

Agenda

Town of Fairview



Agenda

Council Meeting

December 9, 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 November Draft Minutes (*Accepted as Information*)
 - 5.D. Planning Board November Draft Minutes (*Accepted as Information*)
 - 5.E. Approve Council Special Meeting Minutes for November 6, 2025
 - 5.F. Approve Council Minutes for November 11, 2025
 - 5.G. Council meeting dates for 2026 and days town office will be closed

Agenda

5.H. Town Planning Retreat will be February 7, 2026 from 8:00 AM – 12:00

5.I. Town of Fairview Community Room Policy

6. Public Comments

7. Presentations: Colby Watson, running to represent NC's 8th district in Congress

8. Items of Business:

8.A. Installation/Oath of Office of Newly Elected Council members Patricia Kindley and David Link --- *Teresa Gregorius*

8.B. Present the 2024-2025 Town Audit --- *Deneal Bennett, J.B. Watson & Co., PLLC*

9. Council Comments:

10. Adjournment

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

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

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

**Town of Fairview
Balance Sheet
As of November 30, 2025**

	Nov 30, 25	Nov 30, 24
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	84,764.64	969,566.02
Total Checking/Savings	84,764.64	969,566.02
Other Current Assets		
Franchise Tax Receivable	29,239.48	29,370.52
Investments		
Investments NCCMT	518,610.91	1,187.83
Total Investments	518,610.91	1,187.83
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	-115.24	-609.45
Taxes receivable - motor veh	1,414.17	1,350.31
Total Other Current Assets	560,061.31	45,562.33
Total Current Assets	644,825.95	1,015,128.35
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	2,760,776.87	2,905,356.66
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	21,536.81	21,433.95
Total Accounts Payable	21,536.81	21,433.95
Other Current Liabilities		
Accrued payroll	8,104.25	7,939.35
Deferred revenue - ad valorem	0.00	1,571.66
Payroll Liabilities	37.09	38.94
Prepaid taxes	0.00	27.03
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	9,591.34	11,026.98
Total Current Liabilities	31,128.15	32,460.93
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	438,029.65	459,162.43
Equity		
Allocated equity rent reserve	-46,901.50	-26,701.50
Amount to be provided for LTD	-360,000.00	-400,000.00
Equity		

10:36 AM

12/01/25

Accrual Basis

Town of Fairview
Balance Sheet
As of November 30, 2025

	Nov 30, 25	Nov 30, 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	-119,092.65	-89,832.12
Total Equity	2,322,747.22	2,446,194.23
TOTAL LIABILITIES & EQUITY	2,760,776.87	2,905,356.66

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

	<u>Operating</u>	Budget	Actual Fav to Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	38,637.44	179,000.00	-140,362.56
Alcoholic beverage		17,000.00	-17,000.00
Donation		0.00	0.00
Festival income - vendors, etc	1,005.00	0.00	1,005.00
Fund balance appropriated		36,612.00	-36,612.00
Interest on delinquent taxes	115.42		115.42
Investment income	7,372.54	17,500.00	-10,127.46
Motor vehicle taxes	7,017.24	15,000.00	-7,982.76
Rent reserve for park capital items	6,470.00	17,500.00	-11,030.00
Sales and use tax	24,887.01	60,000.00	-35,112.99
Summer camp fees	3,000.00		3,000.00
Utility Franchise taxes	29,239.48	128,250.00	-99,010.52
Zoning fees	7,325.00	15,000.00	-7,675.00
Total Income	<u>125,069.13</u>	<u>485,862.00</u>	<u>-360,792.87</u>
Expense			
Advertising and Promotion	238.80	1,000.00	761.20
Audit fees	11,700.00	11,400.00	-300.00
Bank Service Charges	210.00	500.00	290.00
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	15,332.13	17,500.00	2,167.87
Grants	500.00	3,000.00	2,500.00
Insurance Expense	9,926.00	11,000.00	1,074.00
Internet and website	7,718.69	10,000.00	2,281.31
Legal fees	13,931.43	15,000.00	1,068.57
Miscellaneous Expense	199.95	2,000.00	1,800.05
Office expense	7,511.29	37,000.00	29,488.71
Office utilities	2,943.12	9,000.00	6,056.88
Park Maintenance	19,531.45	50,000.00	30,468.55
Park Utilities	2,671.18	8,000.00	5,328.82
Payroll Expenses	78,698.46	78,776.00	77.54
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	597.68	3,000.00	2,402.32

6

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

	<u>Operating</u>	<u>Budget</u>	<u>to Budget</u>
Telephone Expense	219.35	1,000.00	780.65
Training expense		500.00	500.00
Travel expense	14.00	0.00	-14.00
Zoning administration	2,580.46	10,000.00	7,419.54
Zoning code update	11,200.00	22,400.00	11,200.00
Total Expense	<u>191,653.34</u>	<u>485,862.00</u>	294,208.66
Net Ordinary Income	-66,584.21	0.00	-66,584.21
Net Income	<u><u>-66,584.21</u></u>		

10:48 AM

12/01/25

Accrual Basis

Town of Fairview
Transactions by Account
As of November 30, 2025

Type	Date	Num	Adj	Name	Memo	Cir	Debit	Credit	Balance
First National Bank									
Check	11/01/2025	Draft		Spectrum		X		250.00	105,116.22
Deposit	11/04/2025				Deposit	X	100.00		104,866.22
Deposit	11/05/2025				Deposit	X	900.00		104,866.22
Deposit	11/05/2025				Deposit	X	200.00		105,866.22
Check	11/06/2025	Draft		Waste Management	Garbage	X		149.99	106,066.22
Bill Pmt -Check	11/07/2025	104992		Darrell H. Baucom_	Reimburse postage and tra...	X		25.35	105,916.23
Bill Pmt -Check	11/07/2025	104993		Ed Humphries_	Reimburse telephone	X		43.87	105,890.88
Check	11/07/2025	Draft		Duke Energy	Power for storage building	X		50.55	105,847.01
Deposit	11/10/2025				Deposit	X	10,923.40		105,796.46
General Journal	11/10/2025		*		Unclaimed property Brady ...	X	2.14		116,719.86
General Journal	11/10/2025		*		Unclaimed property Clark ...	X	2.80		116,722.00
Check	11/10/2025	Draft		NC State Dept of Treasu...	Unclaimed property submis...	X		4.94	116,724.80
Paycheck	11/11/2025	DD1028		Lisa S Thomas	Direct Deposit	X	0.00		116,719.86
Paycheck	11/11/2025	DD1029		Michael L Starnes	Direct Deposit	X	0.00		116,719.86
Paycheck	11/11/2025	DD1034		Teresa Gregorius	Direct Deposit	X	0.00		116,719.86
Paycheck	11/11/2025	DD1019		Alexander L Karakosta	Direct Deposit	X	0.00		116,719.86
Paycheck	11/11/2025	104994		Bill F. Thomas		X		46.18	116,673.68
Paycheck	11/11/2025	DD1020		Darrell H. Baucom	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	DD1021		David M Link	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	DD1022		Doug Buchanan	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	DD1023		Edward D Humphries	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	DD1024		Gary H Wilfong	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	DD1025		Gary M Medlin	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	DD1026		John A Biggers, Jr.	Direct Deposit	X	0.00		116,673.68
Paycheck	11/11/2025	104995		Joshua H Presley		X	0.00	46.18	116,627.50
Paycheck	11/11/2025	DD1027		Kerry K Price	Direct Deposit	X	0.00		116,627.50
Paycheck	11/11/2025	DD1030		Patricia H. Kindley	Direct Deposit	X	0.00		116,627.50
Paycheck	11/11/2025	DD1031		Sharon M Clontz	Direct Deposit	X	0.00		116,627.50
Paycheck	11/11/2025	DD1032		Spencer L. Thomas	Direct Deposit	X	0.00		116,627.50
Paycheck	11/11/2025	DD1033		Tania Hernandez Virgili	Direct Deposit	X	0.00		116,627.50
Bill Pmt -Check	11/11/2025	104996		RLI Surety Bond	Finance office bond	X		175.00	116,452.50
Check	11/11/2025	104997		FNB Commercial Credit ...	Payment on credit card bill	X		1,930.54	114,521.96
Liability Check	11/12/2025	To Print		IRS	55-0789092	X		4,377.60	110,144.36
Liability Check	11/12/2025	To Print		NC Dept of Revenue_	600391020	X		397.00	109,747.36
Bill Pmt -Check	11/12/2025			CompuNetwork		X		2,983.55	106,763.41
Bill Pmt -Check	11/13/2025			N Focus	Code enforcement	X		383.71	106,379.70
Deposit	11/13/2025				Deposit	X	100.00		106,479.70
Liability Check	11/14/2025			QuickBooks Payroll Serv...	Created by Payroll Service ...	X		11,224.10	95,255.60
Deposit	11/14/2025				Deposit	X	1,205.00		96,460.60
Bill Pmt -Check	11/17/2025			Cox Law Firm, PLLC	Legal fees, mostly Macon	X		7,990.00	88,470.60
Bill Pmt -Check	11/17/2025			N Focus	UDO Update	X		5,600.00	82,870.60
Bill Pmt -Check	11/17/2025			Taylor's Landscaping Se...	Lawn maintenance	X		3,758.33	79,112.27
Bill Pmt -Check	11/17/2025			Taylor Stegall		X		200.00	78,912.27
Deposit	11/17/2025				Deposit	X	4,952.40		83,864.67
Check	11/17/2025	Draft		Duke Energy	Park	X		392.60	83,472.07
Check	11/17/2025	Draft		Duke Energy	Office	X		313.38	83,158.69
Deposit	11/19/2025				Deposit	X	100.00		83,258.69
Deposit	11/20/2025				Deposit	X	200.00		83,458.69
Deposit	11/21/2025				Deposit	X	75.00		83,533.69
Deposit	11/21/2025				Deposit	X	1,280.83		84,814.52
Check	11/30/2025				Service Charge	X		70.00	84,744.52
Deposit	11/30/2025				Interest	X	20.12		84,764.64
Total First National Bank							20,061.69	40,413.27	84,764.64
TOTAL							20,061.69	40,413.27	84,764.64

8

10:49 AM

12/01/25

Accrual Basis

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

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
Festival expense									
Bill	07/13/2025	07132025		Gayle Brock	Food for Music in the Park...		18.95		18.95
Bill	08/01/2025	4760		FNB Commercial Cr...	Credit card payment		126.00		144.95
Bill	08/06/2025	BO 2535...		Swank Motion Pictur...	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 Inflatable...	Rental of inflatables		1,350.00		9,274.95
Bill	09/06/2025	52017375		Big Dave's Inflatable...	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 Antiqu...	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 Cr...	Credit card payment		631.24		13,223.99
Bill	11/10/2025	1186528		Briolive	June 12, 2026 festival		1,250.00		14,473.99
Check	11/11/2025	104997		FNB Commercial Cr...	Payment on credit card bill		858.14		15,332.13
Total Festival expense							15,332.13	0.00	15,332.13
TOTAL							15,332.13	0.00	15,332.13

9

10:50 AM

12/01/25

Accrual Basis

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

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
Office expense									
Bill	07/07/2025	07072...		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	07222...		Gary Wilfong	Vacuum cleaner for office		203.75		422.54
Bill	08/01/2025	4760		FNB Commercial Cre...	Credit card payment		303.09		725.63
Bill	08/05/2025	08052...		Taylor Stegall	Cleaning		100.00		825.63
Bill	08/06/2025	1824		Taylor's Landscaping ...	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 Graphic...	Signage for utility building		647.35		2,116.77
Bill	08/19/2025	08192...		Taylor Stegall	Cleaning		100.00		2,216.77
Bill	08/19/2025	4135454		Anticimex Carolinas L...	Pest control		150.94		2,367.71
Bill	09/02/2025	1841		Taylor's Landscaping ...	Monthly lawn maintenance		525.00		2,892.71
Bill	09/02/2025	09022...		Taylor Stegall	cleaning		100.00		2,992.71
Bill	09/09/2025	09092...		Gary Wilfong	Fairview open house (meeti...		64.02		3,056.73
Bill	09/09/2025	4760		FNB Commercial Cre...	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 Registe...	Pamela Rowell		26.00		3,217.52
Bill	09/15/2025	09152...		Taylor Stegall	Cleaning		100.00		3,317.52
Bill	09/16/2025	PR307...		Love Plumbing and Al...	Office repairs		219.31		3,536.83
Bill	09/30/2025	09302...		Taylor Stegall	Cleaning		100.00		3,636.83
Bill	10/02/2025	1845		Taylor's Landscaping ...	Mowing		525.00		4,161.83
Check	10/07/2025	Draft		Waste Management			118.79		4,280.62
Bill	10/09/2025	10092...		Ed Humphries	Office supplies		48.81		4,329.43
Check	10/14/2025	104989		FNB Commercial Cre...	Credit card payment		776.74		5,106.17
Bill	10/14/2025	10142...		Taylor Stegall	Cleaning		100.00		5,206.17
Check	10/15/2025	Bill Pay		Anticimex Carolinas L...	Pest Control		150.94		5,357.11
Bill	10/28/2025	10282...		Taylor Stegall	Cleaning		100.00		5,457.11
Bill	11/03/2025	1856		Taylor's Landscaping ...	Lawn maintenance		525.00		5,982.11
Check	11/06/2025	Draft		Waste Management	Garbage		149.99		6,132.10
Check	11/11/2025	104997		FNB Commercial Cre...	Payment on credit card bill		992.38		7,124.48
Bill	11/11/2025	11112...		Taylor Stegall	Cleaning		100.00		7,224.48
Bill	11/25/2025	11252...		Taylor Stegall	Cleaning		100.00		7,324.48
Bill	11/25/2025	AR173...		Vision Office Systems...	Copier repair		186.81		7,511.29
Total Office expense							7,511.29	0.00	7,511.29
TOTAL							7,511.29	0.00	7,511.29

10

10:51 AM

12/01/25

Accrual Basis

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

Type	Date	Num	Adj	Name	Memo	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...	Mowing office and park		2,933.33		4,076.55
Bill	08/06/2025	1824		Taylor's Landscapin...	Bushhog field		400.00		4,476.55
Bill	08/06/2025	1824		Taylor's Landscapin...	Mow VFD area		500.00		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 & Ho...	Install water line to existing b...		1,600.00		16,218.10
Bill	11/03/2025	1856		Taylor's Landscapin...	Lawn maintenance		3,233.33		19,451.43
Check	11/11/2025	104997		FNB Commercial Cr...	Payment on credit card bill		80.02		19,531.45
							19,531.45	0.00	19,531.45
Total Park Maintenance							19,531.45	0.00	19,531.45
TOTAL							19,531.45	0.00	19,531.45

11

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)

13

[illegible]



**Town of Fairview
Fairview Park Facility Committee Meeting
November 13, 2025**

1. The following Fairview Park Facility Committee members were present: Kirk Ellison, Mike Medlin and Bill Riffle. Absent: Daniel Allen, Jane Link, Zack Pigg

Others present: Teresa Gregorius, Town Clerk

2. **Invocation**

3. **Public Comments:** None

4. **Items of Business:**

- 4.A. Park Project Updates

Town Clerk Teresa Gregorius provided updates on several park projects:

- The amphitheater area has been completed with the 40x40 pad poured and most of the landscaping done. Three items still need to be addressed: electrical work to the amphitheater area, construction of the amphitheater shelter, and parking. She noted that while the pad is ready for use, there is no money left from state funding to complete these remaining elements.
- Ms. Gregorius reported that Union County Parks and Recreation has agreed to extend the nature trail at no cost to the town. This work is scheduled for January-February and will complete the trail to form a full circle around the park. She explained that this is possible because the county has less work during winter months and helps municipalities with such projects.
- The committee discussed the need for a proper entrance/archway for the nature trail. The committee considered organizing the work themselves, with the town providing materials.
- Ms. Gregorius also reported that a dead tree at the park and a half tree at the rental house will be removed soon.
- She informed the committee that Union County will be donating a used truck and used mower to Fairview. These items will be stored in the new park building, which now has concrete floors and is equipped with shelving from the town hall. This will make event materials more accessible by storing them at the park.

4.B. Upcoming Park Events

Ms. Gregorius shared information about recent and upcoming events:

- A Fall Festival was held despite initial plans not to have one this year. The Gathering Church volunteered to manage the event, including parking, games, and a bounce house.
- The Winter Festival is scheduled for December 6th from 4:00-7:00 PM.
- Miracle Dentistry has requested to park a mobile dentist bus at the park to provide free dental care for one day in spring or summer. The town would pay \$500 to rent the bus, while Miracle Dentistry would provide staff and supplies. The Town Board has approved this request.
- The Community Yard Sale was very successful this year and will be held again next spring, though no specific date has been set yet.

4.C. Change Committee Meeting Time

The Committee discussed changing the starting time to 6:00 PM.

Kirk Elliott made a motion to approve the meeting time change to 6:00. Mike Medlin seconded the motion. Committee members Ellison, Medlin, and Riffle voted yes (3-0).

5. **Approval of Minutes:**

Kirk Elliott made a motion to approve the April 10, 2025 minutes. Bill Riffle seconded the motion. Committee members Ellison, Medlin, and Riffle voted yes (3-0).

6. **Adjournment**

Respectfully submitted,

Teresa Gregorius
Town Clerk

Mike Medlin
Chairman

Approved this _____ day of _____ 2025



**Town of Fairview
Planning Board Meeting
November 18, 2025**

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

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

Mike Medin made a motion to approve October 21, 2025 minutes. Doug Buchanan seconded the motion. Board members Black, Buchanan, Medlin, Rogers, Karakosta voted yes (5-0).

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)

Michael Harvey from NFocus presented information on updating the town's Unified Development Ordinance. He informed the board that their comments and concerns on Articles 1-3 would be addressed in January, and a detailed update would be provided to the Town Council for their December meeting.

Demographic data

Harvey presented demographic information for Fairview, noting the 2020 population was 3,463 persons. The community is predominantly Caucasian, with about 60% of households consisting of married couples. Housing inventory showed 85% single-family homes, 13% manufactured homes, and 1% multi-unit structures.

Income data indicated approximately 40% of residents earn over \$50,000, with 20% earning between \$100,000-\$150,000. The community has a low poverty rate compared to the county average.

The population projection shows modest growth, with an estimated 3,500 residents by 2030 and 3,600 by 2040. Harvey noted the aging population demographic in Fairview, which several board members acknowledged could impact future land use as older residents sell their properties.

Survey results

Harvey reviewed the community survey results from 78 respondents. Key findings included:

- Most respondents liked Fairview's slow-paced, quiet atmosphere and small-town feel
- The top response for "dislikes" was "nothing" (respondents liked the town as is)
- Secondary concerns included lack of restaurants/stores and insufficient parks
- About 60% of respondents wanted the town to remain as it is currently
- Over 80% feared the loss of small-town appeal
- Top priorities identified were preserving rural character and maintaining streets/infrastructure

Future Land Use Map (FLUM)

Harvey presented a draft Future Land Use Map based on existing land use patterns. The map showed:

- Predominantly rural areas (1 dwelling unit per acre)
- Neighborhood areas with slightly higher density
- Civic areas (schools, churches, town facilities)
- Commercial nodes
- Employment/manufacturing zones

The board engaged in extensive discussion about potential areas for future development. The consensus formed around focusing development primarily at these intersections:

- The "downtown" area at the intersection of Highways 218 and 601
- The Reeves and Highway 601 intersection
- Old Dutch and Highway 601

The board expressed strong preferences to maintain the town's rural character, with most members reluctant to designate areas for higher density development. Fred Rogers emphasized his desire to maintain the 1 unit per acre standard regardless of state pressure, stating "I don't care what the legislators do. Let them sue us."

Explanation on the various land use categories (definitions)

Harvey explained the various land use categories depicted on the future land use map:

- Rural: Low-density residential (1 dwelling unit per acre), agricultural areas

- Neighborhood: Medium density (1-2 dwelling units per acre)
- Civic: Educational, medical, government, religious institutions
- Commercial: Retail and office development
- Employment/Manufacturing: Light industrial and economic development

Based on feedback from town staff and board members, Harvey recommended eliminating the "Transitional Neighborhood" and "Mixed Use" categories as they didn't align with the town's vision. The board unanimously agreed with this recommendation. Harvey also discussed the concept of conservation cluster subdivisions, which would maintain the same density but allow for smaller lots with more open space. Several board members expressed skepticism about this approach based on past experiences with developers.

The board concluded they would review the future land use map and provide feedback, with the understanding that most of Fairview would remain rural with commercial development limited to the identified intersections. Harvey encouraged board members to "play with the map" and provide input, emphasizing there were no wrong answers in this planning exercise.

4. Public Comments: Alan Rosenberg

5. Adjournment

Fred Rogers made a motion to adjourn. Chrisie Black seconded the motion. Board members Black, Buchanan, Medlin, Rogers, Karakosta voted yes (5-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this _____ day of _____ 2025

Town of Fairview



Town of Fairview Special Council Meeting November 6, 2025 @ 10:00 am

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

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

Others present: 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.

Patricia Kindley 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. Kerry Price seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

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

David Link made a motion to authorize Town Attorney Melanie Cox to file a civil complaint against Mr. Michael Macon for his continued use of the unpermitted bridge (as of October 1, 2025), seeking an injunction to prohibit the use of the unpermitted bridge on the Macon property due to safety and liability concerns, and to pursue a criminal summons against Mr. Macon for violation of the flood damage prevention

ordinance. Patricia Kindley seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

3. Adjournment

Kerry Price 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

David Link
Councilman

Approved this _____ day of _____, 2025

Town of Fairview



**Town of Fairview
Regular Council Meeting
November 11, 2025 @ 6:30 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: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative 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 Kindley, Link and Price voted yes (3-0).

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 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

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

6. Public Comments: None

7. Presentations: None

8. Items of Business: None

9. Council Comments:

Patricia Kindley provided information about the upcoming holiday lights contest. She encouraged council members to promote participation from Fairview residents. She noted that while businesses with light displays are appreciated, they are not eligible to participate in the judging portion of the contest.

Darrell Baucom reported that the town audit was nearly finished. He mentioned that Deneal Bennett had provided a draft of the financials and asked council members to review it and provide feedback. He also noted that bank deposits for payroll were set up.

Spencer Cox provided updates on several upcoming events:

- A bow making class on December 11th from 6-8 PM, co-taught by Jane Link and Scott York
- A "Christmas Ninja" party on November 21st from 5:30-8:30 PM featuring Santa, who has written a children's book. The event includes pizza, drinks, and a copy of Santa's book for each child who registers
- The annual stocking walk on December 6th from 4-7 PM, with council members requested to help distribute stockings

Spencer also presented an opportunity from Miracle Dentistry in Monroe, which offered to provide free dental care at the park. The town would need to pay \$500 to get the mobile dental bus to the location, while Miracle Dentistry would donate all materials and professional services.

Patricia Kindley moved to approve a fee of \$500 to have Doctor Miracle and his staff bring a bus to the park to provide free dental care for a day. Mayor Wilfong seconded the motion, which passed unanimously.

Mayor Wilfong shared that he had been contacted by Gene Price from Unionville regarding their upcoming celebration of the country's 250th birthday next summer. The event is planned for June 27th at Noah Williams Park and will feature various attractions including a possible drone show. The mayor discussed potentially sponsoring a flyby for the event, noting it could cost around \$250 based on previous experiences.

Mayor Wilfong also acknowledged Veterans Day and shared his experience attending six veterans' events since the previous Thursday. He mentioned a local World War II veteran,

Chuck Richardson, who had recently passed away at age 102. Richardson had been a tail gunner on B-17s and had flown 37 missions during the war.

10. Adjournment

Kerry Price 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

Town of Fairview Council Meeting Dates – 2026 Holidays – 2026

The second Tuesday night of each month, meetings start at 6:30 PM

January 13 th	Tuesday
February 10 th	Tuesday
March 10 th	Tuesday
April 14 th	Tuesday
May 12 th	Tuesday
June 9 th	Tuesday
July 14 th	Tuesday
August 11 th	Tuesday
September 8 th	Tuesday
October 13 th	Tuesday
November 10 th	Tuesday
December 8 th	Tuesday

HOLIDAY Closures (Town Office)

New Year's Day – January 1st ---- Thursday

Thanksgiving -- November 26th ---- Thursday

Christmas Eve -- December 24th ---- Thursday



Town of Fairview

Community Room Policy

The Community Room offers 700 square feet of space. No kitchen facilities are available (small sink only). All rentals are on a first-come, first-serve basis. Full payment must be received to place a reservation on the calendar. The Community Room has video monitoring.

Applicants assume responsibility for all claims, damage, accidents arising out of his or her use of the facility and further agrees to indemnify and hold harmless the Town of Fairview from any such actions and damages. The applicant understands and agrees that the Town of Fairview is not responsible for accident, injury or lost or damaged property resulting from the use of occupancy of any Town-owned property.

The Town of Fairview reserves the right to modify such instructions as needed at any time. All applicants are to follow the instructions of the Town and its authorized representatives when utilizing the Community Room facility.

Rules For Renting:

- All parties/events must have adult supervision.
- Alcoholic beverages, tobacco products, vaping products and the use of such items are prohibited on the premise.
- All food and drink must be kept in the meeting room.
- No thumbtacks/tape or any attachments are allowed on walls/cabinet/ceiling.
- No furniture may be taken outside.

Cleanup:

- All food/drink items and associated trash must be cleaned up and disposed of in the large dumpster located outside at the back corner of the building.
- All decorations should be removed, and floors vacuumed.
- All spills on the carpet must be cleaned up. If there is staining that requires special cleaning or if there is permanent damage, you may incur a bill for the cleaning.
- The restrooms must be cleaned and returned to their starting conditions.
- All items brought by the rental party must be taken with them at the end of the event. The Town of Fairview is not responsible for items left behind.

Adopted:

Installation of Newly Elected Council Members

Present 2024/2025 Town Audit