

Agenda

Town of Fairview



Agenda
Council Meeting
February 10, 2026 @ 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 January Draft Minutes (*No January Meeting*)
 - 5.D. Planning Board January Draft Minutes (*No January Meeting*)
 - 5.E. Approve Council Minutes for January 13, 2026
 - 5.F. Approve Proclamation for Fairview designated as a Purple Heart Town

Agenda

6. Public Comments

7. Presentations: None

8. Items of Business:

8.A. Discuss Personnel --- *Ed Humphries*

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 ****

Public can address the Council on any issue other than the following:

- ❖ *Public Hearing items*
- ❖ *Matters which concern the candidacy of any person seeking public office, including the candidacy of the person addressing the Council.*

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 January 31, 2026

	Jan 31, 26	Jan 31, 25
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	103,322.35	449,176.86
Total Checking/Savings	103,322.35	449,176.86
Other Current Assets		
Franchise Tax Receivable	29,239.48	29,370.52
Investments		
Investments NCCMT	521,932.04	502,605.04
Total Investments	521,932.04	502,605.04
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	-426.40	-576.34
Taxes receivable - motor veh	1,414.17	1,350.31
Total Other Current Assets	563,071.28	547,012.65
Total Current Assets	666,393.63	996,189.51
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	2,782,344.55	2,886,417.82
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	8,200.00	9,485.09
Total Accounts Payable	8,200.00	9,485.09
Other Current Liabilities		
Accrued payroll	8,104.25	7,939.35
Deferred revenue - ad valorem	0.00	1,571.66
Payroll Liabilities	66.13	67.92
Prepaid taxes	0.00	27.03
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	9,620.38	11,055.96
Total Current Liabilities	17,820.38	20,541.05
Long Term Liabilities		
Cumulative rent reserve	46,901.50	26,701.50
Note payable on park land	360,000.00	360,000.00
Total Long Term Liabilities	406,901.50	386,701.50
Total Liabilities	424,721.88	407,242.55
Equity		
Allocated equity rent reserve	-46,901.50	-26,701.50
Amount to be provided for LTD	-360,000.00	-360,000.00
Equity		

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02/02/26

Accrual Basis

**Town of Fairview
Balance Sheet
As of January 31, 2026**

	Jan 31, 26	Jan 31, 25
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	-84,217.20	-96,851.08
 Total Equity	 2,357,622.67	 2,479,175.27
 TOTAL LIABILITIES & EQUITY	 2,782,344.55	 2,886,417.82

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

	<u>Operating</u>	<u>Budget</u>	Actual Fav to Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	150,170.24	179,000.00	-28,829.76
Alcoholic beverage		17,000.00	-17,000.00
Donation	1,230.62	0.00	1,230.62
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	208.30		208.30
Investment income	10,749.84	17,500.00	-6,750.16
Motor vehicle taxes	9,507.06	15,000.00	-5,492.94
Rent reserve for park capital items	10,567.20	17,500.00	-6,932.80
Sales and use tax	34,957.22	60,000.00	-25,042.78
Summer camp fees	3,060.00		3,060.00
Utility Franchise taxes	64,043.07	128,250.00	-64,206.93
Zoning fees	8,575.00	15,000.00	-6,425.00
Total Income	294,073.55	485,862.00	-191,788.45
Expense			
Advertising and Promotion	238.80	1,000.00	761.20
Audit fees	11,700.00	11,400.00	-300.00
Bank Service Charges	360.00	500.00	140.00
Capital outlay - Park		0.00	0.00
Capital outlay - Park 2		0.00	0.00
Debt repayment	54,040.00	54,040.00	0.00
Dues and Subscriptions	6,418.00	6,500.00	82.00
Elections expense	4,644.65	5,000.00	355.35
Festival expense	21,754.18	17,500.00	-4,254.18
Grants	500.00	3,000.00	2,500.00
Insurance Expense	10,026.00	11,000.00	974.00
Internet and website	8,722.25	10,000.00	1,277.75
Legal fees	26,588.16	15,000.00	-11,588.16
Miscellaneous Expense	199.95	2,000.00	1,800.05
Office expense	15,506.48	37,000.00	21,493.52
Office utilities	3,039.85	9,000.00	5,960.15
Park Maintenance	26,495.39	50,000.00	23,504.61
Park Utilities	3,449.94	8,000.00	4,550.06
Payroll Expenses	112,121.12	78,776.00	-33,345.12
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	2,049.85	3,000.00	950.15

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

	<u>Operating</u>	Budget	to Budget
Telephone Expense	307.09	1,000.00	692.91
Training expense		500.00	500.00
Travel expense	14.00	0.00	-14.00
Zoning administration	5,742.69	10,000.00	4,257.31
Zoning code update	11,200.00	22,400.00	11,200.00
Total Expense	325,129.75	485,862.00	160,732.25
Net Ordinary Income	-31,056.20	0.00	-31,056.20
Net Income	<u>-31,056.20</u>		

9:33 AM

02/02/26

Accrual Basis

Town of Fairview
Transactions by Account
As of January 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
First National Bank							88,639.29
Check	01/01/2026	Draft0	Spectrum			250.00	88,389.29
Check	01/06/2026	Draft	Waste Management			149.99	88,239.30
Bill Pmt -Check	01/09/2026	105013	Ed Humphries_	January phone bill		43.87	88,195.43
Bill Pmt -Check	01/09/2026	105014	Traci Price Ferguson	Reimbursement		135.39	88,060.04
Check	01/12/2026	Draft	Duke Energy	Town Hall		538.84	87,521.20
Check	01/12/2026	Draft	Duke Energy	Park power		484.51	87,036.69
Deposit	01/12/2026			Deposit	1,089.89		88,126.58
Liability Check	01/12/2026		QuickBooks Payroll S...	Created by Payroll Service on 0...		11,027.59	77,098.99
Liability Check	01/12/2026		QuickBooks Payroll S...	Created by Payroll Service on 0...		198.93	76,900.06
Deposit	01/12/2026			Deposit	5,048.19		81,948.25
Bill Pmt -Check	01/13/2026		CompuNetwork			376.78	81,571.47
Paycheck	01/13/2026	DD1060	Darrell H. Baucom	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1063	Edward D Humphries	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1072	Spencer L Thomas	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1073	Tania Hernandez Virgili	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1074	Teresa Gregorius	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1058	Lisa S Thomas	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1069	Michael L Starnes	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1059	Bill F. Thomas	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1061	David M Link	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1062	Doug Buchanan	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1064	Gary M Medlin	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1065	John A Biggers, Jr.	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1066	Joshua H Presley	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1067	Kerry K Price	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1070	Patricia H. Kindley	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1071	Rodney B Stephens	Direct Deposit	0.00		81,571.47
Paycheck	01/13/2026	DD1075	Gary H Wilfong	Direct Deposit	0.00		81,571.47
Liability Check	01/13/2026	To Print	IRS	55-0789092		4,260.52	77,310.95
Liability Check	01/13/2026	To Print	NC Dept of Revenue_	600391020		390.00	76,920.95
Bill Pmt -Check	01/13/2026	105015	Darrell H. Baucom_	Reimbursement for software co...		2,238.11	74,682.84
Bill Pmt -Check	01/13/2026	105016	FNB Commercial Cre...	FNB Credit card		3,136.30	71,546.54
Check	01/13/2026	105017	N Focus	December zoning admin		169.53	71,377.01
Bill Pmt -Check	01/14/2026		Byrum Heating & AC, ...	HVAC Repair		982.37	70,394.64
Bill Pmt -Check	01/14/2026		Cox Law Firm, PLLC	Legal fees, mostly Macon		3,998.45	66,396.19
Bill Pmt -Check	01/14/2026		Taylor's Landscaping ...			3,458.33	62,937.86
Bill Pmt -Check	01/14/2026		Taylor Stegall			200.00	62,737.86
Bill Pmt -Check	01/14/2026		Vision Office Systems...	Toner		772.84	61,965.02
Bill Pmt -Check	01/14/2026	105018	Interlocal Risk Financ...	Deductible on insurance claim		2,445.00	59,520.02
Deposit	01/15/2026			Deposit	45,275.82		104,795.84
Deposit	01/20/2026			Deposit	1,380.88		106,176.72
Bill Pmt -Check	01/22/2026	105019	Union County Registe...			26.00	106,150.72
Check	01/25/2026	Draft	Union County Public ...	Office water		107.81	106,042.91
Check	01/25/2026	Draft	Union County Public ...	Park water		153.02	105,889.89
Deposit	01/28/2026			Deposit	60.00		105,949.89
Bill Pmt -Check	01/29/2026	105020	First Call Junk Removal	912 Hopewell Church Road jun...		2,505.00	103,444.89
Bill Pmt -Check	01/29/2026	105021	Michael Starnes_	Walmart - Park maintenance		35.61	103,409.28
Bill Pmt -Check	01/29/2026	105022	Union County Clerk of...	Record lien on 912 Hopewell C...		6.50	103,402.78
Bill Pmt -Check	01/29/2026	105023	Union County Registe...	Lien on 912 Hopewell Church R...		26.00	103,376.78
Check	01/31/2026			Service Charge		80.00	103,296.78
Deposit	01/31/2026			Interest	25.57		103,322.35
Total First National Bank					52,880.35	38,197.29	103,322.35
TOTAL					52,880.35	38,197.29	103,322.35

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02/02/26

Accrual Basis

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

Type	Date	Num	Adj	Name	Memo	Cir	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		28.00		3,217.52
Bill	09/15/2025	09152...		Taylor Stegall	Cleaning		100.00		3,317.52
Bill	09/16/2025	PR307...		Love Plumbing and Ai...	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
Bill	12/02/2025	1859		Taylor's Landscaping ...	Mowing, etc.		525.00		8,036.29
Bill	12/02/2025	12-01		PMC Plumbing & Ho...	Urinal repair		375.00		8,411.29
Check	12/09/2025	105008		Taylor Stegall	Cleaning 12/09		100.00		8,511.29
Check	12/09/2025	Draft		Waste Management			149.99		8,661.28
Check	12/10/2025	Bill pay		Anticimex Carolinas L...	Pest control		150.94		8,812.22
Check	12/11/2025	Bill pay		AMLDCO Inc.	Backflow prevention in Park		0.00		8,812.22
Check	12/11/2025	Bill Pay		FNB Commercial Cre...	Credit card payment		219.98		9,032.20
Bill	12/12/2025	34426		Byrum Heating & AC, ...	HVAC repair for meeting ro...		429.67		9,461.87
Bill	12/16/2025	AR174...		Vision Office Systems...	Toner		772.84		10,234.71
Bill	12/17/2025	34552		Byrum Heating & AC, ...	HVAC Repair		982.37		11,217.08
Bill	12/20/2025	12202...		Taylor Stegall	Cleaning		100.00		11,317.08
Bill	01/05/2026	1870		Taylor's Landscaping ...			525.00		11,842.08
Bill	01/06/2026	01062...		Taylor Stegall	Cleaning		100.00		11,942.08
Check	01/06/2026	Draft		Waste Management			149.99		12,092.07
Bill	01/13/2026	01132...		Darrell H. Baucom	Reimbursement for softwar...		2,238.11		14,330.18
Bill	01/13/2026	4760		FNB Commercial Cre...	Dec cc bill		1,050.30		15,380.48
Bill	01/20/2026	01202...		Taylor Stegall	Office clean		100.00		15,480.48
Bill	01/22/2026	01202...		Union County Registe...			26.00		15,506.48
Total Office expense							15,506.48	0.00	15,506.48
TOTAL							15,506.48	0.00	15,506.48

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02/02/26

Accrual Basis

Town of Fairview
Transaction Detail By Account

July 2025 through June 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
Bill	08/01/2025	4760	FNB Commercial C...	Credit card payment	1,143.22		1,143.22
Bill	08/06/2025	1824	Taylor's Landscapi...	Mowing office and park	2,933.33		4,076.55
Bill	08/06/2025	1824	Taylor's Landscapi...	Bushhog field	400.00		4,476.55
Bill	08/06/2025	1824	Taylor's Landscapi...	Mow VFD area	500.00		4,976.55
Bill	09/02/2025	1841	Taylor's Landscapi...	Monthly lawn maintenance	3,333.33		8,309.88
Bill	09/09/2025	4760	FNB Commercial C...	Payment on credit card	2,674.89		10,984.77
Bill	10/02/2025	1845	Taylor's Landscapi...	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 Landscapi...	Lawn maintenance	3,233.33		19,451.43
Check	11/11/2025	104997	FNB Commercial C...	Payment on credit card bill	80.02		19,531.45
Bill	12/02/2025	1859	Taylor's Landscapi...	Mowing, etc.	3,033.33		22,564.78
Check	12/11/2025	Bill pay	AMLDCO Inc.	Backflow prevention in Park	209.90		22,774.68
Check	12/11/2025	Bill Pay	FNB Commercial C...	Credit card payment	138.06		22,912.74
Bill	01/05/2026	1870	Taylor's Landscapi...		2,933.33		25,846.07
Bill	01/13/2026	4760	FNB Commercial C...	Payment of December cc bill	613.71		26,459.78
Bill	01/29/2026	01292...	Michael Starnes_	Walmart - Park maintenance	35.61		26,495.39
Total Park Maintenance					26,495.39	0.00	26,495.39
TOTAL					26,495.39	0.00	26,495.39

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02/02/26

Accrual Basis

Town of Fairview
Transaction Detail By Account

July 2025 through June 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Festival expense							
Bill	07/13/2025	07132025	Gayle Brock	Food for Music in the Park b...	18.95		18.95
Bill	08/01/2025	4760	FNB Commercial Credi...	Credit card payment	126.00		144.95
Bill	08/06/2025	BO 25357...	Swank Motion Pictures ...	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 L...	Rental of inflatables	1,350.00		9,274.95
Bill	09/06/2025	52017375	Big Dave's Inflatables L...	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 ...	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 Credi...	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 Credi...	Payment on credit card bill	858.14		15,332.13
Bill	12/09/2025	12092025	Todd Donaldson	Festival expenses and work	250.09		15,582.22
Bill	12/09/2025	12092025	Big Dave's Inflatables L...	Festival	341.80		15,923.82
Bill	12/09/2025	12092025	Carlton Brock	Festival work	110.00		16,033.82
Bill	12/09/2025	12092025	Jeff Campagna	Festival Santa	275.00		16,308.82
Bill	12/09/2025	12092025	Ronald Thomas	Festival work and expenses	901.00		17,209.82
Check	12/11/2025	Bill Pay	FNB Commercial Credi...	Credit card payment	1,724.12		18,933.94
Bill	12/11/2025	12112025	Brian Minor	Festival work	750.00		19,683.94
Bill	12/11/2025	12112025	Ronald Thomas	Remainder of festival work	740.00		20,423.94
Bill	12/11/2025	12112025	Allison Plyler	Expense reimbursement	222.56		20,646.50
Bill	01/06/2026	01062026	Traci Price Ferguson	Reimbursement	135.39		20,781.89
Bill	01/13/2026	4760	FNB Commercial Credi...	Dec cc bill	972.29		21,754.18
Total Festival expense					21,754.18	0.00	21,754.18
TOTAL					21,754.18	0.00	21,754.18

||

JANUARY 2026 PERMITS

Town of Fairview



**Town of Fairview
Regular Council Meeting
January 13, 2026 @ 6:30 pm**

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

The following Council members were present: Mayor Gary Wilfong, Patricia Kindley, David Link (left meeting at 7:25 PM) 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 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 (including Pending Bills documentation provided at meeting)*

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

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

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

5.E. Approve Council Minutes for December 9, 2025

5.F. Give Town Clerk authorization to sign for Fairview town vehicles

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

6. Public Comments:

Jake Mazur addressed the Council regarding the land use ordinance. He urged the board to remember past public comments about town projects and consider those concerns when making decisions about land use, as these decisions will affect future generations. He also inquired about the status of the Purple Heart designation, to which the Mayor responded they were looking into their records to verify if it had been done previously.

Mr. Mazur further suggested the town consider submitting a petition to support a state bill increasing property tax exemptions for veterans. He recommended taking a count of veterans in the area and submitting a town letter of support. The Mayor suggested adding a self-reporting system on the town website to help count veterans.

7. Presentations: None

8. Items of Business:

8.A. Discuss Major Subdivision Permit # MDP 25-110

Ed Humphries presented a request from the Tanners for a major subdivision permit for property at 9515 Concord Highway. The proposal included six lots on approximately 20 acres. Humphries explained this was a quasi-judicial hearing, with the zoning remaining the same.

Humphries noted the Planning Board had recommended approval by a vote of 4-1, with the chairman's concerns about map details having been addressed. He presented the subdivision details, explaining that:

- All lots would meet the required size
- Lots 1-4 would use one easement
- Lots 5-6 would share a joint driveway to Highway 601
- All lots would have septic fields
- A buffer zone would be maintained along Duck Creek
- A small portion of septic field would be in the floodplain, which the county had tentatively approved

**Mayor Opened Public Hearing
Public Comments**

Brian Clontz expressed concerns about the development based on his family's historic connection to the land. He worried about septic systems, construction equipment traffic, and potential water runoff issues.

Ed Humphries addressed these concerns, explaining:

- Each house would have its own septic system that must be approved by county environmental health
- The soil scientist had determined the land does perk
- The developer cannot increase water runoff beyond current levels
- No structures can be built in the Duck Creek buffer zone
- Each lot must be at least one acre per town ordinance
- All permits must be secured before construction can begin

Mayor Closed Public Hearing

Approve “Finding of Fact”:

1. Patricia Kindley made a motion that the proposed special use will not materially endanger public health or safety because regulations have been met as discussed. David Link seconded the motion. Council members Link, Kindley, and Price voted yes (3-0).
2. David Link made a motion that the proposed special use will not substantially injure the value of adjoining or abutting property based on the information presented. Patricia Kindley seconded the motion. Council members Link, Kindley, and Price voted yes (3-0).
3. Patricia Kindley made a motion that the proposed special use will be in harmony with the area in which it is to be located because this is a rural RA-40 residential area. David Link seconded the motion. Council members Link, Kindley, and Price voted yes (3-0).
4. Kerry Price made a motion that the proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because it's consistent with provisions in the land use plan. David Link seconded the motion. Council members Link, Kindley, and Price voted yes (3-0).

Approval of Request:

Kerry Price made a motion to approve Major Subdivision Permit # MDP 25-110 Tanner Estates requested by Sam Tanner to develop six (6) lots zoned RA-40 on 20+- acres located at 9515 Concord Highway, Indian Trail NC 28079, Parcel #08180002. The proposed zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Town's adopted Comprehensive Plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of

Fairview Land Use Ordinance (effective July 1, 2005). Patricia Kindley seconded the motion. Council members Link, Kindley, and Price voted yes (3-0).

8.B. Michael Harvey, NFocus, Discuss Future Land Use Plan

Michael Harvey from NFocus presented information about the town's future land use plan. He explained that the current map identifies existing land uses, not prescriptive future development. He noted that the planning board had requested to preserve the downtown area as identified on the current map, identify areas for possible commercial development along major thoroughfares, and determine potential areas for higher density development if public services became available.

Harvey discussed several legislative concerns affecting municipal planning:

- A potential bill establishing a study committee to identify communities that shouldn't continue to exist
- Possible legislation requiring communities to allow more dwelling units per acre
- Potential legislation removing advisory boards and elected officials from subdivision plan approval process

He requested Council feedback on:

- Areas for rural category growth
- Areas for commercial growth
- Potential areas for higher density development

Harvey noted the planning board had requested creation of a lower density district (2.5-5 acres minimum), which could be included in the ordinance but only applied if property owners requested rezoning. He emphasized that any higher density development would require public water and sewer, which limits where it could occur to the southern part of the community along major thoroughfares.

8.C. Discuss Proposal for Additional Park Parking/Electrical/Amphitheater

Ed Humphries presented information about the next phases of park development, outlining three areas that need attention:

- Electrical work for the amphitheater
- Design of the amphitheater shell (foundation already exists)
- Additional parking (80-90 spaces with gravel surfaces)

Humphries explained that Jon Wood had provided cost estimates for designing these elements. Once designs are approved, the town will bid out the actual construction work.

9. Council Comments:

Spencer Cox reported that town hall would be utilized every month this year for various events, including shag lessons, Medicare meetings, and summer camps. The facility will also host early voting in February.

The mayor reported that he had met with county park and recreation staff about the town's master plan. He shared that county staff had begun work on extending the walking trail in the park to create a loop rather than an out-and-back path, at no expense to the town. Additionally, the Mayor announced that the county had donated a 2007 pickup truck and a zero-turn lawn mower for use in the park.

10. Adjournment

Patricia Kindley made a motion to adjourn. Kerry Price seconded the motion. Council members Kindley and Price voted yes (2-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2026



PROCLAMATION

Declaring Town of Fairview as a Purple Heart Town

WHEREAS, the Purple Heart is the oldest decoration in present use and was initially created as the Badge of Military merit by George Washington in 1782; and

WHEREAS, the Purple Heart was the first American service award or decoration made available to the common soldier and is specifically awarded to any member of the United States Armed Services wounded or killed in combat with a declared enemy of the United States; and

WHEREAS, the mission of the Military Order of the Purple Heart, chartered by an act of Congress, is to foster an environment of goodwill among the combat wounded veteran members and their families, promote patriotism, support legislative initiatives and most importantly - make sure we never forget; and

WHEREAS, the Town of Fairview residents have been engaged in every war against a declared enemy fought by the United States, including the war for the nation's independence; and

WHEREAS, the Town of Fairview has a large number of residents who have been awarded the Purple Heart Medal for wounds received in combat; and

WHEREAS, the Town of Fairview recognizes the commitment and increasing sacrifices required of military families; and

WHEREAS, the Town of Fairview pledges its ongoing commitment to and support for the men and women who so honorably serve our nation;

NOW, THEREFORE, BE IT PROCLAIMED that the Town of Fairview Council does hereby declare:

The Town of Fairview as a Purple Heart Town in the State of North Carolina

Adopted this on the 10th day of February 2026.

Gary Wilfong, Mayor
Town of Fairview

ATTEST:

Teresa Gregorius, Town Clerk

Discuss Personnel