

# ***Town of Fairview***



## **Town of Fairview Regular Council Meeting August 12, 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**

Mayor Wilfong requested one agenda change regarding item 8.C. He explained that they would be discussing adding water availability to the utility building, along with the concrete floor, at an additional cost.

Patricia Kindley made a motion to approve the agenda as amended. 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 July Draft Minutes (*No July Meeting*)
- 5.D. Planning Board July Draft Minutes (*No July Meeting*)
- 5.E. Approve Council Minutes for July 8, 2025

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. Presentations:** Robert Cook, CRTPO (Charlotte Regional Transportation Planning Organization)

**7. Public Comments**

Charles Ralph (6316 Howey Bottoms Road) expressed concerns about development on West Duncan Road that has been ongoing since 2021. He stated that the property owner has violated the 200-foot creek buffer, filled in approximately 36 acres of wetland with 6 feet of dirt, and built a road across the floodplain using a railroad car as a bridge. Mr. Ralph said that despite contacting state offices, no action has been taken.

Michael Snitko (6905 West Duncan Road) echoed Mr. Ralph's concerns, adding that the fill material includes household demolition debris, brick, and asbestos. He also mentioned safety concerns with West Duncan Road, citing dangerous potholes, no fire hydrants despite houses being close together, and the need for sidewalks with the current 50-55 mph speed limit.

Lee Runquist (9013 Indian Trail Fairview Road) asked if FEMA or the EPA were aware of the floodplain being filled in, causing ramifications to West Duncan and Howie Bottoms homes. She stated that tributaries of Goose Creek, a protected waterway, had been filled in, the course of Goose Creek had been altered, and erosion and sediment were flowing into the creek. She mentioned that a DEQ representative had commented about a "landfill" being built on what was supposed to be a farm.

Wes Runquist (9013 Indian Trail Fairview Road) stated it was wrong for someone to call themselves a farm without creating agricultural income while enjoying the benefits of farm status. He suggested the property owners were planning to eventually develop the land and asked the council to stop all activities on the property until a proper investigation could be completed.

Chuck Honeycutt (6806 West Duncan Road) stated he lives adjacent to Macon Farms and witnesses dump trucks arriving as early as 6 AM to dump materials in the flood zone. He noted there had been at least 5-6 notices of violations from the town and DEQ that had not been followed up on and questioned the purpose of ordinances if they weren't being enforced. He added that since the council's vote last week regarding the CLOMAR application, there has been increased dumping activity, even in the rain.

Mayor Wilfong responded to the public comments by explaining that following the special meeting last week, the council had voted not to endorse the CLOMAR application, which was a required step. He noted that discussions were taking place between the town, FEMA, and DEQ, primarily through the town attorney. He asked for patience, acknowledging that while it might appear nothing was being done, the town was working through proper legal channels with agencies that have enforcement authority.

Councilman Link and Ed Humphries clarified that the town is aware of the situation and actively working with state agencies, but that these processes take time, especially given the focus on Hurricane Helene recovery in western North Carolina. Mr. Humphries mentioned that a meeting between DEQ and Mr. Macon was scheduled to address violations, and that the town was focusing on the bridge issue while DEQ handles water quality and buffer concerns.

## **8. Items of Business:**

### **8.A. Overview and UDO Project Kickoff**

Michael Harvey, Vice President of NFocus and Community Planner presented an overview of the Unified Development Ordinance (UDO) project. He explained that his team considers themselves part of the town's planning department rather than separate consultants, bringing 30 years of experience in land use development issues and ensuring consistency with state law.

### **8.B. Re-appoint Planning Board Members**

Teresa Gregorius reported that three Planning Board members: Josh Pressley, Fred Rogers, and Alex Karakowski, have terms expiring in September. All three had expressed willingness to serve another three-year term.

Patricia Kindley moved to reappoint Josh Pressley, Greg Rogers, and Alex Karakowski to the Planning Board with terms to expire in September 2028. David Link seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

### **8.C. Discuss Estimates for Utility Building Concrete Floor**

Ed Humphries discussed the need for a concrete floor in the utility building that was purchased from the county, which currently has a gravel floor. He presented two quotes and recommended accepting the lower-priced option. He also mentioned adding a water connection at an additional cost of \$1,400. He noted that these expenses would be covered by the grant the town had received, with some funds still remaining afterward.

Mayor Wilfong added that the lower estimate included a greater thickness, greater strength, and the use of rebar. The contractor would also address a soft area in the back of the building by digging it out and reinforcing it properly.

Kerry Price made a motion to accept the quote from Crimson Clear Construction for the concrete work and the quote from PMC Plumbing to install a water tap. David Link seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**8.D. Discuss Request for Funds from Turning Point, Inc. in the amount of \$500.00**

Teresa Gregorius presented a request from Turning Point for a \$500 donation, noting that the town had provided the same amount in the past. Ed Humphries confirmed that funds were available in the budget.

David Link made a motion to authorize the payment of \$500 to Turning Point as a donation. Patricia Kindley seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**8.E. Discuss Fairview Fall Festival**

Spencer Cox explained that although the council had previously decided to cancel the Fall Festival due to expected construction at the park, a church that has reliably assisted with parking at town events in the past had offered to provide full staffing support for the festival for a donation of \$2,000. Mr. Cox noted that hiring a company to provide similar services would cost approximately \$30,000.

Mr. Cox emphasized that the town would still be in charge of the festival, with the church simply providing volunteers to handle parking and staffing the booths. Mayor Wilfong identified the church as The Gathering of Monroe, led by Pastor Brian Miner.

Patricia Kindley made a motion to allow the event planner to work with the pastor and congregation of The Gathering in facilitating the Fall Festival on October 4th. David Link seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**9. Council Comments:**

Patricia Kindley reported that the mobile library (Olive) had visited Fairview on July 30th and had the best participation to date, with many families and children checking out books.

Spencer Cox announced upcoming events: a family movie night showing Inside Out 2 on September 6th at 7:00 PM (with the movie starting at 7:45 PM), and another community yard sale on September 27th from 8:00 AM to 12:00 PM with 20 participants already signed up.

Mayor Wilfong reported on a visit to inspect the new stage pad at the park. He noted that it included features he hadn't expected, including a cement pad for line dancing in front of the stage, followed by a grassy area, then another section for wheelchair seating, with sidewalks already installed.

Ed Humphries provided additional information about the ongoing situation with Macon Farms, mentioning that a meeting between DEQ and Mr. Macon had been scheduled to address violations related to water quality and buffer requirements. He emphasized that the town's primary concern is the bridge, while DEQ handles water quality issues. He also noted that the town will need to review the one-year permit for the bridge use around October 1st.

## 10. Adjournment

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

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Gary Wilfong  
Mayor

Approved this 9<sup>th</sup> day of September 2025