



**Town of Fairview  
Council Retreat Minutes  
March 12, 2022**

In Attendance: Phil Thomas, John Biggers, Jerry Clontz, Patricia Kindley, Gary Wilfong, Ed Humphries, Teresa Gregorius, Mike Medlin

Mayor Thomas welcomed everyone

**Review 2021**

- Land Use Ordinance: *Update on change due to 160D, APR Funds. Completed Changes and update*
- Public Sewer in Fairview. *Made Changes to Ordinance concerning High Density Fees. Increased 4-13-21*
- Requirements for a Minor and Major subdivision. *Policies created for both*

**ARP Funds**

Mayor Thomas reported that Fairview has received a total of \$267,196.50 in ARP funds. These funds will be paid out in 2 disbursements of \$133,598.25 in 2021 and 2022. Council discussed re-roofing town hall and installing hot water to the bathrooms and classrooms.

**State Funds for Park and Town Hall Building**

Mayor Thomas reported that the state granted \$50,000 for town hall and \$250,000 for the park. Mayor Thomas went over the scopes of work for the park and town hall:

**Town Hall**

- Electrical upgrades: Move electrical controls from old school building to town hall building; repair electrical and pumps for septic system. (\$5,000)
- Install new HVAC system in meeting room. (\$11,000)
- Install new HVAC system in overflow meeting room. (\$13,000)
- Install carpet in overflow meeting room. (\$3,000)
- Install new septic system and re-route sewer lines. (\$17,000)
- Install electric heater in restrooms. (\$2,000)

## Park

- Master plan
- Walking trail
- Permanent stage
- Additional lighting
- Updated electrical
- Additional picnic shelter
- Volleyball court
- Pickle ball court
- Splash pad
- Additional playground equipment
- Dog park

## **Future of New Building for Fire Dept (sewer agreement)**

Mayor Thomas is continuing to work with the Fire Department on an agreement.

## **Event Coordinator Position**

Teresa Gregorius reported that there had been 8 applicants. The consensus from the Council was that the position would be a part-time town employee at a salary of \$10,000 per year. John Biggers and Patricia Kindley will assist Lisa Thomas, Chairman of the Event Committee and Teresa Gregorius, Town Clerk with the interview process.

## **Union County 2050 Comprehensive Plan**

Mayor Thomas spoke about the plan and asked the Council members who would like to represent Fairview on the litter task force and broadband committee. Patricia Kindley will work on the litter task force and Gary Wilfong will work on the broadband committee.

## **Fairview Comprehensive Plan**

Mayor Thomas discussed making a change to the Fairview Comprehensive Plan under the Housing-Objectives, removing verbiage regarding higher density.

Housing-Objectives

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

## **Council Comments**

Patricia Kindley asked if there would be a possibility of some type of calling system to notify residents of upcoming events or issues about the town. Calling Post was one system suggested. Further inquiries will be made. Ms. Kindley also questioned the possibility of doing plantings in the roundabout at Mill Grove. NCDOT has strict stipulations regarding plantings and there is also the danger of the persons working in the roundabout.

This completed the agenda, and the meeting was adjourned.

Note: No action by the Council was taken voted on concerning any matters that were discussed.

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Teresa Gregorius  
Town Clerk

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Phil Thomas  
Mayor

Approved this 12<sup>th</sup> day of April 2022