

Agenda

Town of Fairview



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

Meeting will be in the Fairview Town Hall Meeting Room

Live Stream the meeting on YouTube.com, search: Town of Fairview NC - Council

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

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes

4.A. Approval of Agenda

5. Approval of Consent Agenda:

5.A. Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*

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

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

5.D. Planning Board October Draft Minutes (*Accepted as Information*)

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

5.F. Approve Council Special Meeting for October 16, 2025

5.G. Fund Balance Policy 2025 for the Town of Fairview

Agenda

- 6. Public Comments
- 7. Presentations: None
- 8. Items of Business: None
- 9. Council Comments:
- 10. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes**

Town of Fairview
Balance Sheet
As of October 31, 2025

	Oct 31, 25	Oct 31, 24
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	105,377.17	981,134.02
Total Checking/Savings	105,377.17	981,134.02
Other Current Assets		
Franchise Tax Receivable	29,239.48	29,370.52
Investments		
Investments NCCMT	516,831.02	1,183.37
Total Investments	516,831.02	1,183.37
Prepaid assets	0.00	3,201.00
Sales Tax Receivable	9,887.97	9,490.46
Taxes receivable	1,024.02	1,571.66
Taxes receivable - ad valorem	-109.20	-605.96
Taxes receivable - motor veh	1,414.17	1,350.31
Total Other Current Assets	558,287.46	45,561.36
Total Current Assets	663,664.63	1,026,695.38
Fixed Assets		
Accumulated Depreciation	-841,618.08	-726,892.15
Building and Improvements	1,476,987.55	1,425,017.90
Computer Equipment	8,962.00	8,962.00
Construction in Progress	276,696.91	42,615.27
Furniture and Equipment	1,698.00	1,698.00
Land	739,289.94	734,289.94
Land improvements	92,733.00	75,870.00
Park equipment	201,247.76	191,230.76
Rental House	159,953.84	137,436.59
Total Fixed Assets	2,115,950.92	1,890,228.31
TOTAL ASSETS	2,779,615.55	2,916,923.69
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	13,825.35	24,875.66
Total Accounts Payable	13,825.35	24,875.66
Other Current Liabilities		
Accrued payroll	8,104.25	7,939.35
Deferred revenue - ad valorem	0.00	1,571.66
Payroll Liabilities	33.31	35.94
Prepaid taxes	0.00	27.03
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	9,587.56	11,023.98
Total Current Liabilities	23,412.91	35,899.64
Long Term Liabilities		
Cumulative rent reserve	46,901.50	26,701.50
Note payable on park land	360,000.00	400,000.00
Total Long Term Liabilities	406,901.50	426,701.50
Total Liabilities	430,314.41	462,601.14
Equity		
Allocated equity rent reserve	-46,901.50	-26,701.50
Amount to be provided for LTD	-360,000.00	-400,000.00
Equity		

11:04 AM

11/04/25

Accrual Basis

Town of Fairview
Balance Sheet
As of October 31, 2025

	Oct 31, 25	Oct 31, 24
Fixed assets	2,115,950.92	1,890,228.31
Total Fund Balance	1,207,568.00	1,207,568.00
Total Equity	3,323,518.92	3,097,796.31
Retained Earnings	-474,777.55	-135,068.46
Net Income	-92,538.73	-81,703.80
Total Equity	2,349,301.14	2,454,322.55
TOTAL LIABILITIES & EQUITY	2,779,615.55	2,916,923.69

Town of Fairview
Operating Actual vs Budget
Year ended 06/30/26

	<u>Operating</u>	<u>Budget</u>	<u>Actual Fav to Budget</u>
Ordinary Income/Expense			
Income			
Ad Valorem taxes	27,581.94	179,000.00	-151,418.06
Alcoholic beverage		17,000.00	-17,000.00
Donation		0.00	0.00
Festival income - vendors, etc	225.00	0.00	225.00
Fund balance appropriated		36,612.00	-36,612.00
Interest on delinquent taxes	101.86		101.86
Investment income	5,572.53	17,500.00	-11,927.47
Motor vehicle taxes	5,722.91	15,000.00	-9,277.09
Rent reserve for park capital items	6,395.00	17,500.00	-11,105.00
Sales and use tax	19,934.61	60,000.00	-40,065.39
Summer camp fees	3,000.00		3,000.00
Utility Franchise taxes	29,239.48	128,250.00	-99,010.52
Zoning fees	5,300.00	15,000.00	-9,700.00
Total Income	103,073.33	485,862.00	-382,788.67
Expense			
Advertising and Promotion	238.80	1,000.00	761.20
Audit fees		11,400.00	11,400.00
Bank Service Charges	140.00	500.00	360.00
Capital outlay - Park		0.00	0.00
Capital outlay - Park 2		0.00	0.00
Debt repayment		54,040.00	54,040.00
Dues and Subscriptions	5,918.00	6,500.00	582.00
Elections expense		5,000.00	5,000.00
Festival expense	13,223.99	17,500.00	4,276.01
Grants	500.00	3,000.00	2,500.00
Insurance Expense	9,551.00	11,000.00	1,449.00
Internet and website	4,484.74	10,000.00	5,515.26
Legal fees	5,941.43	15,000.00	9,058.57
Miscellaneous Expense	199.95	2,000.00	1,800.05
Office expense	5,457.11	37,000.00	31,542.89
Office utilities	1,874.11	9,000.00	7,125.89
Park Maintenance	16,218.10	50,000.00	33,781.90
Park Utilities	2,070.15	8,000.00	5,929.85
Payroll Expenses	62,603.62	78,776.00	16,172.38
Payroll Taxes		13,504.00	13,504.00
Planning and zoning		60,000.00	60,000.00
Postage	11.35	0.00	-11.35
Professional Fees		7,500.00	7,500.00
Rental house repairs, etc		2,500.00	2,500.00
Salaries - Park		37,742.00	37,742.00
Solid Waste Manage cost share		8,000.00	8,000.00
Tax collection fees	432.48	3,000.00	2,567.52

Town of Fairview
Operating Actual vs Budget
Year ended 06/30/26

	<u>Operating</u>	<u>Budget</u>	<u>to Budget</u>
Telephone Expense	175.48	1,000.00	824.52
Training expense		500.00	500.00
Travel expense	14.00	0.00	-14.00
Zoning administration	2,196.75	10,000.00	7,803.25
Zoning code update	11,200.00	22,400.00	11,200.00
Total Expense	<u>142,451.06</u>	<u>485,862.00</u>	343,410.94
Net Ordinary Income	-39,377.73	0.00	-39,377.73
Net Income	<u><u>-39,377.73</u></u>		

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11/04/25

Accrual Basis

Town of Fairview Transactions by Account

As of October 31, 2025

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
First National Bank										
Check	10/01/2025	Draft		Charter Communica...					250.00	130,412.01
Deposit	10/03/2025				Deposit		X	900.00		130,162.01
Deposit	10/03/2025				Deposit		X	60.00		131,062.01
Check	10/07/2025	Draft		Waste Management			X		118.79	131,122.01
Deposit	10/08/2025				Deposit		X	15,536.29		131,003.22
Bill Pmt -Check	10/08/2025	104980		Concrete Constructi...	Concrete floor for s...		X		22,170.00	146,539.51
Deposit	10/08/2025				Deposit		X	100.00		124,369.51
Deposit	10/09/2025				Deposit		X	100.00		124,469.51
Bill Pmt -Check	10/13/2025	5012		Alfred Benesch & C...	Expense reimburse...				51.10	124,569.51
Bill Pmt -Check	10/13/2025	5013		Cox Law Firm, PLLC	Legal bills, mostly ...		X		660.00	124,518.41
Bill Pmt -Check	10/13/2025	5014		Lancaster News, Pa...	Public hearing notice		X		119.40	123,858.41
Bill Pmt -Check	10/13/2025	5015		Love Plumbing and ...	Office repairs		X		219.31	123,739.01
Bill Pmt -Check	10/13/2025	5016		N Focus			X		1,492.48	123,519.70
Bill Pmt -Check	10/13/2025	5017		NC Mayor's Associa...	25-26				200.00	122,027.22
Bill Pmt -Check	10/13/2025	5018		Taylor's Landscapin...	Mowing		X		4,158.33	121,827.22
Bill Pmt -Check	10/13/2025	104981		Ed Humphries			X		92.68	117,668.89
Bill Pmt -Check	10/13/2025	104982		Taylor Stegall			X		200.00	117,576.21
Bill Pmt -Check	10/14/2025	104983		Brian Minor	Fall Festival and p...		X		2,300.00	117,376.21
Bill Pmt -Check	10/14/2025	104984		Todd Donaldson	Festival; driving tra...				120.00	115,076.21
Bill Pmt -Check	10/14/2025	104985		Union County Antiq...	Donation for Festiv...				300.00	114,956.21
Paycheck	10/14/2025	104986		Bill F. Thomas			X		46.17	114,656.21
Paycheck	10/14/2025	104987		Gary M Medlin	VOID:		X	0.00		114,610.04
Deposit	10/14/2025				Deposit		X	4,934.85		114,610.04
Paycheck	10/14/2025	104988		Joshua H Presley			X		46.17	119,544.89
Paycheck	10/14/2025	DD1011		Lisa S Thomas	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1012		Michael L Starnes	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1016		Spencer L Thomas	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1018		Teresa Gregorius	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1001		Alexander L Karako...	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1002		Chrisie B Black	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1003		Darrell H. Baucum	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1004		David M Link	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1005		Doug Buchanan	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1006		Edward D Humphries	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1007		Freddie D Rogers	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1008		Gary H Wilfong	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1009		John A Biggers, Jr.	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1010		Kerry K Price	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1013		Patricia H. Kindley	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1014		Rodney B Stephens	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1015		Sharon M Clontz	Direct Deposit		X	0.00		119,498.72
Paycheck	10/14/2025	DD1017		Tania Hernandez Vi...	Direct Deposit		X	0.00		119,498.72
Liability Check	10/14/2025	To Print		IRS	55-0789092		X		4,491.22	115,007.50
Check	10/14/2025	104989		FNB Commercial Cr...	Credit card payment		X		1,407.98	113,599.52
Liability Check	10/15/2025	To Print		QuickBooks Payroll ...	Created by Payroll ...		X		11,690.61	101,908.91
Check	10/15/2025	Bill Pay		NC Dept of Revenue	600391020		X		408.00	101,500.91
Check	10/15/2025	Bill pay		Anticimex Carolinas...	Pest Control		X		150.94	101,349.97
Check	10/15/2025			PMC Plumbing & H...	Install water line to ...		X		1,600.00	99,749.97
Deposit	10/15/2025				Deposit		X	75.00		99,824.97
Deposit	10/15/2025				Deposit		X	200.00		100,024.97
Deposit	10/15/2025				Deposit		X	3,289.90		103,314.87
Paycheck	10/16/2025	104990		Marley L Riffe			X		110.89	103,203.98
Liability Check	10/16/2025	To Print		IRS	55-0789092		X		18.38	103,185.60
Deposit	10/16/2025				Deposit		X	100.00		103,285.60
General Journal	10/20/2025	*			John Biggers incorr...		X	147.76		103,433.36
Check	10/20/2025	104991		John A Biggers, Jr.	Replace DDA depo...				147.76	103,285.60
Check	10/20/2025	Draft		Duke Energy	Office power				317.08	102,968.52
Check	10/20/2025	Draft		Duke Energy	Park utilities				404.97	102,563.55
Deposit	10/20/2025				Deposit		X	1,439.38		104,002.93
Check	10/21/2025	Bill pay		CompuNetwork	Sept email and ser...				361.58	103,641.35
Deposit	10/21/2025				Deposit		X	75.00		103,716.35
Deposit	10/23/2025				Deposit		X	1,305.00		105,021.35
Deposit	10/27/2025				Deposit		X	200.00		105,221.35
Deposit	10/28/2025				Deposit		X	200.00		105,421.35
Check	10/31/2025				Service Charge		X		70.00	105,351.35
Deposit	10/31/2025				Interest		X	25.82		105,377.17
Total First National Bank								28,689.00	53,723.84	105,377.17
TOTAL								28,689.00	53,723.84	105,377.17

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11/04/25

Accrual Basis

Town of Fairview
Transaction Detail By Account
 July 2025 through June 2026

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
Festival expense								
Bill	07/13/2025	07132025	Gayle Brock	Food for Music in the Park band		18.95		18.95
Bill	08/01/2025	4760	FNB Commercial Credit ...	Credit card payment		126.00		144.95
Bill	08/06/2025	BO 2535794	Swank Motion Pictures I...	Widescreen DVD		380.00		524.95
Check	08/13/2025	104958	Mandi Maione	Summer camp instruction		7,400.00		7,924.95
Bill	08/25/2025	51358101	Big Dave's Inflatables LLC	Rental of inflatables		1,350.00		9,274.95
Bill	09/06/2025	52017375	Big Dave's Inflatables LLC	Rental for 09/06/25		555.10		9,830.05
Check	09/09/2025	104978	Signs Now	advertising		42.70		9,872.75
Bill	10/14/2025	10142025	Todd Donaldson	Festival, driving tractors		120.00		9,992.75
Bill	10/14/2025	10142025	Union County Antique Tr...	Donation for Festival help		300.00		10,292.75
Bill	10/14/2025	10142025	Brian Minor	Fall Festival and parking		2,300.00		12,592.75
Check	10/14/2025	104989	FNB Commercial Credit ...	Credit card payment		631.24		13,223.99
Total Festival expense						13,223.99	0.00	13,223.99
TOTAL						13,223.99	0.00	13,223.99

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11/04/25

Accrual Basis

Town of Fairview Transaction Detail By Account

July 2025 through June 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Office expense							
Bill	07/07/2025	07072025	Taylor Stegall	Cleaning	100.00		100.00
Check	07/08/2025	Draft	Waste Management	Garbage pick up	118.79		218.79
Bill	07/22/2025	07222025	Gary Wilfong	Vacuum cleaner for office	203.75		422.54
Bill	08/01/2025	4760	FNB Commercial C...	Credit card payment	303.09		725.63
Bill	08/05/2025	08052025	Taylor Stegall	Cleaning	100.00		825.63
Bill	08/06/2025	1824	Taylor's Landscapi...	Normal	525.00		1,350.63
Check	08/06/2025	Draft	Waste Management		118.79		1,469.42
Bill	08/12/2025	25259	Brown Creek Grap...	Signage for utility building	647.35		2,116.77
Bill	08/19/2025	08192025	Taylor Stegall	Cleaning	100.00		2,216.77
Bill	08/19/2025	4135454	Anticimex Carolina...	Pest control	150.94		2,367.71
Bill	09/02/2025	1841	Taylor's Landscapi...	Monthly lawn maintenance	525.00		2,892.71
Bill	09/02/2025	09022025	Taylor Stegall	cleaning	100.00		2,992.71
Bill	09/09/2025	09092025	Gary Wilfong	Fairview open house (meeting)	64.02		3,056.73
Bill	09/09/2025	4760	FNB Commercial C...	Amazon prime	16.00		3,072.73
Check	09/09/2025	Draft	Waste Management	Garbage	118.79		3,191.52
Check	09/11/2025	104979	Union County Regi...	Pamela Rowell	26.00		3,217.52
Bill	09/15/2025	09152025	Taylor Stegall	Cleaning	100.00		3,317.52
Bill	09/16/2025	PR30732	Love Plumbing and...	Office repairs	219.31		3,536.83
Bill	09/30/2025	09302025	Taylor Stegall	Cleaning	100.00		3,636.83
Bill	10/02/2025	1845	Taylor's Landscapi...	Mowing	525.00		4,161.83
Check	10/07/2025	Draft	Waste Management		118.79		4,280.62
Bill	10/09/2025	10092025	Ed Humphries	Office supplies	48.81		4,329.43
Check	10/14/2025	104989	FNB Commercial C...	Credit card payment	776.74		5,106.17
Bill	10/14/2025	10142025	Taylor Stegall	Cleaning	100.00		5,206.17
Check	10/15/2025	Bill Pay	Anticimex Carolina...	Pest Control	150.94		5,357.11
Bill	10/28/2025	10282025	Taylor Stegall	Cleaning	100.00		5,457.11
Bill	11/03/2025	1856	Taylor's Landscapi...	Lawn maintenance	525.00		5,982.11
Total Office expense					5,982.11	0.00	5,982.11
TOTAL					5,982.11	0.00	5,982.11

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11/04/25

Town of Fairview Transaction Detail By Account

Accrual Basis

July 2025 through June 2026

Type	Date	Num	Name	Memo	Class	Clr	Debit	Credit	Balance
Park Maintenance									
Bill	08/01/2025	4760	FNB Commercial Cr...	Credit card payment			1,143.22		1,143.22
Bill	08/06/2025	1824	Taylor's Landscapin...	-MULTIPLE-			3,833.33		4,976.55
Bill	09/02/2025	1841	Taylor's Landscapin...	Monthly lawn maintenance			3,333.33		8,309.88
Bill	09/09/2025	4760	FNB Commercial Cr...	Payment on credit card			2,674.89		10,984.77
Bill	10/02/2025	1845	Taylor's Landscapin...	Mowing			3,633.33		14,618.10
Check	10/15/2025	Bill pay	PMC Plumbing & H...	Install water line to existing...			1,600.00		16,218.10
Bill	11/03/2025	1856	Taylor's Landscapin...	Lawn maintenance			3,233.33		19,451.43
Total Park Maintenance							19,451.43	0.00	19,451.43
TOTAL							19,451.43	0.00	19,451.43

Town of Fairview
Park Budget versus Actual
Grant 10441 - No expiration date
6/30/2026

	<u>Budget</u>	<u>Actual</u>	<u>Budget Variance</u>
Income:			
Grant from SCIF	250,000.00	250,000.00	-
Interest income on Grant funds		3,270.43	3,270.43
Sales tax refund		1,316.03	1,316.03
Total income	250,000.00	254,586.46	4,586.46
Expenditures:			
Design and estimate	35,000.00	36,376.12	(1,376.12)
Walking trail	30,000.00	15,825.00	14,175.00
Other construction	185,000.00	131,967.46	
Install lights around pond		19,562.80	
Install receptacles around pond		26,000.00	
Tree removal		16,500.00	
Total expenditures	250,000.00	246,231.38	3,768.62

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

	<u>Budget</u>	<u>Actual</u>	<u>Budget Variance</u>
Income:			
Grant from OSMB	250,000.00	250,000.00	-
Interest income on Grant Funds		1,010.59	1,010.59
Sales tax refund		1,356.75	1,356.75
Total income	250,000.00	252,367.34	2,367.34
Expenditures:			
Site plan for stage area	30,000.00	36,293.53	(6,293.53)
Stage and site improvements	114,000.00	132,211.61	(18,211.61)
RTV for maintenance	22,000.00	21,456.75	543.25
Utility building for Park	32,000.00	30,000.00	2,000.00
Parking improvements for Town Hall	37,000.00	16,863.00	20,137.00
Install HVAC unit at Town Hall	15,000.00	15,542.45	(542.45)
Total expenditures	250,000.00	252,367.34	(2,367.34)

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11:20 AM

11/04/25

Accrual Basis

Town of Fairview Transaction Detail By Account

July 2021 through October 2025

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
Capital Outlay - SCIF, Park										
Bill	06/24/2022	215667		Alfred Benesch & C...	Project 17000514.00	Park		8,123.05		8,123.05
Bill	07/22/2022	218141		Alfred Benesch & C...	Master Plan Update for ...	Park		4,839.25		12,962.30
Bill	08/19/2022	220959		Alfred Benesch & C...	Master plan update	Park		644.00		13,606.30
Bill	08/23/2022	08232...		Patricia Kindlay...	Reimburse for open hou...	Park		45.00		13,651.30
Bill	09/15/2022	223239		Alfred Benesch & C...	Master Plan update	Park		4,275.00		17,926.30
Bill	10/14/2022	226566		Alfred Benesch & C...	Master plan update	Park		2,198.13		20,124.43
Bill	11/10/2022	228291		Alfred Benesch & C...		Park		3,662.00		23,786.43
Bill	12/09/2022	231524		Alfred Benesch & C...	Update Master Plan	Park		1,764.00		25,550.43
Bill	01/06/2023	233349		Alfred Benesch & C...	Master Plan update	Park		2,608.75		28,159.18
Bill	02/05/2023	236334		Alfred Benesch & C...	Master plan update and ...	Park		2,254.00		30,413.18
Bill	03/03/2023	238866		Alfred Benesch & C...	RTP Grant assistance	Park		2,535.09		32,948.27
Bill	03/08/2023	N480...		Duke Energy...	1316.03 sales tax	Park		19,562.80		52,511.07
Bill	03/29/2023	240819		Alfred Benesch & C...	RTP assistance	Park		552.00		53,063.07
General Journal	06/30/2023		*		Record sales tax refund f...	Park			1,316.03	51,747.04
Bill	08/09/2023	6254...		Hinson Electric Inc.	Receptacles around pon...	Park		26,000.00		77,747.04
Bill	09/12/2023	7553		Samson Tree LLC	Tree removal at Park	Park		16,500.00		94,247.04
Bill	10/06/2023	419		T&J Land Maintena...	Mulch out Walking trail	Park		8,000.00		102,247.04
Check	02/13/2024	104389		Across Town Dump...	Clear out debris from Park	Park		5,825.00		108,072.04
Bill	04/07/2024	518		T&J Land Maintena...	Weedcat and remove tre...	Park		2,000.00		110,072.04
Bill	06/25/2025	1		Rushing Contractin...	1st installment of Amphit...	Park		81,672.84		191,744.88
Bill	07/16/2025	327672		Alfred Benesch & C...	Amphitheater admin	Park		2,268.75		194,013.63
Bill	07/24/2025	2		Rushing Contractin...	2nd installment of Amphi...	Park		14,655.65		208,669.28
Bill	08/14/2025	3		Rushing Contractin...	Final payment on amphit...	Park		11,200.22		219,869.50
Bill	08/14/2025	331116		Alfred Benesch & C...	Supervisory for amphithe...	Park		2,824.75		222,694.25
Bill	09/12/2025	335832		Alfred Benesch & C...	Expense reimbursement	Park		51.10		222,745.35
Bill	10/03/2025	9452		Concrete Construct...	Concrete floor for storag...	Park		22,170.00		244,915.35
Total Capital Outlay - SCIF, Park								246,231.38	1,316.03	244,915.35
TOTAL								246,231.38	1,316.03	244,915.35

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[illegible]



**Town of Fairview
Planning Board Meeting
October 21, 2025**

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

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

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

2. Approval of Minutes:

- 2.A. Sharon Clontz made a motion to approve the September 16, 2025 minutes. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Thomas, and Karakosta voted yes (6-0).

3. Items of Business:

- 3.A. Michael Harvey, Vice President of NFocus and Community Planner – Present procedures for updating the town's Unified Development Ordinance (UDO). ARTICLE FOUR - DISTRICTS

Michael Harvey, Vice President of NFocus and Community Planner, presented an overview of Article Four of the Unified Development Ordinance (UDO) focusing on zoning districts. He began by emphasizing that the zoning district updates were intended to implement the town's comprehensive plan and that his approach was to consolidate information from three different chapters into one simple chapter for easier reference.

Harvey reminded the Board that the North Carolina General Assembly was trying to dictate development levels to local governments. He cited Summerfield as an example, where a developer had 1,000 acres of property forcibly removed from their jurisdiction by the General Assembly after a dispute. He warned that Fairview might face similar challenges if they did not plan properly, including potential charter revocation if they were perceived as not meeting state expectations for development.

Harvey explained the four types of districts being proposed:

- General Use Districts - with permitted and not permitted uses in both residential and non-residential settings
- Conditional Zoning - planned developments with site-specific development plans
- Overlay Districts - additional regulations layered on top of base zoning
- Legacy Districts - though Harvey noted he didn't think Fairview would need these

For residential districts, Harvey proposed:

- RC0.5 (Resource Conservation) - 2 acres minimum lot size (80,000 sq ft)
- R1 - 1 dwelling unit per acre
- R2 - 2 dwelling units per acre
- R3 - 3 dwelling units per acre (requiring public water and sewer)

Harvey explained the concept of flexible development, which would allow clustering homes in a smaller portion of a property while preserving the remainder as open space, without increasing the overall density. This would protect environmental features and potentially preserve farmland while maintaining the same number of units allowed.

For non-residential districts, Harvey proposed:

- MS (Main Street) - for walkable office/retail/restaurant areas
- NC (Neighborhood Commercial) - surrounding main street areas and at strategic locations
- E (Employment) - combining current B3, B6, and office districts
- GC (General Commercial) - larger scale development along major transportation corridors
- LI (Light Industrial) - for industrial uses

Harvey also recommended eliminating the current mining overlay district as it didn't seem necessary.

Board Member Sharon Clontz expressed concern about protecting agricultural areas, asking if they would be regarded as legacy districts. Harvey explained that agriculture would be accommodated in rebranded districts and protected through the comprehensive plan designations rather than as legacy districts.

Chairman Buchanan raised concerns about transportation infrastructure requirements for higher density developments. Harvey explained that recent state law amendments prevent towns from exceeding DOT requirements for road design, which may conflict with fire code requirements in some cases.

The Board discussed manufactured housing regulations, with Harvey recommending that mobile home parks be required to go through a conditional zoning process, giving the town greater control over their location while still allowing them as required by state law.

Harvey advised that while establishing zoning districts that allow for higher density, the town should use its comprehensive plan to guide where such development would be

appropriate, noting that they would not be "pre-zoning" areas for higher density but establishing the framework for where it could go if requested through rezoning.

Harvey concluded by informing the Board that next month they would:

- Receive demographic data for Fairview
- Review survey results from residents
- Begin mapping where different zoning districts would be appropriate
- Continue refining the district standards

He asked Board members to consider where they believe the proposed districts would be most appropriate in preparation for the next meeting.

4. Public Comments: None

5. Adjournment

Bill Thomas made a motion to adjourn the meeting. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Thomas, and Karakosta voted yes (6-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this _____ day of _____ 2025

Town of Fairview



Town of Fairview Regular Council Meeting October 14, 2025 @ 6:30 pm

1. Call the meeting to order: —Mayor Wilfong

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

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Lisa Thomas, Office Assistant

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Patricia Kindley made a motion to approve the agenda as submitted. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

5. Approval of Consent Agenda:

- 5.A. Financial and Tax Reports--- *Report Accepted as Information*
- 5.B. Land Use Report---*Report Accepted as Information*
- 5.C. Fairview Park Facility September Draft Minutes (*No September Meeting*)
- 5.D. Planning Board September Draft Minutes (*Report Accepted as Information*)
- 5.E. Approve Council Minutes for September 9, 2025
- 5.F. Special Called Meeting on October 16, 2025, at 6:00 PM at Town Hall to Discuss Macon Farms

David Link made a motion to approve the consent agenda. John Biggers seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

6. Public Comments: None

7. Presentations: None

8. Items of Business: None

9. Council Comments:

John Biggers thanked Lisa, Spencer, and the entire group for recent events at the park. He expressed appreciation for the Fall Festival, noting it had good turnout. While he didn't attend the yard sale, he heard it was successful. He thanked the committees for their hard work in bringing the community together for these events.

Patricia Kindley echoed John's comments, stating that the Fall Festival was great. She mentioned she attended the yard sale the previous Saturday and despite being chilly and breezy, it was also a great event. She expressed appreciation to all involved.

Kerry Price raised concerns about a housing development potentially going in just outside the town limits. He noted that additional property had been acquired which could allow Stallings to annex the property and approve the development without special permission. She suggested monitoring the county's communications with Stallings about this matter and potentially making a communication from Fairview as well.

Ed Humphries advised waiting until something has been formally presented before objecting. He confirmed that neither the Town of Stallings nor they had purchased the property, and that any review process would take months.

Mayor Wilfong noted that the development was originally planned as a 55-and-older community with approximately 700 homes, but with newly acquired property could increase to 1,000 homes. He mentioned there are loopholes in 55+ community requirements. The Mayor also expressed concern about state legislators attempting to control municipal zoning and stressed the importance of maintaining local control.

Darrell Baucom announced that the town was implementing direct deposit for payroll, replacing paper checks. He mentioned it would take 2-3 days for the first deposits to appear in accounts.

Mayor Wilfong concluded by encouraging volunteers for town events, noting that council members invest significant time and that additional help would make events even better. He acknowledged assistance from a local church and highlighted the park as one of Fairview's greatest assets.

10. Adjournment

Kerry Price made a motion to adjourn. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2025

Town of Fairview



**Town of Fairview
Special Council Meeting
October 16, 2025 @ 6:00 pm**

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

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

Others present: Melanie Cox Town Attorney, Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk

2. Items of Business:

2.A. Motion to go into Closed Session pursuant to NCGS 143-318.11(a)(3) to consult with the Town Attorney and preserve the attorney-client privilege: Discussing Macon Farms to include permit # FDP24089 Parcel ID # 08258002 and 25-CV-4936-890.

David Link made a motion to go into closed session. Kerry Price seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

CLOSED SESSION

2.B. Motion to come out of Closed Session into Regular Session

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

2.C. Discussion and possible motion regarding items in 2A.

No motions were made.

3. Adjournment

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

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____ 2025

DRAFT



TOWN OF FAIRVIEW FUND BALANCE POLICY

A Fund Balance policy is a formal guideline established by governments to define the level of unrestricted fund balance that should be maintained in their general funds. It serves to ensure financial resources are available for future expenditure and to provide a cushion against unexpected expenses.

The Fund Balance Policy amount for the Town of Fairview is \$200,000.

Council Approved the Policy on _____, 2025