



**Town of Fairview
Retreat Meeting
March 25, 2017
(Provided by Facilitator Leamon Brice)**

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

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk and Facilitator Leamon Brice, N-Focus Planning & Design Inc.

Mayor Thomas welcomed everyone and talked about how helpful the annual retreat is for the council.

Leamon Brice reviewed the agenda and goals for the day.

Review of 2016 Retreat:

The council agreed to review the expectations created at the 2016 retreat. All council members described how everyone was using the expectations and although they often disagreed they always did so with respect. Some did think the mayor sometimes allowed too much discussion with the public. All agreed the rules allow this discussion and that often but not always it is helpful.

Mayor Thomas asked to review goals from the 2016 retreat and the group agreed.

Mayor Thomas started with last year's goal to refine and adopt the town center plan.

The group discussed putting adoption on a future agenda acknowledging with sewer not possible for 10 years that the town center plan was 10 to 15 years off.

Mayor Thomas reported the citizen survey had been updated in 2016, the website had been updated and he had been blogging.

Councilman Clontz reported the park would be complete in 2 weeks and a grand opening is planned.

Councilman Wilfong and Mr. Humphries described where water is currently available in Fairview and the plan for future expansions.

Councilman Purser explained he had not worked on educating the council on fire department current service levels, possible sources of funding and establishing a documented relationship.

Councilman Wilfong reported the festival committee has met once and is waiting for completion of the park to complete plans for an annual festival.

The group then began to describe their ideal 2047 Fairview vision:

Mayor Thomas started with the following:

- Small Area Plan complete
- Maybe 2 self-contained mixed use developments
- Larger areas of open land with farming
- 50/50 mix of farms and subdivisions
- Helipads in each subdivision
- Water and sewer everywhere
- Natural gas and hi speed internet
- Some assisted living
- Light industry (farm related)
- Large county park in town
- Active recreation areas (playing fields)
- Heel Splitter extinction
- 218 and 601 from 2 to 4 lanes

Councilman Biggers described his vision as follows:

- A town hall
- Park expanded to 100+ acres
- Fire station improvements
- Water and sewer
- School area developed as town center/mixed use
- Solid waste service with recycling
- A Fairview zip code and post office
- His Reality:
- Expand park
- Remodel fire station with a town hall
- Items that contribute to his reality:
- Low tax rate
- Limited resources
- Low population
- Desire to live in a rural area near urban amenities
- How do we balance?

Councilman Wilfong started in reality with the following:

- He wants things and life style in Fairview to remain the same
- Things in Fairview revolve around church and school but this is changing
- Fairview should live within its' means
- Growth brings both revenues and expenses and does not solve everything

- No industry because it brings regulations
- Water and sewer balanced with growth
- Town hall
- Willing to pay more tax to keep things the same

Councilman Purser described his Fairview vision as follows:

- Downtown area with mixed uses such as restaurants, medical offices, condos, small retail, dry cleaner, drug store and the grocery store would be the largest retail building/no big boxes
- Convenience store with gas at 4 intersections
- 218 and 601 to 4 lanes
- Water and sewer
- Large lot, large home, well planned subdivisions
- Light industry and manufacturing for jobs and less commuting
- Town hall somewhere with a community room
- Town hall separate from fire station
- Recycling center
- Continued farming

Councilman Clontz suggested a vision including:

- Purchasing more park land
- A town hall with a community/meeting room
- Agricultural based recreation programs
- A small mixed used town center
- Service demands will require more than a .02\$ tax rate
- Small industry for jobs
- Water and sewer
- Small business areas with some development
- Retain farming and rural areas

The council agreed there was consensus among council on some items including:

- Water and sewer
- Mixed use center
- Town hall
- Preserving an area for farming and rural area
- Park expansion

The council agreed that without water and sewer at 218 and 601 there could not be a town center. They also agreed that there could be development at 218 and 601 but no water and sewer in the northeast area of Fairview because of its rural nature. This area could be the farming and rural area. Councilman Wilfong and Mr. Humphries should continue to work on getting water and sewer to the primary intersection.

They agreed their town hall preference was to locate at the school facility with location in the house on the additional park land as Plan B. Councilman Wilfong and Mr. Humphries will make contact with school officials at different levels.

To achieve the water and sewer/town center/farming rural area vision the council agreed they should pursue creating a Comprehensive plan with considerable public participation. The comprehensive plan would insure public understanding of plans for the future of Fairview. The plan would lead to changes in the zoning ordinance and map to create areas that can be developed and areas that must remain rural for farming and rural living.

Mr. Humphries advised the council they could create a Request for Qualifications to be sent to planning firms in the region. The council could review the qualification submittals from the planning firms and interview those they feel will have the best experience working in areas such as Fairview. After the interviews the council could negotiate a contract with the planning firm the Council saw as the best for Fairview. The contract should include the creation of a public participation plan, a comprehensive plan and changes to the zoning ordinance to achieve the goals identified in the comprehensive plan. The comprehensive plan should include a vision not only for water and sewer, a town center and farming and maintaining rural areas it should also address parks and recreation, solid waste services, transportation including greenways, fire service, police service and a town hall if that is not decided before the plan is done.

The council agreed to have members visit with the school system to determine if the school system would give the school facility and property to the town or lease the facility to the town for a long term (50-100 yrs). If a deal cannot be worked out the town would pursue the additional park property and put town hall in the house on the property.

The council agreed to provide time at regular meetings for each council person to report progress toward their assigned goals. This should keep assignments in the forefront for the council. To wrap up the council discussed things about the retreat that went well and things that could be done better.

The council asked that the facilitator and Mr. Humphries speak up when they have experience on items being discussed.

The work ahead of time and the agenda were good.

The council asked how they should organize to get the work done.

The council asked for the notes to include steps for each of the projects the council agreed to pursue.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this 8th day of May, 2017