

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.

9:27 AM

02/02/26

Accrual Basis

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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9:27 AM

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 |

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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 | 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> | <u>Budget</u> | <u>to Budget</u> |
|-----------------------|--------------------------|-------------------|------------------|
| 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 | <u>325,129.75</u> | <u>485,862.00</u> | 160,732.25 |
| Net Ordinary Income | <u>-31,056.20</u> | 0.00 | -31,056.20 |
| Net Income | <u><u>-31,056.20</u></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 | DD1068 | 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 Wifong | 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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9:35 AM

02/02/26

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 |
| 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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9:37 AM

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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9:34 AM

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 | 341.60 | | 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 |

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[illegible]

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 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 (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