750	SY	\$150.00	\$112,500.00
14.	Bypass Pumping	1	LS	\$140,000.00	\$140,000.00
15.	Tie Existing Sewer to New MH	5	EA	\$5,000.00	\$25,000.00
16.	Gravity Sewer Testing	6,050	LF	\$5.00	\$30,250.00
17.	Service Connection to HPDE Pipe Bursting	30	EA	\$2,000.00	\$60,000.00
18.	4" Service Connection w/ Cleanout	40	EA	\$4,500.00	\$180,000.00
19.	Utility Conflicts	1	LS	\$100,000.00	\$100,000.00
20.	Traffic Control	1	LS	\$50,000.00	\$50,000.00
21.	Erosion Control and Cleanup	1	LS	\$40,000.00	\$40,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,719,000</b>
Contingencies, Admin, & Engineering (30%):					\$816,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,535,000</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Walnut St Sewer System Improvements (Phase 9)**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$55,000.00	\$55,000.00
2.	8" PVC Gravity Sewer	1,550	LF	\$150.00	\$232,500.00
3.	8" DIP Gravity Sewer	350	LF	\$175.00	\$61,250.00
4.	10" HDPE Installed by Pipe Bursting	1,650	LF	\$175.00	\$288,750.00
5.	10" Initial CCTV Pipe Bursting Inspection	1,650	LF	\$15.00	\$24,750.00
6.	16" Steel Casing (Installed by Bore and Jack)	100	LF	\$1,200.00	\$120,000.00
7.	4'0" Diameter Manhole	15	EA	\$12,000.00	\$180,000.00
8.	Select Backfill	1,200	CY	\$55.00	\$66,000.00
9.	Curb and Gutter Removal and Replacement	750	LF	\$100.00	\$75,000.00
10.	Concrete Sidewalk Removal and Replacement	750	LF	\$90.00	\$67,500.00
11.	Asphalt Open Cut and Patch (Town Street)	1,500	SY	\$125.00	\$187,500.00
12.	Asphalt Open Cut and Patch (DOT Street)	200	SY	\$300.00	\$60,000.00
13.	Asphalt Mill & Overlay (DOT Street)	1,000	SY	\$150.00	\$150,000.00
14.	Bypass Pumping	1	LS	\$90,000.00	\$90,000.00
15.	Tie Existing Sewer to New MH	2	EA	\$5,000.00	\$10,000.00
16.	Gravity Sewer Testing	3,550	LF	\$5.00	\$17,750.00
17.	Service Connection to HPDE Pipe Bursting	15	EA	\$2,000.00	\$30,000.00
18.	4" Service Connection w/ Cleanout	30	EA	\$4,500.00	\$135,000.00
19.	Utility Conflicts	1	LS	\$75,000.00	\$75,000.00
20.	Traffic Control	1	LS	\$40,000.00	\$40,000.00
21.	Erosion Control and Cleanup	1	LS	\$35,000.00	\$35,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,001,000</b>
Contingencies, Admin, & Engineering (30%):					\$601,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$2,602,000</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
***Morro St/Marvin St Sewer System Improvements (Phase 10)***

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$65,000.00	\$65,000.00
2.	8" PVC Gravity Sewer	3,300	LF	\$150.00	\$495,000.00
3.	8" DIP Gravity Sewer	400	LF	\$175.00	\$70,000.00
4.	15" PVC Gravity Sewer	1,000	LF	\$225.00	\$225,000.00
5.	15" DIP Gravity Sewer	250	LF	\$250.00	\$62,500.00
6.	16" Steel Casing (Installed by Bore and Jack)	40	LF	\$1,200.00	\$48,000.00
7.	4'0" Diameter Manhole	27	EA	\$12,000.00	\$324,000.00
8.	Select Backfill	2,500	CY	\$55.00	\$137,500.00
9.	Asphalt Open Cut and Patch (Town Street)	2,100	SY	\$125.00	\$262,500.00
10.	Asphalt Open Cut and Patch (DOT Street)	100	SY	\$300.00	\$30,000.00
11.	Asphalt Mill & Overlay (DOT Street)	500	SY	\$150.00	\$75,000.00
12.	Bypass Pumping	1	LS	\$150,000.00	\$150,000.00
13.	Tie Existing Sewer to New MH	9	EA	\$5,000.00	\$45,000.00
14.	Clearing and Grubbing	1	LS	\$25,000.00	\$25,000.00
15.	Gravity Sewer Testing	4,950	LF	\$5.00	\$24,750.00
16.	4" Service Connection w/ Cleanout	40	EA	\$4,500.00	\$180,000.00
17.	Utility Conflicts	1	LS	\$30,000.00	\$30,000.00
18.	Traffic Control	1	LS	\$20,000.00	\$20,000.00
19.	Erosion Control and Cleanup	1	LS	\$60,000.00	\$60,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,329,250</b>
Contingencies, Admin, & Engineering (30%):					\$699,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,028,250</b>



**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
***Collinswood Sewer System Improvements (Phase 11)***

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$90,000.00	\$90,000.00
2.	8" PVC Gravity Sewer	7,100	LF	\$150.00	\$1,065,000.00
3.	8" DIP Gravity Sewer	700	LF	\$175.00	\$122,500.00
4.	4'0" Diameter Manhole	27	EA	\$12,000.00	\$324,000.00
5.	Select Backfill	4,500	CY	\$55.00	\$247,500.00
6.	Curb and Gutter Removal and Replacement	900	LF	\$80.00	\$72,000.00
7.	Asphalt Open Cut and Patch (Town Street)	4,500	SY	\$125.00	\$562,500.00
8.	Asphalt Driveway Repair	450	SY	\$120.00	\$54,000.00
9.	Concrete Driveway Repair	350	SY	\$150.00	\$52,500.00
10.	Gravel Driveway Repair	200	TNS	\$60.00	\$12,000.00
11.	Bypass Pumping	1	LS	\$200,000.00	\$200,000.00
12.	Tie Existing Sewer to New MH	3	EA	\$5,000.00	\$15,000.00
13.	Gravity Sewer Testing	7,800	LF	\$5.00	\$39,000.00
14.	4" Service Connection w/ Cleanout	60	EA	\$4,500.00	\$270,000.00
15.	Utility Conflicts	1	LS	\$75,000.00	\$75,000.00
16.	Traffic Control	1	LS	\$20,000.00	\$20,000.00
17.	Erosion Control and Cleanup	1	LS	\$45,000.00	\$45,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$3,266,000</b>
Contingencies, Admin, & Engineering (30%):					\$980,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$4,246,000</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**North Fairmont Sewer Improvements (Phase 12)**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$95,000.00	\$95,000.00
2.	8" PVC Gravity Sewer	7,200	LF	\$150.00	\$1,080,000.00
3.	8" DIP Gravity Sewer	375	LF	\$175.00	\$65,625.00
4.	8" HDPE Installed by Pipe Bursting	475	LF	\$140.00	\$66,500.00
5.	8" Initial CCTV Pipe Bursting Inspection	475	LF	\$10.00	\$4,750.00
6.	4'0" Diameter Manhole	41	EA	\$12,000.00	\$492,000.00
7.	Asphalt Open Cut and Patch (DOT Street)	1,500	LF	\$150.00	\$225,000.00
8.	Asphalt Open Cut and Patch (Town Street)	2,100	LF	\$125.00	\$262,500.00
9.	4" Service Connection w/ Cleanout	90	EA	\$4,500.00	\$405,000.00
10.	Gravity Sewer Testing	8,050	LF	\$5.00	\$40,250.00
11.	Asphalt Driveway Repair	45	SY	\$120.00	\$5,400.00
12.	Gravel Driveway Repair	120	TNS	\$60.00	\$7,200.00
13.	Select Backfill	2,000	CY	\$55.00	\$110,000.00
14.	Bypass Pumping	1	LS	\$210,000.00	\$210,000.00
15.	Utility Conflicts	1	LS	\$75,000.00	\$75,000.00
16.	Traffic Control	1	LS	\$40,000.00	\$40,000.00
17.	Erosion Control and Cleanup	1	LS	\$35,000.00	\$35,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$3,219,225</b>
Contingencies, Admin, & Engineering (30%):					\$966,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$4,185,225</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Central Fairmont Sewer Improvements (Phase 13)**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$110,000.00	\$110,000.00
2.	8" PVC Gravity Sewer	3,550	LF	\$150.00	\$532,500.00
3.	8" DIP Gravity Sewer	425	LF	\$175.00	\$74,375.00
4.	8" HDPE Installed by Pipe Bursting	875	LF	\$140.00	\$122,500.00
5.	8" Initial CCTV Pipe Bursting Inspection	875	LF	\$10.00	\$8,750.00
6.	12" PVC Gravity Sewer	3,400	LF	\$180.00	\$612,000.00
7.	12" DIP Gravity Sewer	340	LF	\$200.00	\$68,000.00
8.	4'0" Diameter Manhole	33	EA	\$12,000.00	\$396,000.00
9.	Asphalt Open Cut and Patch (DOT Street)	2,250	LF	\$150.00	\$337,500.00
10.	Asphalt Open Cut and Patch (Town Street)	2,700	LF	\$125.00	\$337,500.00
11.	4" Service Connection w/ Cleanout	100	EA	\$4,500.00	\$450,000.00
12.	Gravity Sewer Testing	8,600	LF	\$5.00	\$43,000.00
13.	Asphalt Driveway Repair	105	SY	\$120.00	\$12,600.00
14.	Concrete Driveway Repair	45	SY	\$120.00	\$5,400.00
15.	Gravel Driveway Repair	30	TNS	\$60.00	\$1,800.00
16.	Select Backfill	2,250	CY	\$55.00	\$123,750.00
17.	Bypass Pumping	1	LS	\$230,000.00	\$230,000.00
18.	Utility Conflicts	1	LS	\$80,000.00	\$80,000.00
19.	Traffic Control	1	LS	\$45,000.00	\$45,000.00
20.	Erosion Control and Cleanup	1	LS	\$50,000.00	\$50,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$3,640,675</b>
Contingencies, Admin, & Engineering (30%):					\$1,093,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$4,733,675</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
***Southeast Fairmont Sewer Improvements (Phase 14)***

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of total cost)	1	LS	\$130,000.00	\$130,000.00
2.	8" PVC Gravity Sewer	8,575	LF	\$150.00	\$1,286,250.00
3.	8" DIP Gravity Sewer	1,000	LF	\$175.00	\$175,000.00
4.	16" Steel Casing (Installed by Bore and Jack)	80	LF	\$1,200.00	\$96,000.00
5.	10" PVC Gravity Sewer	450	LF	\$160.00	\$72,000.00
6.	12" PVC Gravity Sewer	1,000	LF	\$180.00	\$180,000.00
7.	12" DIP Gravity Sewer	175	LF	\$200.00	\$35,000.00
8.	15" PVC Gravity Sewer	700	LF	\$210.00	\$147,000.00
9.	15" DIP Gravity Sewer	150	LF	\$225.00	\$33,750.00
10.	4'0" Diameter Manhole	59	EA	\$12,000.00	\$708,000.00
11.	Asphalt Open Cut and Patch (Town Street)	2,000	LF	\$125.00	\$250,000.00
12.	Asphalt Open Cut and Patch (DOT Street)	1,100	LF	\$150.00	\$360,000.00
13.	4" Service Connection w/ Cleanout	80	EA	\$4,500.00	\$165,000.00
14.	Gravity Sewer Testing	11,800	LF	\$5.00	\$59,000.00
15.	Asphalt Driveway Repair	75	SY	\$120.00	\$9,000.00
16.	Gravel Driveway Repair	40	TNS	\$60.00	\$2,400.00
17.	Select Backfill	3,500	CY	\$55.00	\$192,500.00
18.	Bypass Pumping	1	LS	\$300,000.00	\$300,000.00
19.	Utility Conflicts	1	LS	\$100,000.00	\$100,000.00
20.	Traffic Control	1	LS	\$50,000.00	\$50,000.00
21.	Erosion Control and Cleanup	1	LS	\$60,000.00	\$60,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$4,410,900</b>
Contingencies, Admin, & Engineering (30%):					\$1,324,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$5,734,900</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Brown Street Forcemain Improvements**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$4,337.51	\$4,337.51
2.	Replace Existing Air Release Valve - includes removal and replacement of existing Air Release Valve and associated piping and isolation valves within the manhole	5	EA	\$7,705.00	\$38,525.00
3.	New Air Release Valve in Manhole on Existing Line - includes the complete installation of Air Release Valve assembly as shown on the plan view and details	4	EA	\$12,025.00	\$48,100.00
4.	Active shoring to maintain DOT standards for the intillation of new air valves in manhole *Where Necessary*	4	EA	\$7,150.00	\$28,600.00
5.	DOT Roadway Open Cut & Patch	10	SY	\$260.00	\$2,600.00
6.	DOT Road Mill & Overlay	100	SY	\$125.00	\$12,500.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$134,662.51</b>
Contingencies, Admin, & Engineering:					\$39,054.62
<b>TOTAL PROJECT BUDGET</b>					<b>\$173,717.13</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**12" Forcemain Plug Valve Replacements**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$10,000.00	\$10,000.00
2.	Plug Valve Replacement	10	EA	\$25,000.00	\$250,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$260,000.00</b>
Contingencies, Admin, & Engineering:					\$39,054.62
<b>TOTAL PROJECT BUDGET</b>					<b>\$299,054.62</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
*Brown Street Pump Station General Improvements*

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$8,806.01	\$8,806.01
2.	Electrical Improvements	1	LS	\$14,465.00	\$14,465.00
3.	Standby Generator, Automatic Transfer Switch, and Flow Meter	1	LS	\$250,121.00	\$250,121.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$273,392.01</b>
Contingencies, Admin, & Engineering:					\$79,288.74
<b>TOTAL PROJECT BUDGET</b>					<b>\$352,680.75</b>



**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Intermediate Pump Station**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$46,856.48	\$46,856.48
2.	Triplex Intermediate Pump Station - Includes Pumps, Controls, Station Piping & Valves, Concrete Structures, flow meter installed in vault, site piping, site work, fencing, electrical switchgear, standby generator, Automatic Transfer Switch, and all other components shown needed to construct a working system.	1	LS	\$1,407,853.00	\$1,407,853.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$1,454,709.48</b>
Contingencies, Admin, & Engineering:					\$421,892.65
<b>TOTAL PROJECT BUDGET</b>					<b>\$1,876,602.13</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
***Brown Street Pump Station Grit Removal Unit***

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Bypass Pumping	1	LS	\$45,000.00	\$45,000.00
2.	Demolition	1	LS	\$20,000.00	\$20,000.00
3.	Control Gates	1	LS	\$40,000.00	\$40,000.00
4.	Grit Unit Equipment - Pre-Cast Grit Unit, Grit Pump, Flume, and Controls	1	LS	\$400,000.00	\$400,000.00
5.	Installation	1	LS	\$230,000.00	\$230,000.00
6.	Structural Steel	1	LS	\$45,000.00	\$45,000.00
7.	Miscellaneous Metals	1	LS	\$40,000.00	\$40,000.00
8.	Instrumentation	1	LS	\$45,000.00	\$45,000.00
9.	Electrical Improvements	1	LS	\$85,000.00	\$85,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$950,000</b>
Contingencies, Admin, & Engineering:					\$252,938
<b>TOTAL PROJECT BUDGET</b>					<b>\$1,202,938</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Brown Street Pump Station General Improvements Phase 2**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Pump Station Structure & Piping Rehabilitation	1	LS	\$455,000.00	\$455,000.00
2.	Electrical System Improvements	1	LS	\$450,000.00	\$450,000.00
3.	Pump & Control Replacements	1	LS	\$320,000.00	\$320,000.00
4.	SCADA Improvements	1	LS	\$125,000.00	\$125,000.00
5.	Bar Screen Replacement	1	LS	\$775,000.00	\$775,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,125,000</b>
Contingencies, Admin, & Engineering					\$875,000.00
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,000,000</b>

<b>TOWN OF FAIRMONT WASTEWATER SYSTEM</b> <b>Capital Improvement Plan</b> <b>North Walnut &amp; Happy Hill Pump Station Relocation and High School Pump Station Rehabilitation</b>					
	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$75,000.00	\$75,000.00
<b>Happy Hill Pump Station Relocation</b>					
2.	4" PVC Forcemain	800	LF	\$95.00	\$76,000.00
3.	8" Gravity Sewer Line	420	LF	\$160.00	\$67,200.00
4.	4'-0" Diameter Manhole	4	EA	\$10,000.00	\$40,000.00
5.	Tie to Existing Manhole	1	EA	\$4,850.00	\$4,850.00
6.	Pump Station Relocation / Replacement	1	LS	\$1,050,000.00	\$1,050,000.00
7.	Bypass Pumping During Construction	1	LS	\$35,000.00	\$35,000.00
8.	Stone for Bedding / Stabilization	200	TN	\$75.00	\$15,000.00
9.	Suitable Fill	300	CY	\$35.00	\$10,500.00
10.	Grading and Site Work	1	LS	\$27,000.00	\$27,000.00
11.	Clearing & Grubbing	1	LS	\$16,000.00	\$16,000.00
12.	Erosion Control / Seeding & Mulching	1	LS	\$12,800.00	\$12,800.00
<b>North Walnut Pump Station Relocation</b>					
13.	6" PVC Forcemain	80	LF	\$110.00	\$8,800.00
14.	8" Gravity Sewer Line	300	LF	\$160.00	\$48,000.00
15.	4'-0" Diameter Manhole	1	EA	\$10,000.00	\$10,000.00
16.	Tie to Existing Manhole	1	EA	\$4,850.00	\$4,850.00
17.	Pump Station Relocation / Replacement	1	LS	\$1,050,000.00	\$1,050,000.00
18.	Bypass Pumping During Construction	1	LS	\$35,000.00	\$35,000.00
19.	Stone for Bedding / Stabilization	300	TN	\$75.00	\$22,500.00
20.	Suitable Fill	300	CY	\$35.00	\$10,500.00
21.	Grading and Site Work	1	LS	\$27,000.00	\$27,000.00
22.	Clearing & Grubbing	1	LS	\$22,000.00	\$22,000.00
23.	Erosion Control / Seeding & Mulching	1	LS	\$15,000.00	\$15,000.00
<b>High School Pump Station Rehabilitation</b>					
24.	Electrical Controls with rack and concrete pad	1	LS	\$90,000.00	\$90,000.00
25.	Raise Existing Wet Well	1	LS	\$30,000.00	\$30,000.00
26.	Generator and Transfer Switch	1	LS	\$120,000.00	\$120,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$2,923,000</b>
Contingencies, Admin, & Engineering:					\$877,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$3,800,000</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
*Orrum Middle School Pump Station Meter Improvements*

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$10,000.00	\$10,000.00
3.	Addition of Parshall Flume Metering Manhole	1	LS	\$250,000.00	\$250,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$260,000.00</b>
Contingencies, Admin, & Engineering:					\$79,288.74
<b>TOTAL PROJECT BUDGET</b>					<b>\$339,288.74</b>

<b>TOWN OF FAIRMONT WASTEWATER SYSTEM</b> <b>Capital Improvement Plan</b> <b><i>WWTP Bar Screen, Blower Controls, and Effluent Pump Station Improvements</i></b>					
	Item	Quantity	Unit	Unit Price	Extended Price
1.	Bypass Pump Connection: Includes all labor and materials required to install the proposed bypass pump connection on the existing effluent force main as shown on the plans.	1	LS	\$55,000.00	\$55,000.00
2.	Blower Control Panel Replacement: Includes removal and replacement of 3 existing control panels with new enclosures, disposal of old panel and enclosure and replacement of blower bearing temperature sensors and CT in existing MCC panel	1	LS	\$418,000.00	\$418,000.00
3.	Step Screen Rebuild: Complete rebuild per manufacturers recommendation including control systems	1	LS	\$335,000.00	\$335,000.00
4.	Relocate Existing Hydraulic Unit for Ram Press: Includes removal and relocation of existing unit and all hydraulic hose relocation / replacement, wiring modifications, and access walkway improvements.	1	LS	\$20,000.00	\$20,000.00
5.	Raise Effluent PS Wet Well, Valve Vault, & Control Panels: Includes structure modifications, providing and placing compacted fill, conduit & wiring modifications with NEMA 4x junction boxes as needed, and bypass pumping.	1	LS	\$381,900.00	\$381,900.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$1,209,900</b>
Contingencies, Admin, & Engineering:					\$158,960
<b>TOTAL PROJECT BUDGET</b>					<b>\$1,368,860</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**WWTP Grit Removal Unit**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Bypass Pumping	1	LS	\$50,000.00	\$50,000.00
2.	Demolition	1	LS	\$38,000.00	\$38,000.00
3.	Control Gates	1	LS	\$50,000.00	\$50,000.00
4.	Equipent - Pre-Cast Grit Unit, Grit Pump, Flume, and Controls	1	LS	\$340,000.00	\$340,000.00
5.	Installation	1	LS	\$160,000.00	\$160,000.00
6.	Structural Steel	1	LS	\$50,000.00	\$50,000.00
7.	Miscellaneous Metals	1	LS	\$45,000.00	\$45,000.00
8.	Instrumentation	1	LS	\$40,000.00	\$40,000.00
9.	Electrical Improvements	1	LS	\$80,000.00	\$80,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$853,000</b>
Contingencies, Admin, & Engineering:					\$227,111
<b>TOTAL PROJECT BUDGET</b>					<b>\$1,080,111</b>



**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**Waste Water Treatment Process Rehabilitation**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization (cannot exceed 3% of bid price)	1	LS	\$195,000.00	\$195,000.00
2.	Cleaning & Sludge / Grit Removal & Disposal	1	LS	\$550,000.00	\$550,000.00
3.	Blower Rebuild / Replacement	1	LS	\$800,000.00	\$800,000.00
4.	Demolition	1	LS	\$175,000.00	\$175,000.00
5.	Concrete Repairs	1	LS	\$600,000.00	\$600,000.00
6.	Equipment - Fine Bubble Aeration Headers & Grid Updates	1	LS	\$850,000.00	\$850,000.00
7.	Internal Piping & Gates	1	LS	\$400,000.00	\$400,000.00
8.	Clarifier Rehabilitation	1	LS	\$1,000,000.00	\$1,000,000.00
9.	Installation	1	LS	\$600,000.00	\$600,000.00
10.	Instrumentation	1	LS	\$175,000.00	\$175,000.00
11.	Electrical Improvements	1	LS	\$300,000.00	\$300,000.00
12.	Miscellaneous Metals	1	LS	\$200,000.00	\$200,000.00
13.	Onsite Process Water System: Includes non-potable well, pressure tank, and distribution piping	1	LS	\$850,000.00	\$850,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$6,695,000</b>
Contingencies, Admin, & Engineering (30%):					\$2,009,000
<b>TOTAL PROJECT BUDGET</b>					<b>\$8,704,000</b>

**TOWN OF FAIRMONT WASTEWATER SYSTEM**  
**Capital Improvement Plan**  
**WWTP Access Road Improvements**

	Item	Quantity	Unit	Unit Price	Extended Price
1.	Mobilization	1	LS	\$15,000.00	\$15,000.00
<b>WWTP Access Road Repairs and Improvements</b>					
2.	Clear & Grub	1	LS	\$20,000.00	\$20,000.00
3.	Compacted Fill & Matting	8,200	CY	\$35.00	\$287,000.00
4.	ABC Stone Base	1,700	TNS	\$65.00	\$110,500.00
5.	Asphalt Overlay	550	TNS	\$170.00	\$93,500.00
6.	WWTP Fence Modifications & Grading	1	LS	\$15,000.00	\$15,000.00
<b>Temporary Access</b>					
7.	Clear & Grub	1	LS	\$25,000.00	\$25,000.00
8.	Grading	1	LS	\$14,000.00	\$14,000.00
9.	ABC Stone Base	1,800	TNS	\$70.00	\$126,000.00
10.	Replace Existing Culvert with RCP & FES	1	LS	\$15,000.00	\$15,000.00
11.	New Gate and Fence Modifications	1	LS	\$20,000.00	\$20,000.00
<b>Parallel Forcemain</b>					
12.	12" C900 PVC Forcemain	2,600	LF	\$110.00	\$286,000.00
13.	12" DIP Forcemain with Epoxy Lining	400	LF	\$230.00	\$92,000.00
14.	12" Plug Valve	3	EA	\$8,500.00	\$25,500.00
15.	Fittings with Restraint	8	EA	\$2,700.00	\$21,600.00
16.	Connection to Existing Forcemain	2	LS	\$15,000.00	\$30,000.00
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>\$1,196,100</b>
Contingencies, Admin, & Engineering:					\$330,050
Wetland Permitting & Mitigation:					\$103,500
<b>TOTAL PROJECT BUDGET</b>					<b>\$1,629,650</b>



X-F

**RESOLUTION 25-14**  
**TENTATIVE AWARD FOR THE**  
**COLLECTION SYSTEM REHABILITATION CONTRACT 4 - WWTP GRIT REMOVAL**  
**AND BROWN STREET PUMP STATION GRIT SYSTEM REHABILITATION**  
*(PROJECT FUNDING NO. VUR-W-ARP-0071 & CS370618-03)*

**WHEREAS**, TOWN OF FAIRMONT has received bids, pursuant to duly advertisement notice therefore, for construction of the COLLECTION SYSTEM REHABILITATION CONTRACT 4 - WWTP GRIT REMOVAL AND BROWN STREET PUMP STATION GRIT SYSTEM REHABILITATION, and

**WHEREAS**, the LKC ENGINEERING, PLLC consulting Engineers have reviewed the bids; and

**WHEREAS**, J.S. Haren Company was the lowest bidder for the COLLECTION SYSTEM REHABILITATION CONTRACT 4 - WWTP GRIT REMOVAL AND BROWN STREET PUMP STATION GRIT SYSTEM REHABILITATION project, in the total bid amount of \$2,565,000.00, and

**WHEREAS**, the consulting Engineer recommends **TENTATIVE AWARD** to the lowest bidder.

**NOW, THERE FORE, BE IT RESOLVED** that **TENTATIVE AWARD** is made to the lowest bidder of J.S. Haren Company in the Total Bid Amount of \$2,565,000.00.

**BE IT FURTHER RESOLVED** that **such TENTATIVE AWARD** be contingent upon the approval of the North Carolina Department of Environmental Quality.

Upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the above

**RESOLUTION** was unanimously adopted.

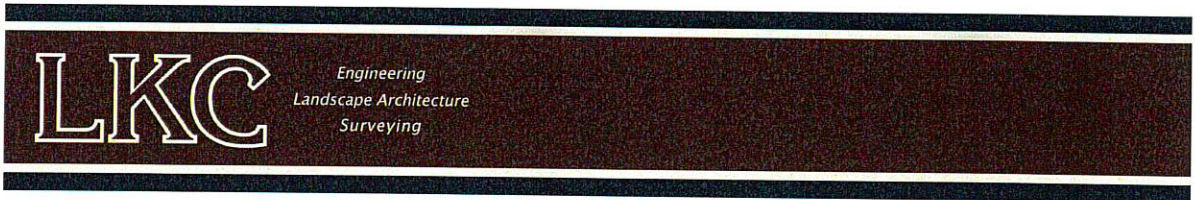
This is the 16th day of September, 2025.

\_\_\_\_\_  
**Charles Kemp, Mayor**

(Seal)

\_\_\_\_\_  
**Attest: Jennifer H. Larson, Town Clerk**





September 10, 2025

Mr. Jerome Chestnut  
The Town of Fairmont  
421 South Main Street  
Fairmont, North Carolina 28340

Re: Collection System Rehabilitation Contract 4 - WWTP Grit Removal and Brown Street Pump Station Grit System Rehabilitation  
Project Number: VUR-W-ARP-0071 & CS370618-03  
Engineer's Recommendation to Award

Mr. Chestnut,

Bids were received for the Collection System Rehabilitation project Contract 4 - WWTP Grit Removal and Brown Street Pump Station Grit System Rehabilitation on Tuesday, August 19th, 2025. The project includes a new grit removal system at the Wastewater Treatment Plant and the rehabilitation of the grit system located at the Brown Street Pump Station.

A total of two bids were received for the work, and the table below summarizes the bids received.

CONTRACTOR	LOCATION	BID AMOUNT
J.S. Haren Company	Athens, TN	\$2,565,000.00
Harper General Contractors, Inc.	Greenville, SC	\$2,837,000.00

Based on a conversation with another engineer who has completed a project with the low bidder, and experience on another LKC project, we recommends that tentative award be made to J.S. Haren Company, for their base bid amount of \$2,565,000.00 and that the board authorize execution of the construction contracts by the appropriate individuals upon Authority to Award being issued by NCDEQ. Note that the award must be made contingent on the final authorization and approval from NCDEQ – Division of Water Infrastructure (DWI).

Attached to this recommendation are the Bid Summary and Bid Tabulation showing detailed results of the bid. If you have any questions, please do not hesitate to contact us at (910) 420-1437 or by email at mark@lkceengineering.com.

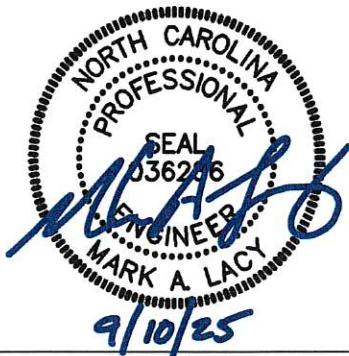
Sincerely,  
LKC Engineering, PLLC

Mark Lacy, P.E.

## SUMMARY OF BID OPENING

Bid Opening - August 19, 2025  
Project Name: Collection System Rehab-Contract 4  
Owner Name: Town of Fairmont  
LKC Project No: Fair-23.02

CONTRACTOR	ADDRESS	License Number	Total Bid Amount
J.S. Haren Company	Athens, TN	29925	\$2,565,000.00
Harper General Contractors, Inc.	Greenville, SC	3146	\$2,837,000.00



Reviewed and Certified as Presented Above

LKC



**BID DATE:** Tuesday, August 19, 2025

**TIME:** 2:00 PM

**LOCATION:** Town of Fairmont

**PROJECT:** Collection System Rehab-Contract  
4-Brown Street Pump Station  
Improvements

**Rec'd By:** Mark Lacy, P.E.

Item Description			J.S. Haren Company		Harper General Contractors Inc.	
	Quantity	Unit	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1. Mobilization and Demobilization (must not exceed 3% of total)	1	LS	\$50,000.00	\$50,000.00	\$80,000.00	\$80,000.00
2. WWTP Piping & Structure Rehab and Vortex Grit Removal System: Includes all work, materials, and equipment necessary to modify the existing structure and construct the proposed vortex grit removal system, classifier, site piping, sitework, grating and steps replacement, and influent piping and concrete rehabilitation and coatings at the existing WWTP. This bid item must include all cost for flow diversion, bypass pumping, demolition, site restoration, electrical, and controls.	1	LS	\$2,015,000.00	\$2,015,000.00	\$2,067,000.00	\$2,067,000.00
3. Brown Street Grit Removal System Rehabilitation – includes removal and replacement of grit collector rake, driver, and gearbox, wear bar replacement in the grit classifier, replacement of the immersible grit pumps, and all electrical work.	1	LS	\$500,000.00	\$500,000.00	\$690,000.00	\$690,000.00
<b>TOTAL BASE BID AMOUNT:</b>				<b>\$2,565,000.00</b>	<b>\$2,837,000.00</b>	





# *TOWN OF FAIRMONT*

## MONTHLY REPORTS



SEPTEMBER 2025





# Fairmont Police Department

## Monthly Police Department Report

Date:	September 03, 2025	To:	Jenny Larson
Ref:	Monthly Report for August	From:	Captain Jonathan Evans

## Breakdown of Month Statistics-Police

Type of Service/ Activity	Jan. 2025	Feb. 2025	Mar. 2025	Apr 2025	May 2025	June 2025	July 2025	Aug. 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Yr to Date
Missing/Runaway	1	0	0	0	0	2	1	3					
Arrests	4	8	5	3	3	7	1	6					
Accidents	12	6	6	6	8	3	6	7					
Citations	5	9	22	43	24	18	5	20					
Thefts	7	9	8	10	6	9	6	8					
Homicides/Suicide	0	0	0	0	0	0	0	0					
Robberies	0	0	1	0	0	0	0	0					
B & E	3	2	0	8	1	3	1	3					
Assaults	2	2	1	4	1	0	3	2					
Narcotics	1	1	0	0	0	0	0	1					
Subpoenas Served	0	0	0	0	0	0	0	0					
Vandalism	2	2	1	4	7	2	4	5					
Cash Value of Recovered Property	5000	25,000	30,000	5000	10000	0	0	0					
All Other	5	4	10	19	9	5	4	10					

\*\*Note\*\*: (S) stands for Suicide





***FAIRMONT FIRE DEPARTMENT***

***MONTHLY REPORT: AUGUST 2025***

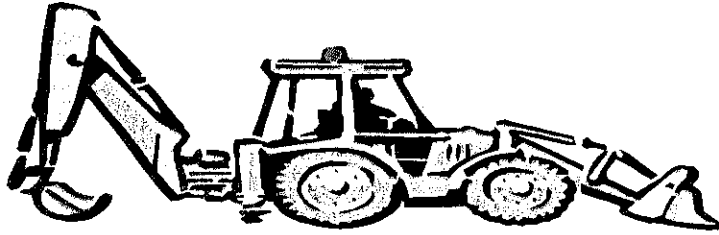
***PREPARED BY: VERONICA HUNT, ADMINISTRATIVE FIRE CHIEF***

<b><i>EVENT</i></b>	<b><i>STATISTIC</i></b>
<b><i>STRUCTURE FIRES</i></b>	<b><i>0</i></b>
<b><i>FIRE ALARMS</i></b>	<b><i>3</i></b>
<b><i>VEHICLE/AUTO FIRES</i></b>	<b><i>0</i></b>
<b><i>MOTOR VEHICLE ACCIDENT</i></b>	<b><i>1</i></b>
<b><i>TREE, GRASS, BRUSH, ETC. OUTSIDE FIRES</i></b>	<b><i>1</i></b>
<b><i>UTILITY LINE DOWN</i></b>	<b><i>0</i></b>
<b><i>TREE DOWN</i></b>	<b><i>0</i></b>
<b><i>ASSISTANCE TO OTHER AGENCIES</i></b>	<b><i>4 (EMS) 0 (FIRE)</i></b>
<b><i>ELECTRICAL/LINE FIRES</i></b>	<b><i>0</i></b>
<b><i>TRAFFIC CONTROL</i></b>	<b><i>0</i></b>
<b><i>DUMPSTER FIRES</i></b>	<b><i>0</i></b>
<b><i>GAS LEAKS</i></b>	<b><i>1</i></b>
<b><i>SERVICE CALL</i></b>	<b><i>1</i></b>
<b><i>ELECTRICAL HAZARD</i></b>	<b><i>0</i></b>
<b><i>TOTAL FIRE CALLS</i></b>	<b><i>11</i></b>

PARTICIPATED WITH STOP THE VIOLENCE "BACK TO SCHOOL" EVENT IN THE COMMUNITY PARK ON SATURDAY AUGUST 16<sup>TH</sup>.



# TOWN OF FAIRMONT



## Monthly Report

Gasoline On Hand  
Gals 6977

Month of August  
2025

Counter		Pres. Reading	Past Reading	
A-1	Reggie	29173.2	29173.2	0.0 Sewer
A-2	Ronnie	52791.8	52650.4	141.4 PWA
A-3	Cody	22206.3	22073.4	132.9 Water
A-4	Howard	29498.8	29436.2	62.6 Sewer
A-5	Spare	17816.9	17816.9	0.0 Water
A-6	Spare	8941.7	8941.7	0.0 Water
A-7	Spare	14691.2	14691.2	0.0 St
A-8	Spare	35630.5	35630.5	0.0 Police
A-9	Johnny	27847.3	27847.3	0.0 Sewer
A-10	Austin	29510.8	29331.2	179.6 Sewer
B-1	Fire	21382.2	21382.2	0.0 Fire
B-2	Spare	19018.6	19018.6	0.0 Police
B-3	K. Bullard	39802.4	39700.6	101.8 Police
B-4	Spare	28695.0	28695.0	0.0 St
B-5	Police	38763.6	38596.5	167.1 Police
B-6	Inmate Van	32036.0	31894.6	141.4 PWA
B-7	R. Gibson	26880.3	26880.3	0.0 Police
B-8	Tommy	36335.2	36272.0	63.2 Water
B-9	J. Edwards	31338.8	31105.3	233.5 Police
B-10	Spare	23286.3	23256.5	29.8 Police
C-1	24	31843.3	31799.2	44.1 Water
C-2	Spare	37960.6	37960.6	0.0 Water
C-3	Spare	13485.8	13485.8	0.0 St
C-4	Graham	30824.1	30746.7	77.4 Sewer



Counter		Pres. Reading	Past Reading	
C-5	Spare	15207.8	15207.8	0.0 Police
C-6	#14	53200.9	53200.9	0.0 Sewer
C-7	Spare	22237.3	22177.5	59.8 Water
C-8	Spare	21413.1	21413.1	0.0 ADM
C-9	Spare	20405.2	20191.8	213.4 Police
C-10	E. Freeman	8129.1	8086.0	43.1 Fire
D-1	J. Chestnut	11581.7	11581.7	0.0 PWA
D-2	Thompson	21126.1	20910.2	215.9 Police
D-3	D. Davis	18752.1	18568.2	183.9 Police
D-4	B. Jacobs	9623.1	9572.3	50.8 Police
D-5	Earl	17945.3	17910.3	35.0 water
D-6	Spare	10391.8	10391.8	0.0 Police
D-7	Ricky	7398.6	7283.7	114.9 Sewer
D-8	Jeffery	10735.5	10706.2	29.3 Water
D-9	Spare	8994.3	8994.3	0.0 Police
D-10	S.R. Rescue	4464.8	4464.8	0.0 S. Rob Rescue
<b>Diesel On Hand</b>				
<b>On Road</b>				

**Gals 611**

Counter		Pres. Reading	Past Reading	
A-1		9917.1	9905.1	12.0 Fire
A-2		454.4	431.4	23.0 Fire
A-3		209.4	191.4	18.0 Fire
A-10		47109.8	47109.8	0.0 rescue
C-1	49	5867.2	5867.2	0.0 Sant
C-2	spare	17936.2	17892.2	41.1 Sewer
C-3	S.R. Rescue	5464.6	5440.5	24.1 S Rob Rescue
C-4	flush truck82	10572.3	10475.2	97.1 Water
C-5	S.R. Rescue	38.1	38.1	0.0 S. Rob Rescue
C-6	58	3705.3	3705.3	0.0 Sant
C-7	Sweeper	9015.3	8985.6	29.7 St
C-8	40	2796.1	2737.6	58.5 Sant
C-9	82	9705.3	9705.3	0.0 St
C-10	Bus	426.2	426.2	0.0 Bus

**Diesel On Hand**  
**Off Road**

**Gals 688**

A-1	10551.3	10551.3	0 St
A-2	31445.2	31445.2	0.0 Water
A-3	3152.2	3106.4	45.8 Water
A-10	35877.2	35787.7	89.5 Sewer

## **Public Works Department**

### **Sanitation Division**

1. Made Routine Pick up of Domestic Garbage
2. Remarks: Garbage pick up on regular basis by Waste Management

### **Water Division**

1. Read water meter.
2. Worked reread list of 34
3. Cut off unpaid accounts of. 30
4. Turned water off. 12
5. Turn water on. 20
6. Repaired water leaks. 6
7. Made water connection. 0
8. Raised water meters. 0
9. Replaced water meters. 0
10. Reread water meters. 34
11. Pulled or locked unpaid accounts. 8
12. Performed Routine Maint. At the Well site.
13. Remarks: Repair water leaks at these Location.  
MLK, Park Ave, Iona st, Stafford st, Marvin st., Mckenzie st

### **Powell Bill Division**

1. Made routine pick up of leaves & limbs.
2. Replaced missing or damaged street signs. 0
3. Mowed lots. 12
4. Pick up Stray animals. 0
5. Pick up Dead animals. 3
6. Made routine repairs of streets.
7. Remarks: Filled Pot Holes With Cold Patch

### **Sewer Division**

1. Flush sewer lines out. 5
2. Made sewer connection. 0
3. Performed routine maintenance & service at the sewer plant.
4. Remarks: Flush lines at these locations. Pine, S Walnut, Mckenzie st, Jackson st, Madison st

<b>Total Gallons Consumed</b>	
<b>Month of August 2025</b>	
<b>Section</b>	
<b>PWA</b>	282.8
<b>Street</b>	0.0
<b>Water</b>	364.3
<b>Police</b>	1196.2
<b>Sanitation</b>	0.0
<b>Fire</b>	43.1
<b>Sewer</b>	434.5
<b>S.Rob Rescue</b>	0
<b>Total</b>	<b>2320.9</b>

<b>Diesel Consumed</b>	<b>On Road</b>	<b>Off Road</b>
<b>Sanitation</b>	58.5	0.0
<b>Street</b>	29.7	0.0
<b>Water</b>	97.1	45.8
<b>Fire</b>	53.0	0.0
<b>Sewer</b>	41.1	89.5
<b>Bus</b>	0.0	0.0
<b>S.R.Rescue</b>	24.1	0.0

<b>Water Accountability</b>	
<b>Gallons Pumped</b>	7.986
<b>Gallons Billed</b>	3.90
<b>Percent</b>	51%
<b>Sewer Plant</b>	
<b>Total Gallons</b>	39.539
<b>Average For The Month</b>	1.28
<b>Total Rainfall</b>	5%

# Cash Balance Report

Period Ending 8/31/2025

TOWN OF FAIRMONT

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Bank 1	TRUIST Acct#- 1	
	Account	Balance
	10-102-0000 CASH IN BANK	\$467,102.68
	20-102-0000 CASH IN BANK	\$85,663.59
	30-102-0000 CASH IN BANK	\$307,863.73
	40-102-0000 CASH IN BANK	\$6,947.19
	41-102-0000 CASH IN BANK	\$7,256.12
	51-102-0000 CASH IN BANK	\$0.00
	55-102-0000 CASH IN BANK	\$25,149.19
	59-102-0000 CASH IN BANK	\$0.00
	60-102-0000 CASH IN BANK	-\$2,140.00
	63-102-0000 CASH IN BANK	\$0.00
	64-102-0000 CASH IN BANK	\$0.00
	65-102-0000 CASH IN BANK	\$0.00
	67-102-0000 CASH IN BANK	\$0.00
	69-102-0000 CASH IN BANK	\$0.00
	72-102-0000 CASH IN BANK	\$111,900.00
	73-102-0000 CASH IN BANK	\$0.00
	74-102-0000 CASH IN BANK	-\$70,098.02
	81-102-0000 CASH IN BANK	\$3,250,000.00
	82-102-0000 CASH IN BANK	\$0.00
	83-102-0000 CASH IN BANK	-\$6,716.89
	87-102-0000 CASH IN BANK	\$42,750.00
Bank 1	Total:	\$4,225,677.59

Total Cash Balance:	\$4,225,677.59
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## Budget vs Actual

TOWN OF FAIRMONT

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Period Ending 8/31/2025

### 10 GENERAL FUND

Description	Budget	MTD	YTD	Variance	Percent
<b>Revenues</b>					
10-289-0000 FUND BALANCE	20,979	0.00	0.00	(20,979.00)	
10-301-0100 MOTOR VEHICLE REV	125,000	8,391.71	19,362.34	(105,637.66)	15%
10-302-0000 CURRENT TAX REVENUE	983,931	0.00	0.00	(983,931.00)	
10-302-0100 PRIOR YR TAX REVENUE	90,000	18,084.23	35,901.55	(54,098.45)	40%
10-317-0000 TAX INTEREST/PENALTY	27,000	3,275.41	5,721.92	(21,278.08)	21%
10-325-0000 PRIVILEGE LICENSE	240	45.00	240.00	0.00	100%
10-329-0000 INTEREST	10,000	1,760.85	3,457.19	(6,542.81)	35%
10-331-0100 CABLE/VIDEO TAX REV.	7,825	0.00	0.00	(7,825.00)	
10-331-0300 RENT - BLDGS	30,000	1,000.00	2,000.00	(28,000.00)	7%
10-334-5000 FIRE INSPECTIONS	2,000	60.00	120.00	(1,880.00)	6%
10-335-0000 MISCELLANEOUS	15,000	85.00	610.00	(14,390.00)	4%
10-335-0300 MAY DAY REVENUE	2,500	0.00	0.00	(2,500.00)	
10-335-0400 SENIOR GRANT	500	0.00	0.00	(500.00)	
10-335-0600 SPECIAL PROJECTS	7,000	400.00	3,799.00	(3,201.00)	54%
10-337-0000 FRANCHISE TAX	142,013	0.00	0.00	(142,013.00)	
10-341-0000 BEER & WINE	8,946	0.00	0.00	(8,946.00)	
10-344-0100 NC DEPARTMENT OF INSURANCE FIRE GRANT	18,624	0.00	0.00	(18,624.00)	
10-345-0000 SALES TAX	929,845	80,191.77	161,668.49	(768,176.51)	17%
10-347-0000 ABC REVENUE	5,000	0.00	0.00	(5,000.00)	
10-351-0000 COURT FEE	500	9.00	18.00	(482.00)	4%
10-354-0000 ZONING FEE	3,000	525.00	1,400.00	(1,600.00)	47%
10-359-0000 SANITATION REVENUE	325,938	27,651.60	55,106.98	(270,831.02)	17%
10-359-0100 SANITATION OTHER	300	0.00	0.00	(300.00)	
10-359-0200 SOLID WASTE DISP TAX	1,690	400.90	400.90	(1,289.10)	24%
10-383-0000 SALE OF FIXED ASSETS	75,000	1,940.00	1,940.00	(73,060.00)	3%
Revenues Totals:	2,832,831	143,820.47	291,746.37	(2,541,084.63)	10%

# Budget vs Actual

TOWN OF FAIRMONT  
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Period Ending 8/31/2025

## 10 GENERAL FUND

Description	Budget	MTD	YTD	Variance	Percent
<b>Expenses</b>					
10-410-0200 SALARIES	15,300	1,275.00	2,550.00	12,750.00	17%
10-410-0500 FICA 7.65%	1,170	97.55	195.10	974.90	17%
10-410-0900 WORKERS COMP	42	0.00	41.63	0.37	99%
10-410-1000 TRAINING	500	0.00	0.00	500.00	
10-410-1100 POSTAGE/TELEPHONE	156	0.00	0.00	156.00	
10-410-3300 DEPT SUPPLIES	500	0.00	0.00	500.00	
10-410-5300 DUES/SUBSCRIPTIONS	350	0.00	0.00	350.00	
COUNCIL Totals:	18,018	1,372.55	2,786.73	15,231.27	15%
10-412-0200 SALARIES	53,651	11,827.20	19,712.00	33,939.00	37%
10-412-0400 LEAD FOR NC	0	0.00	0.00	0.00	
10-412-0500 FICA 7.65%	4,104	904.01	1,506.43	2,597.57	37%
10-412-0700 RETIREMENT	7,769	1,712.58	2,854.30	4,914.70	37%
10-412-0800 401(K)	2,683	591.36	985.60	1,697.40	37%
10-412-0900 WORKERS COMP	575	0.00	574.72	0.28	100%
10-412-1000 TRAINING	1,000	0.00	0.00	1,000.00	
10-412-1100 POSTAGE/TELEPHONE	300	0.00	0.00	300.00	
10-412-1600 M/R EQUIPMENT	100	0.00	0.00	100.00	
10-412-1700 M/R VEHICLES	0	0.00	0.00	0.00	
10-412-3100 AUTO SUPPLIES	0	0.00	0.00	0.00	
10-412-3300 DEPT SUPPLIES	1,000	0.00	0.00	1,000.00	
10-412-5300 DUES/SUBSCRIPTIONS	1,200	0.00	348.00	852.00	29%
10-412-7400 CAPITAL OUTLAY	0	0.00	0.00	0.00	
ADMINISTRATION Totals:	72,382	15,035.15	25,981.05	46,400.95	36%
10-420-0200 SALARIES	50,469	5,840.47	9,450.23	41,018.77	19%
10-420-0500 FICA 7.65%	3,861	445.88	721.10	3,139.90	19%
10-420-0600 GROUP INSURANCE	10,005	861.11	1,645.82	8,359.18	16%
10-420-0700 RETIREMENT	7,308	845.69	1,368.39	5,939.61	19%
10-420-0800 401(K)	2,523	292.02	472.50	2,050.50	19%
10-420-0900 WORKERS COMP	67	0.00	66.42	0.58	99%
10-420-1000 TRAINING	1,500	0.00	0.00	1,500.00	
10-420-1100 POSTAGE/TELEPHONE	500	0.00	0.00	500.00	
10-420-1600 M/R EQUIPMENT	250	0.00	0.00	250.00	
10-420-3300 DEPT SUPPLIES	1,250	59.47	142.83	1,107.17	11%
10-420-5300 DUES/SUBSCRIPTIONS	600	0.00	180.00	420.00	30%
CLERK Totals:	78,333	8,344.64	14,047.29	64,285.71	18%
10-430-3300 DEPT SUPPLIES	4,000	0.00	0.00	4,000.00	
ELECTIONS Totals:	4,000	0.00	0.00	4,000.00	
10-440-0200 SALARIES	74,652	9,980.75	15,449.55	59,202.45	21%
10-440-0400 PROF. SERVICES	29,000	0.00	358.80	28,641.20	1%
10-440-0500 FICA 7.65%	5,711	757.44	1,169.71	4,541.29	20%
10-440-0600 GROUP INSURANCE	10,005	861.11	1,645.82	8,359.18	16%

## Budget vs Actual

TOWN OF FAIRMONT

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### 10 GENERAL FUND

Description	Budget	MTD	YTD	Variance	Percent
10-440-0700 RETIREMENT	10,810	1,445.21	2,237.09	8,572.91	21%
10-440-0800 401(K)	3,733	499.03	772.47	2,960.53	21%
10-440-0900 WORKERS COMP	67	0.00	66.42	0.58	99%
10-440-1000 TRAINING	750	0.00	0.00	750.00	
10-440-1100 POSTAGE/TELEPHONE	750	0.00	456.10	293.90	61%
10-440-1600 M/R EQUIPMENT	1,500	0.00	0.00	1,500.00	
10-440-2100 RENTAL EQUIPMENT	5,000	658.52	970.77	4,029.23	19%
10-440-2600 ADVERTISING	3,000	490.04	490.04	2,509.96	16%
10-440-3300 DEPT SUPPLIES	2,500	0.00	0.00	2,500.00	
10-440-5300 DUES/SUBSCRIPTIONS	100	0.00	0.00	100.00	
FINANCE Totals:	147,578	14,692.10	23,616.77	123,961.23	16%
10-450-0400 COUNTY COLLECTIONS	35,000	640.79	1,248.70	33,751.30	4%
10-450-0401 TAX DISCOUNT	12,000	0.00	0.00	12,000.00	
TAX LISTING Totals:	47,000	640.79	1,248.70	45,751.30	3%
10-470-0400 LEGAL FEES	15,000	1,937.50	3,218.75	11,781.25	21%
LEGAL Totals:	15,000	1,937.50	3,218.75	11,781.25	21%
10-490-0400 PROF. SERVICES	5,000	3,750.00	3,750.00	1,250.00	75%
10-490-1100 POSTAGE/TELEPHONE	600	0.00	0.00	600.00	
10-490-1500 NUISANCE ABATEMENT	20,000	0.00	600.00	19,400.00	3%
10-490-3300 DEPT SUPPLIES	500	0.00	0.00	500.00	
10-490-4500 CONTRACT SERVICES	5,000	0.00	0.00	5,000.00	
PLANNING, CODES & Totals: ZONING	31,100	3,750.00	4,350.00	26,750.00	14%
10-500-0200 SALARIES	52,874	6,907.50	10,642.50	42,231.50	20%
10-500-0500 FICA 7.65%	4,045	526.76	810.82	3,234.18	20%
10-500-0600 GROUP INSURANCE	10,005	854.09	1,635.29	8,369.71	16%
10-500-0700 RETIREMENT	6,684	895.95	1,367.27	5,316.73	20%
10-500-0800 401(K)	2,308	309.39	472.15	1,835.85	20%
10-500-0900 WORKERS COMP	1,232	0.00	1,231.54	0.46	100%
10-500-1100 TELEPHONE/FAX	10,750	857.98	2,174.02	8,575.98	20%
10-500-1300 UTILITIES	35,000	3,364.85	5,734.94	29,265.06	16%
10-500-1500 M/R BLDG. & GROUNDS	30,000	580.00	6,907.97	23,092.03	23%
10-500-3300 DEPT SUPPLIES	20,000	1,169.64	2,385.17	17,614.83	12%
10-500-3600 UNIFORMS	650	26.70	71.20	578.80	11%
BUILDINGS Totals:	173,548	15,492.86	33,432.87	140,115.13	19%
10-510-0200 SALARIES	603,632	68,811.68	110,129.42	493,502.58	18%
10-510-0500 FICA 7.65%	46,178	5,236.55	8,368.92	37,809.08	18%
10-510-0600 GROUP INSURANCE	110,059	7,772.14	15,583.74	94,475.26	14%
10-510-0700 RETIREMENT	93,857	10,763.91	17,164.01	76,692.99	18%
10-510-0800 401(K) 5%	29,185	3,346.97	5,337.08	23,847.92	18%
10-510-0900 WORKERS COMP	12,722	0.00	12,721.41	0.59	100%
10-510-1000 TRAINING	4,000	212.26	1,012.26	2,987.74	25%



## Budget vs Actual

TOWN OF FAIRMONT  
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### 10 GENERAL FUND

Description	Budget	MTD	YTD	Variance	Percent
10-510-1100 POSTAGE/TELEPHONE	27,500	3,056.04	6,648.52	20,851.48	24%
10-510-1500 ANIMAL CONTROL	7,200	600.00	1,200.00	6,000.00	17%
10-510-1600 M/R EQUIPMENT	5,000	1,700.00	1,700.00	3,300.00	34%
10-510-1601 MAINT AGREEMENTS	36,500	22,100.00	22,250.00	14,250.00	61%
10-510-1700 M/R VEHICLES	6,000	0.00	163.02	5,836.98	3%
10-510-2100 RENTAL EQUIPMENT	6,500	854.52	1,362.77	5,137.23	21%
10-510-3100 AUTO SUPPLIES	60,000	6,834.32	18,674.00	41,326.00	31%
10-510-3300 DEPT SUPPLIES	5,000	1,047.70	1,131.70	3,868.30	23%
10-510-3600 UNIFORMS	8,000	1,736.37	3,558.31	4,441.69	44%
10-510-4000 MEDICAL EXAMS	400	0.00	0.00	400.00	
10-510-5300 DUES/SUBSCRIPTIONS	5,500	5,113.36	5,113.36	386.64	93%
10-510-7400 CAPITAL OUTLAY	96,502	0.00	96,502.18	(0.18)	100%
<b>POLICE Totals:</b>	<b>1,163,735</b>	<b>139,185.82</b>	<b>328,620.70</b>	<b>835,114.30</b>	<b>28%</b>
10-512-0400 ROBESON COMMUNIC	45,000	0.00	0.00	45,000.00	
10-512-0900 WORKERS COMP	0	0.00	0.00	0.00	
<b>PUB SAFETY Totals:</b>	<b>45,000</b>	<b>0.00</b>	<b>0.00</b>	<b>45,000.00</b>	
<b>COMMUNICATION &amp; ADM</b>					
10-530-0200 SALARIES	37,224	3,891.60	6,278.70	30,945.30	17%
10-530-0400 FIRE INSPECTIONS	1,500	0.00	0.00	1,500.00	
10-530-0500 FICA 7.65%	2,848	297.71	480.38	2,367.62	17%
10-530-0800 FIREMEN PENSION	100	0.00	56.00	44.00	56%
10-530-0900 WORKERS COMP	1,892	0.00	1,891.59	0.41	100%
10-530-1000 TRAINING	4,500	38.68	68.68	4,431.32	2%
10-530-1100 POSTAGE/TELEPHONE	450	41.71	117.73	332.27	26%
10-530-1600 M/R EQUIPMENT	25,000	531.50	531.50	24,468.50	2%
10-530-1700 M/R VEHICLES	25,000	4,939.24	4,970.36	20,029.64	20%
10-530-3100 AUTO SUPPLIES	5,000	140.22	2,034.42	2,965.58	41%
10-530-3300 DEPT SUPPLIES	20,000	17,655.27	17,938.50	2,061.50	90%
10-530-3600 UNIFORMS	12,000	205.97	205.97	11,794.03	2%
10-530-5300 DUES/SUBSCRIPTIONS	7,700	1,174.40	7,174.40	525.60	93%
<b>FIRE Totals:</b>	<b>143,214</b>	<b>28,916.30</b>	<b>41,748.23</b>	<b>101,465.77</b>	<b>29%</b>
10-560-0200 SALARIES	82,184	9,972.00	16,200.00	65,984.00	20%
10-560-0500 FICA 7.65%	6,287	762.89	1,239.32	5,047.68	20%
10-560-0600 GROUP INSURANCE	0	0.00	0.00	0.00	
10-560-0700 RETIREMENT	11,900	1,066.91	1,751.53	10,148.47	15%
10-560-0800 401(K)	0	0.00	0.00	0.00	
10-560-0900 WORKERS COMP	2,221	0.00	3,330.89	(1,109.89)	150%
10-560-1000 TRAINING	250	(90.00)	(90.00)	340.00	-36%
10-560-1300 UTILITIES	70,000	6,262.55	10,063.43	59,936.57	14%
10-560-1600 M/R EQUIPMENT	20,000	3,462.97	4,415.66	15,584.34	22%
10-560-1700 M/R VEHICLES	7,500	484.82	625.47	6,874.53	8%
10-560-3100 AUTO SUPPLIES	10,000	367.02	1,263.02	8,736.98	13%
10-560-3300 DEPT SUPPLIES	25,000	286.39	1,347.62	23,652.38	5%

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10 GENERAL FUND

Description	Budget	MTD	YTD	Variance	Percent
10-560-3301 MOSQUITO SPRAYING	1,000	3,820.00	3,820.00	(2,820.00)	382%
10-560-3600 UNIFORMS	3,000	230.98	450.23	2,549.77	15%
10-560-7400 CAPITAL OUTLAY	0	0.00	0.00	0.00	
STREET Totals:	239,342	26,626.53	44,417.17	194,924.83	19%
10-580-1600 M/R EQUIPMENT	5,000	45.00	45.00	4,955.00	1%
10-580-1700 M/R VEHICLES	7,500	2,206.68	4,875.13	2,624.87	65%
10-580-3100 AUTO SUPPLIES	10,000	0.00	777.14	9,222.86	8%
10-580-3300 DEPT SUPPLIES	250	0.00	0.00	250.00	
10-580-4500 CONTRACT SERVICE	290,834	25,913.91	54,226.51	236,607.49	19%
10-580-4502 LANDFILL	40,000	0.00	0.00	40,000.00	
SANITATION Totals:	353,584	28,165.59	59,923.78	293,660.22	17%
10-620-0200 SALARIES	28,439	2,611.92	4,353.20	24,085.80	15%
10-620-0500 FICA 7.65%	1,793	199.80	333.00	1,460.00	19%
10-620-0900 WORKERS COMP	375	0.00	375.19	(0.19)	100%
10-620-1500 M/R BLDG & GROUNDS	1,000	0.00	0.00	1,000.00	
10-620-1600 M/R - PARK EQUIPMENT	2,500	0.00	0.00	2,500.00	
10-620-1700 M/R VEHICLES	1,000	0.00	0.00	1,000.00	
10-620-3100 AUTO SUPPLIES	100	0.00	0.00	100.00	
10-620-3300 DEPT SUPPLIES	350	0.00	0.00	350.00	
10-620-5700 ACTIVITIES	5,000	0.00	0.00	5,000.00	
10-620-5800 SENIOR PROGRAMS	7,000	202.19	404.00	6,596.00	6%
RECREATION & PARKS Totals:	47,557	3,013.91	5,465.39	42,091.61	11%
10-630-0100 LIBRARY	18,854	0.00	0.00	18,854.00	
LIBRARY Totals:	18,854	0.00	0.00	18,854.00	
10-640-0100 BORDER BELT MUSEUM	2,000	0.00	0.00	2,000.00	
BORDER BELT MUSEUM Totals:	2,000	0.00	0.00	2,000.00	
10-650-0100 FARMERS' FESTIVAL	3,500	(100.00)	(100.00)	3,600.00	-3%
10-650-0101 MAY DAY FESTIVAL	5,500	0.00	0.00	5,500.00	
10-650-0102 FIREWORKS	7,500	0.00	0.00	7,500.00	
10-650-0103 CHRISTMAS PARADE	1,500	0.00	0.00	1,500.00	
10-650-0104 JUNETEENTH	2,500	0.00	0.00	2,500.00	
SPECIAL EVENTS Totals:	20,500	(100.00)	(100.00)	20,600.00	0%
10-660-0400 PROF. SERVICE & CODES	50,000	5,339.00	5,714.82	44,285.18	11%
10-660-5300 DUES/SUBSCRIPTIONS	4,832	0.00	4,832.00	0.00	100%
10-660-5400 INSURANCE/BONDS	76,254	10,888.18	52,870.27	23,383.73	69%
10-660-5401 RETIREE INSURANCE	63,000	3,982.95	8,653.90	54,346.10	14%
10-660-5700 MISCELLANEOUS	7,000	(3,459.65)	(2,664.82)	9,664.82	-38%
10-660-5701 SPECIAL PROJECTS	7,000	0.00	0.00	7,000.00	
NON-DEPT. Totals:	208,086	16,750.48	69,406.17	138,679.83	33%
10-690-0100 RESCUE	4,000	0.00	481.83	3,518.17	12%
SOUTH ROBESON RESCUE Totals:	4,000	0.00	481.83	3,518.17	12%
Expenses Totals:	2,832,831	303,824.22	658,645.43	2,174,185.57	23%

10 GENERAL FUND Totals:

(160,003.75) (366,899.06)

## Budget vs Actual

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### 20 POWELL BILL

Description	Budget	MTD	YTD	Variance	Percent
<b>Revenues</b>					
20-289-0000 FUND BALANCE	55,418	0.00	0.00	(55,418.00)	
20-343-0000 POWELL BILL ALLOC.	100,640	0.00	0.00	(100,640.00)	
Revenues Totals:	156,058	0.00	0.00	(156,058.00)	

## Budget vs Actual

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### 20 POWELL BILL

Description	Budget	MTD	YTD	Variance	Percent
<b>Expenses</b>					
20-570-0200 SALARIES	30,950	3,576.00	5,484.00	25,466.00	18%
20-570-0500 FICA 7.65%	2,368	262.18	396.75	1,971.25	17%
20-570-0700 RETIREMENT	4,482	517.81	794.09	3,687.91	18%
20-570-0900 WORKERS' COMP	3,282	0.00	2,726.49	555.51	83%
20-570-3300 MAINTENANCE	75,000	0.00	0.00	75,000.00	
20-570-3301 DRAINAGE	12,000	0.00	0.00	12,000.00	
20-570-7400 CAPITAL OUTLAY	0	0.00	0.00	0.00	
20-570-7401 STREET SWEEPER LEASE	27,976	0.00	0.00	27,976.00	
POWELL BILL Totals:	156,058	4,355.99	9,401.33	146,656.67	6%
Expenses Totals:	156,058	4,355.99	9,401.33	146,656.67	6%

<b>20 POWELL BILL Totals:</b>	(4,355.99)	(9,401.33)
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## Budget vs Actual

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Period Ending 8/31/2025

### 30 WATER & SEWER

Description	Budget	MTD	YTD	Variance	Percent
Revenues					
30-289-0000 FUND BALANCE	103,193	0.00	0.00	(103,193.00)	
30-289-0250 FLORENCE-NCM	0	0.00	0.00	0.00	
30-329-0000 INTEREST	10,000	1,760.84	3,456.75	(6,543.25)	35%
30-371-0000 WATER REVENUE	539,417	44,162.81	92,981.81	(446,435.19)	17%
30-372-0000 SEWER REVENUE	710,199	58,520.09	121,370.10	(588,828.90)	17%
30-372-0100 WA/SW REVENUE MISC.	1,000	60.00	165.00	(835.00)	17%
30-372-0200 SEWER CONTRACT REV.	252,976	29,343.57	46,059.59	(206,916.41)	18%
30-372-0300 SEWER CONTRACT O/M	49,323	4,488.45	6,706.69	(42,616.31)	14%
30-373-0000 TAPS/CONNECTIONS	4,000	0.00	0.00	(4,000.00)	
30-374-0000 LATE FEE REVENUE	28,500	4,978.11	7,721.17	(20,778.83)	27%
30-375-0000 NONPAYMENT REVENUE	25,000	(55.40)	2,254.60	(22,745.40)	9%
Revenues Totals:	1,723,608	143,258.47	280,715.71	(1,442,892.29)	16%

## Budget vs Actual

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### 30 WATER & SEWER

Description	Budget	MTD	YTD	Variance	Percent
<b>Expenses</b>					
30-660-0400 PROF. SERVICES	50,000	5,338.98	5,714.79	44,285.21	11%
30-660-1500 M/R BLDG. & GROUNDS	2,500	48.00	96.00	2,404.00	4%
30-660-5400 INSURANCE/BONDS	48,115	1,681.17	43,663.26	4,451.74	91%
30-660-5706 BOND 2014 INTEREST	6,818	0.00	0.00	6,818.00	
30-660-5707 BOND 2014 PRINCIPAL	8,000	0.00	0.00	8,000.00	
30-660-5712 TRUIST SEWER INTEREST	51,640	0.00	0.00	51,640.00	
30-660-5715 TRUIST SEWER PRINCIPAL	90,501	0.00	0.00	90,501.00	
NON-DEPT. Totals:	257,574	7,068.15	49,474.05	208,099.95	19%
30-720-0200 SALARIES	247,070	21,425.27	35,459.14	211,610.86	14%
30-720-0500 FICA 7.65%	18,901	1,625.10	2,684.75	16,216.25	14%
30-720-0600 GROUP INSURANCE	40,021	3,440.66	6,577.61	33,443.39	16%
30-720-0700 RETIREMENT	35,776	3,102.40	5,134.51	30,641.49	14%
30-720-0800 401(K)	12,354	1,071.27	1,772.96	10,581.04	14%
30-720-0900 WORKERS COMP	2,168	0.00	2,167.98	0.02	100%
30-720-1000 TRAINING	500	0.00	0.00	500.00	
30-720-1100 POSTAGE/TELEPHONE	9,000	803.19	2,017.95	6,982.05	22%
30-720-1300 UTILITIES	25,000	1,543.31	2,702.28	22,297.72	11%
30-720-1600 M/R EQUIPMENT	4,500	0.00	0.00	4,500.00	
30-720-1700 M/R VEHICLES	15,000	443.42	692.33	14,307.67	5%
30-720-2100 EQPT RENTAL	7,500	658.53	1,731.28	5,768.72	23%
30-720-2600 ADVERTISING	2,500	0.00	880.00	1,620.00	35%
30-720-3100 AUTO SUPPLIES	21,500	0.00	2,921.25	18,578.75	14%
30-720-3300 DEPT SUPPLIES	17,500	1,852.15	4,993.49	12,506.51	29%
30-720-3600 UNIFORMS	3,500	110.91	295.76	3,204.24	8%
30-720-4000 MEDICAL EXAMS	200	0.00	75.00	125.00	38%
30-720-7400 CAPITAL OUTLAY	50,000	0.00	0.00	50,000.00	
W/S ADM. Totals:	512,990	36,076.21	70,106.29	442,883.71	14%
30-812-0200 SALARIES	46,174	5,364.24	7,947.60	38,226.40	17%
30-812-0400 PROF. SERVICES	5,000	250.00	250.00	4,750.00	5%
30-812-0500 FICA 7.65%	3,532	408.70	604.65	2,927.35	17%
30-812-0600 GROUP INSURANCE	10,005	861.11	1,645.82	8,359.18	16%
30-812-0700 RETIREMENT	6,686	776.75	1,150.82	5,535.18	17%
30-812-0800 401(K)	2,309	268.22	397.39	1,911.61	17%
30-812-0900 WORKERS COMP	309	0.00	308.42	0.58	100%
30-812-1000 TRAINING	6,000	0.00	0.00	6,000.00	
30-812-1100 POSTAGE/TELEPHONE	8,000	443.58	1,294.81	6,705.19	16%
30-812-1300 UTILITIES	32,500	2,602.60	5,264.11	27,235.89	16%
30-812-1600 M/R EQUIPMENT	52,000	7.34	7.34	51,992.66	0%
30-812-3300 DEPT SUPPLIES	8,000	48.19	307.85	7,692.15	4%
30-812-3600 UNIFORMS	750	26.58	70.88	679.12	9%
30-812-5300 DUES/SUBSCRIPTIONS	1,000	0.00	0.00	1,000.00	

## Budget vs Actual

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Period Ending 8/31/2025					
WA. TX. Totals:	182,265	11,057.31	19,249.69	163,015.31	11%
30-818-0200 SALARIES	51,009	5,952.16	9,626.45	41,382.55	19%
30-818-0500 FICA 7.65%	3,902	453.67	733.08	3,168.92	19%
30-818-0600 GROUP INSURANCE	0	850.31	1,629.62	(1,629.62)	
30-818-0700 RETIREMENT	7,386	861.87	1,393.91	5,992.09	19%
30-818-0800 401(K)	2,550	297.61	481.32	2,068.68	19%
30-818-0900 WORKERS COMP	309	0.00	308.42	0.58	100%
30-818-1600 M/R EQUIPMENT	8,500	137.94	745.41	7,754.59	9%
30-818-1700 M/R VEHICLES	12,000	2,095.55	3,043.60	8,956.40	25%
30-818-3100 AUTO SUPPLIES	20,000	88.70	3,376.51	16,623.49	17%
30-818-3300 DEPT SUPPLIES	35,000	3,703.80	8,074.78	26,925.22	23%
30-818-3600 UNIFORMS	750	26.91	71.76	678.24	10%
30-818-7400 CAPITAL OUTLAY	0	0.00	0.00	0.00	
WA. MNT. Totals:	141,406	14,468.52	29,484.86	111,921.14	21%
30-822-0200 SALARIES	97,722	8,639.41	15,102.05	82,619.95	15%
30-822-0400 PROF. SERVICES	45,000	3,607.00	11,007.85	33,992.15	24%
30-822-0500 FICA 7.65%	7,476	660.00	1,153.47	6,322.53	15%
30-822-0600 GROUP INSURANCE	10,005	861.11	1,645.82	8,359.18	16%
30-822-0700 RETIREMENT	10,996	913.30	1,623.96	9,372.04	15%
30-822-0800 401(K)	3,797	315.37	560.77	3,236.23	15%
30-822-0900 WORKERS COMP	1,922	0.00	1,281.42	640.58	67%
30-822-1000 TRAINING	6,000	0.00	0.00	6,000.00	
30-822-1100 POSTAGE/TELEPHONE	26,000	2,271.67	5,991.60	20,008.40	23%
30-822-1300 UTILITIES	145,000	13,101.53	24,281.75	120,718.25	17%
30-822-1600 M/R EQUIPMENT	35,000	2,286.22	1,025.38	33,974.62	3%
30-822-3300 DEPT SUPPLIES	35,000	3,273.39	3,648.39	31,351.61	10%
30-822-3600 UNIFORMS	750	26.73	71.28	678.72	10%
30-822-5700 WETLAND MITIGATION	1,000	0.00	0.00	1,000.00	
30-822-7400 CAPITAL OUTLAY	5,000	0.00	0.00	5,000.00	
SW. TX. Totals:	430,668	35,955.73	67,393.74	363,274.26	16%
30-828-0200 SALARIES	36,374	4,327.65	7,044.90	29,329.10	19%
30-828-0400 PROF. SERVICES	40,000	0.00	0.00	40,000.00	
30-828-0500 FICA 7.65%	2,783	330.15	537.10	2,245.90	19%
30-828-0600 GROUP INSURANCE	13,080	5.40	5.40	13,074.60	0%
30-828-0700 RETIREMENT	5,267	626.64	1,020.10	4,246.90	19%
30-828-0800 401(K)	896	216.38	352.24	543.76	39%
30-828-0900 WORKERS COMP	555	0.00	640.71	(85.71)	115%
30-828-1600 M/R EQUIPMENT	8,500	0.00	0.00	8,500.00	
30-828-1700 M/R VEHICLES	17,500	1,702.87	3,651.46	13,848.54	21%
30-828-3100 AUTO SUPPLIES	17,500	0.00	3,081.94	14,418.06	18%
30-828-3300 DEPT SUPPLIES	15,000	1,400.99	1,910.80	13,089.20	13%
30-828-3600 UNIFORMS	750	48.15	144.69	605.31	19%
SW. MNT. Totals:	158,205	8,658.23	18,389.34	139,815.66	12%
30-829-1100 POSTAGE/TELEPHONE	7,500	252.13	1,224.49	6,275.51	16%
30-829-1300 UTILITIES	14,000	1,385.59	2,646.27	11,353.73	19%

## Budget vs Actual

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### 30 WATER & SEWER

Description	Budget	MTD	YTD	Variance	Percent
30-829-1600 M/R EQUIPMENT	2,000	0.00	0.00	2,000.00	
30-829-3100 AUTO SUPPLIES	15,500	0.00	3,081.94	12,418.06	20%
30-829-3300 DEPT SUPPLIES	1,500	191.33	191.33	1,308.67	13%
SEWER CONTRACT O & M Totals:	40,500	1,829.05	7,144.03	33,355.97	18%
Expenses Totals:	1,723,608	115,113.20	261,242.00	1,462,366.00	15%

30 WATER & SEWER Totals:

28,145.27

19,473.71

Budget vs. Actual

Fund 40	FEDERAL DRUG FUNDS	Period Ending					8/31/2025	
Revenues		BUDGET	MTD	YTD		VARIANCE	PERCENT	
40-289-0000	FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	-	
40-331-2000	FEDERAL SHARING	\$ 50.00	\$ -	\$ -	\$ -	\$ (50.00)	(50.00)	
40-331-3000	RENT OF FIRING RANGE	\$ 50.00	\$ -	\$ -	\$ -	\$ (50.00)	(50.00)	
	Revenue Totals:	\$ 100.00	\$ -	\$ -	\$ -	\$ (100.00)	(100.00)	
Expenses								
40-510-5701	NARCOTIC/FEDERAL	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	100.00	
	Expenses Totals:	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	100.00	
	Difference			\$ -				
Fund 41	STATE DRUG FUNDS	Period Ending					8/31/2025	
Revenues		BUDGET	MTD	YTD		VARIANCE	PERCENT	
41-289-0000	FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	-	
41-331-7000	STATE DRUG FUNDS	\$ 50.00	\$ -	\$ -	\$ -	\$ (50.00)	(50.00)	
	Revenue Totals:	\$ 50.00	\$ -	\$ -	\$ -	\$ (50.00)	(50.00)	
Expenses								
41-510-5700	STATE DRUG FUNDS	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00	50.00	
	Expenses Totals:	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00	50.00	
	Difference			\$ -				
Fund 51	ARP AMERICAN RESCUE PLAN	Period Ending					8/31/2025	
Revenues		BUDGET	MTD	YTD		VARIANCE	PERCENT	
51-289-0100	AMERICAN RESCUE PLAN	\$ 827,657.00	\$ -	\$ 827,657.26	\$ -	\$ -	100%	
	Revenue Totals:	\$ 827,657.00	\$ -	\$ 827,657.26	\$ -	\$ -	100%	
Expenses								
51-660-5700	ARP EXPENSES	\$ 827,657.00	\$ -	\$ 827,657.26	\$ -	\$ -	100%	
	Expenses Totals:	\$ 827,657.00	\$ -	\$ 827,657.26	\$ -	\$ -	100%	
	Difference			\$ -				
Fund 55	ECONOMIC DEVELOPMENT	Period Ending					8/31/2025	
Revenues		BUDGET	MTD	YTD		VARIANCE	PERCENT	
55-289-0000	FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	-	
55-332-0000	DAYSTAR LOAN PMTS	\$ -	\$ -	\$ -	\$ -	\$ -	-	
	Revenue Totals:	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Expenses								
55-660-5702	ECONOMIC DEVELOPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	-	
55-660-5710	GRANTS/IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	-	
	Expenses Totals:	\$ -	\$ -	\$ -	\$ -	\$ -	-	
	Difference			\$ -				



Budget vs. Actual

Fund 60	NC YOUTH VIOLENCE PREVENTION GRANT	Period Ending		8/31/2025			
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
60-289-0100	NC YOUTH VIOLENCE PREVENTION	\$ 22,200.00	\$ 3,457.50	\$ 5,582.50	\$ (16,617.50)	25%	
	Revenue Totals:	\$ 22,200.00	\$ 3,457.50	\$ 5,582.50	\$ (16,617.50)	25%	
Expenses							
60-660-5700	NCYVP POLICE OVERTIME	\$ 19,200.00	\$ 3,500.00	\$ 7,722.50	\$ 11,477.50	40%	
60-660-5701	NCYVP EXPENSES	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00	0%	
	Expenses Totals:	\$ 22,200.00	\$ 3,500.00	\$ 7,722.50	\$ 14,477.50	35%	
	Difference			\$ (2,140.00)			
Fund 63	CDBG 15-I-3158	Period Ending		8/31/2025			
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
63-289-0100	CDBG 15-I-3518	\$ 97,000.00	\$ -	\$ 97,000.00	\$ -	100%	
	Revenue Totals:	\$ 97,000.00	\$ -	\$ 97,000.00	\$ -	100%	
Expenses							
63-660-5700	PLANNING	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	100%	
63-660-5701	ADMINISTRATION	\$ 72,000.00	\$ -	\$ 72,000.00	\$ -	100%	
	Expenses Totals:	\$ 97,000.00	\$ -	\$ 97,000.00	\$ -	100%	
	Difference			\$ -			
Fund 64	CDBG 20-I-3608	Period Ending		8/31/2025			
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
64-289-0100	CDBG 20-I-3608	\$ 1,903,000.00	\$ 83,187.29	\$ 1,398,265.14	\$ (504,734.86)	73%	
	Revenue Totals:	\$ 1,903,000.00	\$ 83,187.29	\$ 1,398,265.14	\$ (504,734.86)	73%	
Expenses							
64-660-5700	SEWER BROWN ST PUMP STATION	\$ 1,855,000.00	\$ 81,187.29	\$ 1,364,785.14	\$ 490,214.86	74%	
64-660-5701	ADMINISTRATION	\$ 48,000.00	\$ 2,000.00	\$ 33,480.00	\$ 14,520.00	70%	
	Expenses Totals:	\$ 1,903,000.00	\$ 83,187.29	\$ 1,398,265.14	\$ 504,734.86	73%	
	Difference			\$ -			
Fund 65	CDBG-NR 21-C-4013	Period Ending		8/31/2025			
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
65-289-0100	CDBG-NR 21-C-4013	\$ 950,000.00	\$ 130,348.00	\$ 673,433.12	\$ (276,566.88)	71%	
	Revenue Totals:	\$ 950,000.00	\$ 130,348.00	\$ 673,433.12	\$ (276,566.88)	71%	
Expenses							
65-660-5700	C-1 REHABILITATION	\$ 855,000.00	\$ 126,100.00	\$ 652,433.12	\$ 202,566.88	76%	
65-660-5701	C-1 ADMINISTRATION	\$ 95,000.00	\$ -	\$ 21,000.00	\$ 74,000.00	22%	
	Expenses Totals:	\$ 950,000.00	\$ 126,100.00	\$ 673,433.12	\$ 276,566.88	71%	
	Difference			\$ -			

## Budget vs. Actual

Fund 67	STRAP STREAMFLOW REHAB PROJECT		Period Ending			8/31/2025	
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
67-289-0100	STRAP STREAMFLOW REHAB GRANT	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -	100%	
	Revenue Totals:	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -	100%	
Expenses							
67-660-5700	ENGINEERING & DESIGN	\$ 31,725.00	\$ -	\$ 31,725.00	\$ -	100%	
67-660-5701	STRAP DEBRIS REMOVAL	\$ 218,275.00	\$ -	\$ 218,275.00	\$ -	100%	
	Expenses Totals:	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -	100%	
	Difference			\$ -			
Fund 69	CDBG-I 17-I-3608	Period Ending			8/31/2025		
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
69-289-0100	CDBG-I 17-I-3608	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	100%	
	Revenue Totals:	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	100%	
Expenses							
69-660-5700	SEWER BROWN ST PUMP STATION	\$ 483,000.00	\$ -	\$ 483,000.00	\$ -	100%	
69-660-5701	ADMINISTRATION	\$ 17,000.00	\$ -	\$ 17,000.00	\$ -	100%	
	Expenses Totals:	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	100%	
	Difference			\$ -			
Fund 72	VUR COLLECTION SYSTEM REHAB	Period Ending			8/31/2025		
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
72-289-0100	VUR ARP COLLECTION SYSTEM	\$ 15,000,000.00	\$ 111,900.00	\$ 1,040,016.00	\$ (13,959,984.00)	7%	
	Revenue Totals:	\$ 15,000,000.00	\$ 111,900.00	\$ 1,040,016.00	\$ (13,959,984.00)	7%	
Expenses							
72-660-5700	CONSTRUCTION	\$ 13,001,000.00	\$ -	\$ -	\$ 13,001,000.00		
72-660-5701	ENGINEERING DESIGN	\$ 1,880,000.00	\$ -	\$ 1,007,516.00	\$ 872,484.00	54%	
72-660-5702	ADMINISTRATIVE	\$ 94,000.00	\$ -	\$ 7,500.00	\$ 86,500.00	8%	
72-660-5703	ENVIRONMENTAL REPORT	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	100%	
	Expenses Totals:	\$ 15,000,000.00	\$ -	\$ 1,040,016.00	\$ 13,959,984.00	7%	
	Difference			\$ -			
Fund 73	BROWNFIELDS ASSESSMENT GRANT	Period Ending			8/31/2025		
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
73-289-0100	US EPA BROWNFIELDS	\$ 500,000.00	\$ 19,203.49	\$ 146,862.25	\$ (353,137.75)	29%	
	Revenue Totals:	\$ 500,000.00	\$ 19,203.49	\$ 146,862.25	\$ (353,137.75)	29%	
Expenses							
73-660-5700	BROWNFIELDS SITE ASSESSMENT	\$ 500,000.00	\$ 19,203.49	\$ 146,862.25	\$ 353,137.75	29%	
	Expenses Totals:	\$ 500,000.00	\$ 19,203.49	\$ 146,862.25	\$ 353,137.75	29%	
	Difference			\$ -			

Budget vs. Actual

Fund 74	USDA RBDG STREETSCAPE PLAN	Period Ending			8/31/2025	
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT
74-289-0100	USDA RBDG STREETSCAPE	\$ 74,750.00	\$ -	\$ -	\$ (74,750.00)	0%
	Revenue Totals:	\$ 74,750.00	\$ -	\$ -	\$ (74,750.00)	0%
Expenses						
74-660-5700	DOWNTOWN STREETSCAPE PLAN	\$ 74,750.00	\$ -	\$ 70,098.02	\$ 4,654.98	94%
	Expenses Totals:	\$ 74,750.00	\$ -	\$ 70,098.02	\$ 4,654.98	94%
	Difference			\$ (70,098.02)		
Fund 81	TOWN HALL PROJECT	Period Ending			8/31/2025	
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT
81-289-0100	REDR 2023 TOWN HALL	\$ 3,250,000.00	\$ -	\$ 3,250,000.00	\$ -	100%
	Revenue Totals:	\$ 3,250,000.00	\$ -	\$ 3,250,000.00	\$ -	100%
Expenses						
81-660-5700	GRANT MANAGEMENT	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	
81-660-5701	EQUIPMENT	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	
81-660-5702	ENGINEERING & CONSTRUCTION	\$ 2,900,000.00	\$ -	\$ -	\$ 2,900,000.00	
	Expenses Totals:	\$ 3,250,000.00	\$ -	\$ -	\$ 3,250,000.00	
	Difference			\$ 3,250,000.00		
Fund 82	CDBG-NR 23-C-4165	Period Ending			8/31/2025	
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT
82-289-0100	CDBG-NR 23-C-4165	\$ 950,000.00	\$ -	\$ -	\$ (950,000.00)	0%
	Revenue Totals:	\$ 950,000.00	\$ -	\$ -	\$ (950,000.00)	0%
Expenses						
82-660-5700	C-1 REHABILITATION	\$ 855,000.00	\$ -	\$ -	\$ 855,000.00	0%
82-660-5701	C-1 ADMINISTRATION	\$ 95,000.00	\$ -	\$ -	\$ 95,000.00	0%
	Expenses Totals:	\$ 950,000.00	\$ -	\$ -	\$ 950,000.00	0%
	Difference			\$ -		
Fund 83	BJA FY 24 VIOLENT CRIME REDUCTION	Period Ending			8/31/2025	
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT
83-289-0100	BJA FY 24 VIOLENT CRIME RED	\$ 290,913.00	\$ -	\$ 50,907.77	\$ (240,005.23)	17%
	Revenue Totals:	\$ 290,913.00	\$ -	\$ 50,907.77	\$ (240,005.23)	17%
Expenses						
83-660-5701	PERSONNEL	\$ 122,181.00	\$ 4,581.36	\$ 25,902.14	\$ 96,278.86	21%
83-660-5702	FRINGE BENEFITS	\$ 63,732.00	\$ 2,135.53	\$ 6,522.52	\$ 57,209.48	10%
83-660-5703	EQUIPMENT	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	0%
83-660-5704	SUBAWARD NCYVP	\$ 75,000.00	\$ -	\$ 25,200.00	\$ 49,800.00	34%
	Expenses Totals:	\$ 290,913.00	\$ 6,716.89	\$ 57,624.66	\$ 233,288.34	20%
	Difference			\$ (6,716.89)		

Budget vs. Actual

Fund 87	GOLDEN LEAF PUMP STATION REHAB	Period Ending			8/31/2025		
Revenues		BUDGET	MTD	YTD	VARIANCE	PERCENT	
87289-0100	GOLDEN LEAF 2019-236	\$ 69,000.00	\$ -	\$ 69,000.00	\$ -	100%	
	Revenue Totals:	\$ 69,000.00	\$ -	\$ 69,000.00	\$ -	100%	
Expenses							
87-660-5700	ENGINEERING & DESIGN	\$ 35,000.00	\$ -	\$ 26,250.00	\$ 8,750.00	75%	
87-660-5701	CONSTRUCTION ADMIN & INSPECTION	\$ 34,000.00	\$ -	\$ -	\$ 34,000.00		
	Expenses Totals:	\$ 69,000.00	\$ -	\$ 26,250.00	\$ 42,750.00	38%	
	Difference			\$ 42,750.00			