

## Agenda

---

# *Town of Fairview*



## **Agenda** Council Retreat **February 7, 2026** 8:00 AM

*Meeting will be in the Fairview Town Hall office*

The retreat's purpose is for the Council to develop goals for the upcoming 25-26 budget year and strategic planning for the Town. The Council may add to the agenda and act on any topic on the agenda.

### **REVIEW LAST YEAR:**

- Retirement schedule for Ed and Teresa – **Ongoing Discussion**
- Use of old fire department
- Future Park plans – **Ongoing Discussion**
- Tax increase for “Park” expenses (.01Cent)
- Events/Festivals for coming years – **Ongoing Discussion**
- Parking for Town Hall -- **Completed**
- Update UDO (Land Use Ordinance) – **Ongoing Discussion**
- Deer Hunting in Park -- **Completed**
- Hudson Brothers property -- **Completed**
- Brief Road @ Hwy. 601 – Traffic Signal – **In Process**
- Hwy. 218 @ Fairview Indian Trail Rd. – **In Process**

### **DISCUSSION FOR 2026 RETREAT**

- Update on park development
  - Nature Trail
  - Story Walk

## Agenda

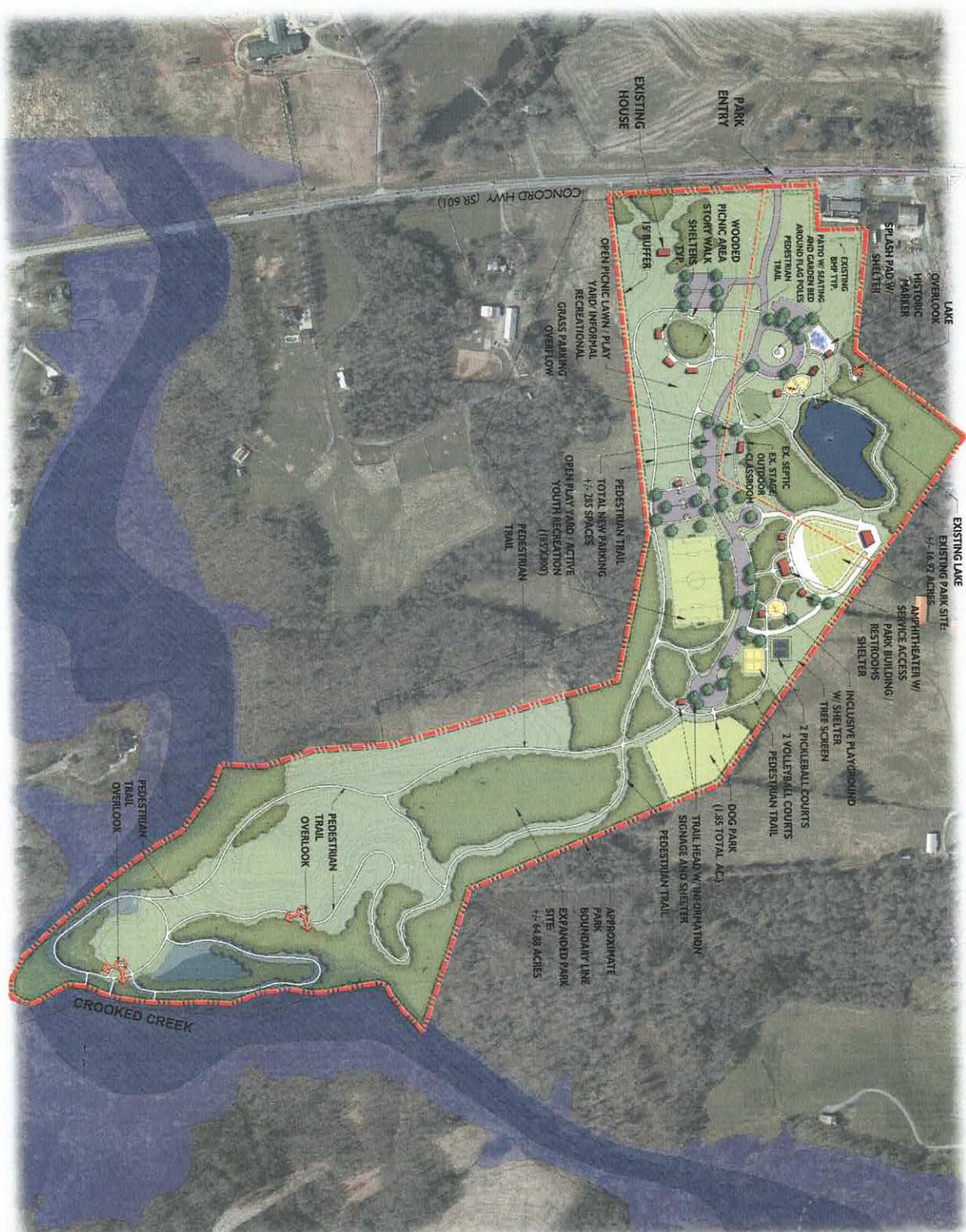
---

- Tax increase
- Festivals for coming years
- Update on UDO
- Retirement of Ed and Teresa
- Other topics that may arise

### **CLOSED SESSION -- N.C.G.S. 143-318.11 (a)(6) -- Personnel**

This meeting is open to the public.

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



**Union County** | 06.14.2022  
REV 08.28.2022

3

## Teresa Gregorius

---

**From:** Ed Humphries  
**Sent:** Wednesday, January 7, 2026 4:01 PM  
**To:** Teresa Gregorius  
**Subject:** Fw: Fairview Park - Next Phases  
**Attachments:** Fairview Town Council Presentation\_01.13.2026.pdf

*Ed Humphries*

Town of Fairview  
Land Use Administrator  
7516 Concord Highway  
Monroe NC 28110  
704.564.3412  
[ehumphries@fairviewnc.gov](mailto:ehumphries@fairviewnc.gov)



---

**From:** Wood, Jon <[JWood@benesch.com](mailto:JWood@benesch.com)>  
**Sent:** Wednesday, January 7, 2026 2:04 PM  
**To:** Ed Humphries <[ehumphries@fairviewnc.gov](mailto:ehumphries@fairviewnc.gov)>  
**Subject:** Fairview Park - Next Phases

Ed,

Please see the attached pdf for your meeting Tuesday evening. I took this simplified approach for the meeting. We can write a more formal proposal contract for any of the tasks that are selected.

3 Tasks being presented:

- 1 – Site Electrical Design
- 2 – Parking Expansion
- 3 – Stage Structure Design

For the trail GPS work, we estimate two days of Michael's time (1 field day/1 office day) to complete the work. This equates to around \$2,200. I can write a separate proposal for that work.

Let me know if you have any questions.

**Jon Wood, PLA**  
Senior Project Manager

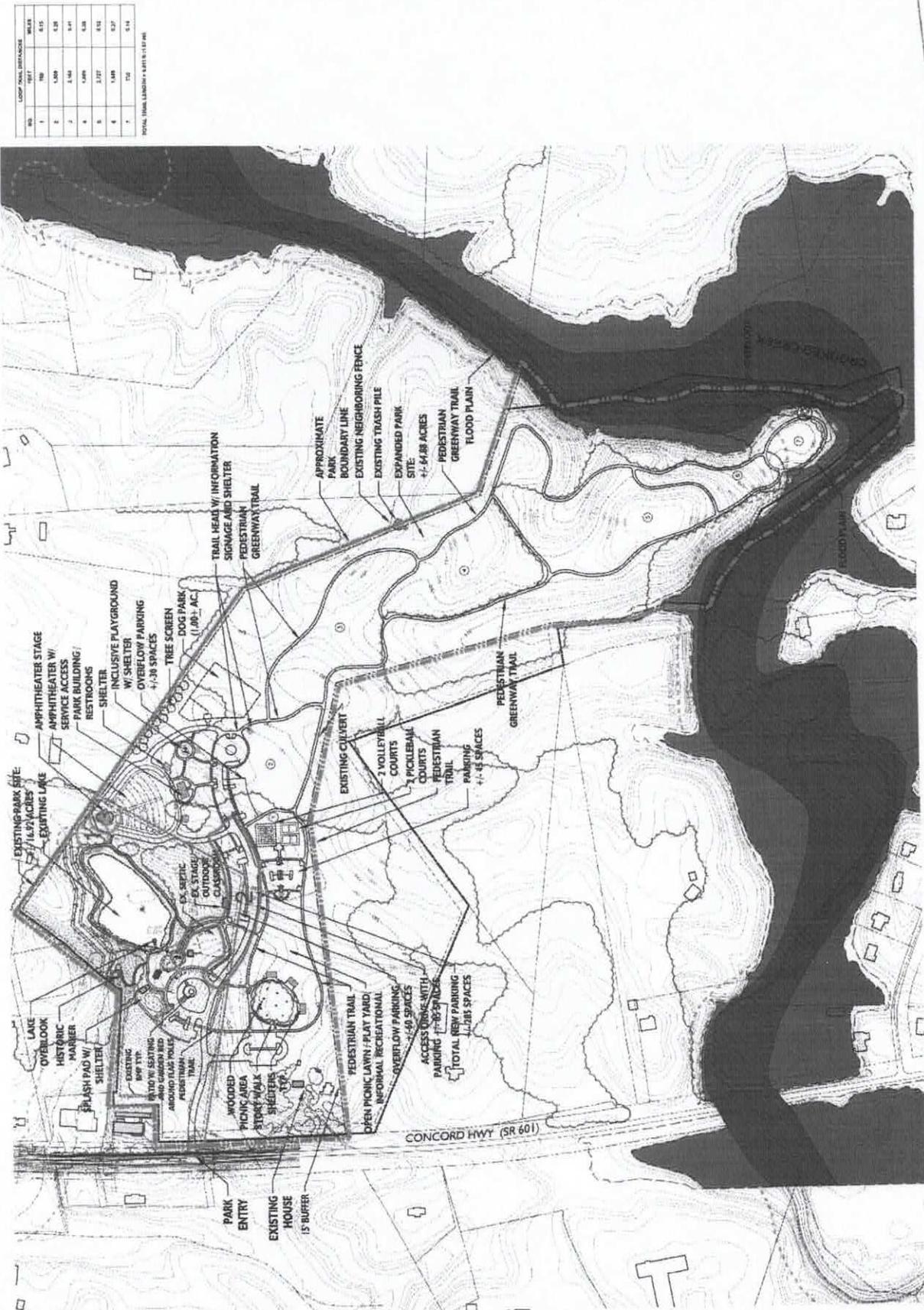
[jwood@benesch.com](mailto:jwood@benesch.com)

4

## Fairview Park | Preliminary Master Site Plan

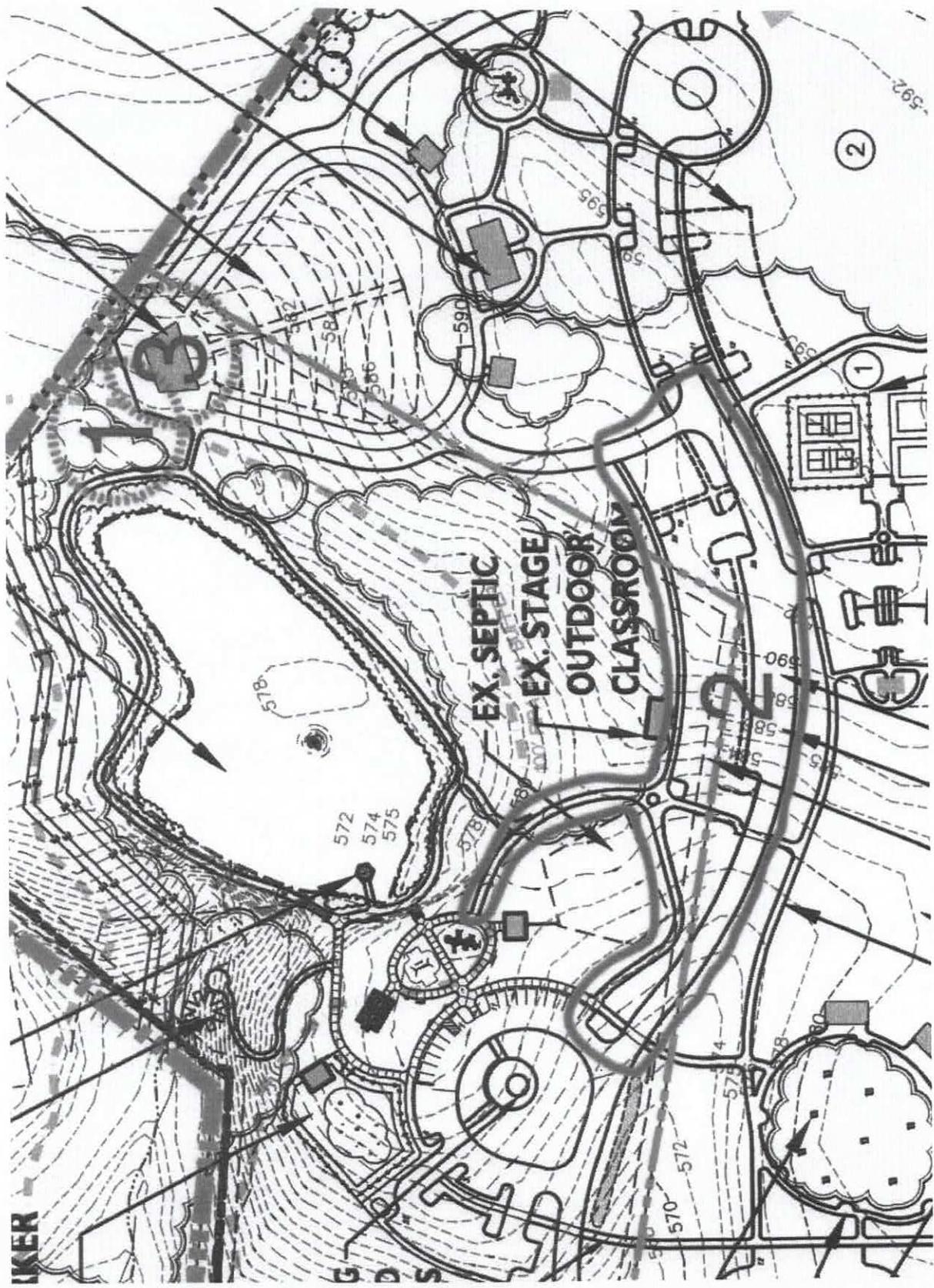
7350 Concord Highway (601) Fairview, North Carolina

Union County | 06.14.2022  
REV 04.05.2023  
1 Foot



benesch

Alfred Benesch & Company | 2350 Perimeter Pointe Parkway, Suite 350 | Charlotte, NC 28208  
www.benesch.com | 704.521.9880

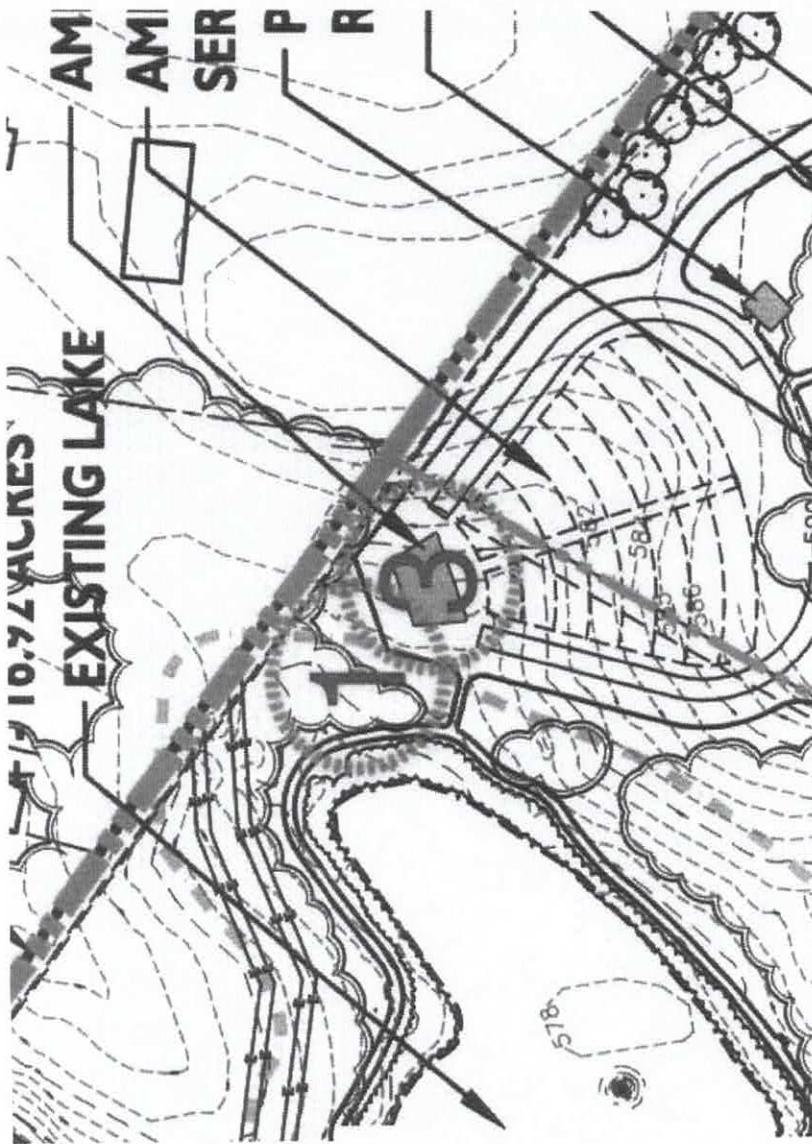


## Task 1 - Site Electrical Design -

**\$11,900**

Provide new site electrical design (thru Quality Consulting Engineers) for the amphitheater stage to include:

- Electrical engineering associated with standard 120V 20A receptacles on a stage, while reusing existing electrical transformer and services available at pond.
- One (1) Site visit during Design Phase to meet with Power Company and investigate existing conditions.
- Electrical specifications on drawings for the above.
- Submit final design set for review, coordination, and permit approval.
- Respond to review comments.
- (1) Virtual Preconstruction Meeting,
- (1) Construction phase visit and field report.
- Conduct one (1) informal electrical work bid period.

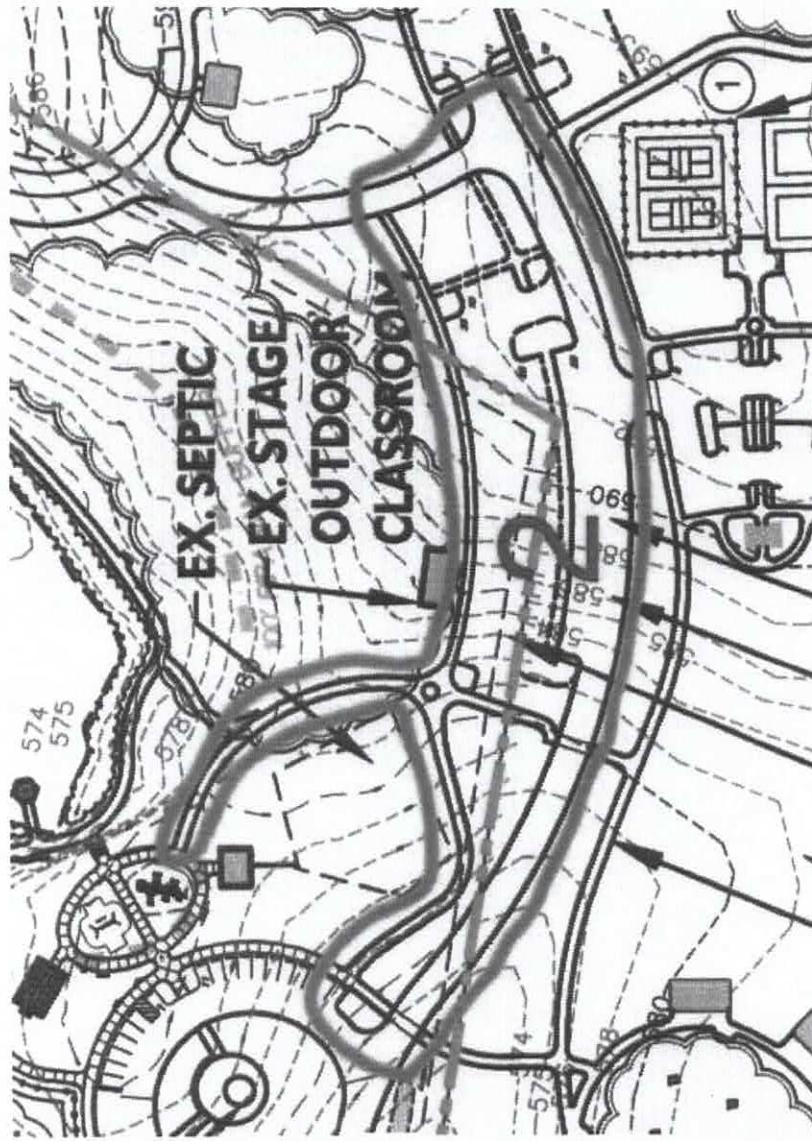


Task 2 – Parking Expansion

\$40,000\*

Design Scope would include extension of the park drive from existing parking lot to the turn in for the amphitheater, new parking areas (adding 75-90 spaces) and associated sidewalk connectivity. It is assumed that the extended drive and parking will be gravel surfaced whereas the

- Prepare construction documents package.
- Conduct one (1) informal site work bid period.
- Construction Phase (2 months) – 3 site inspections, plus 2 final walkthroughs, Review RFIs, contractor submittals and pay apps.



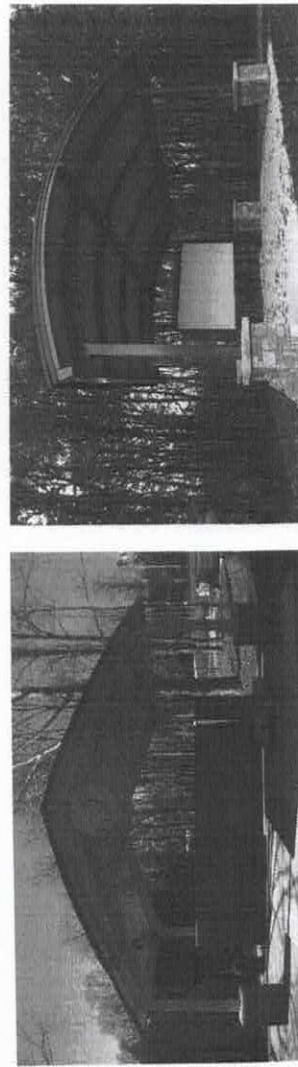
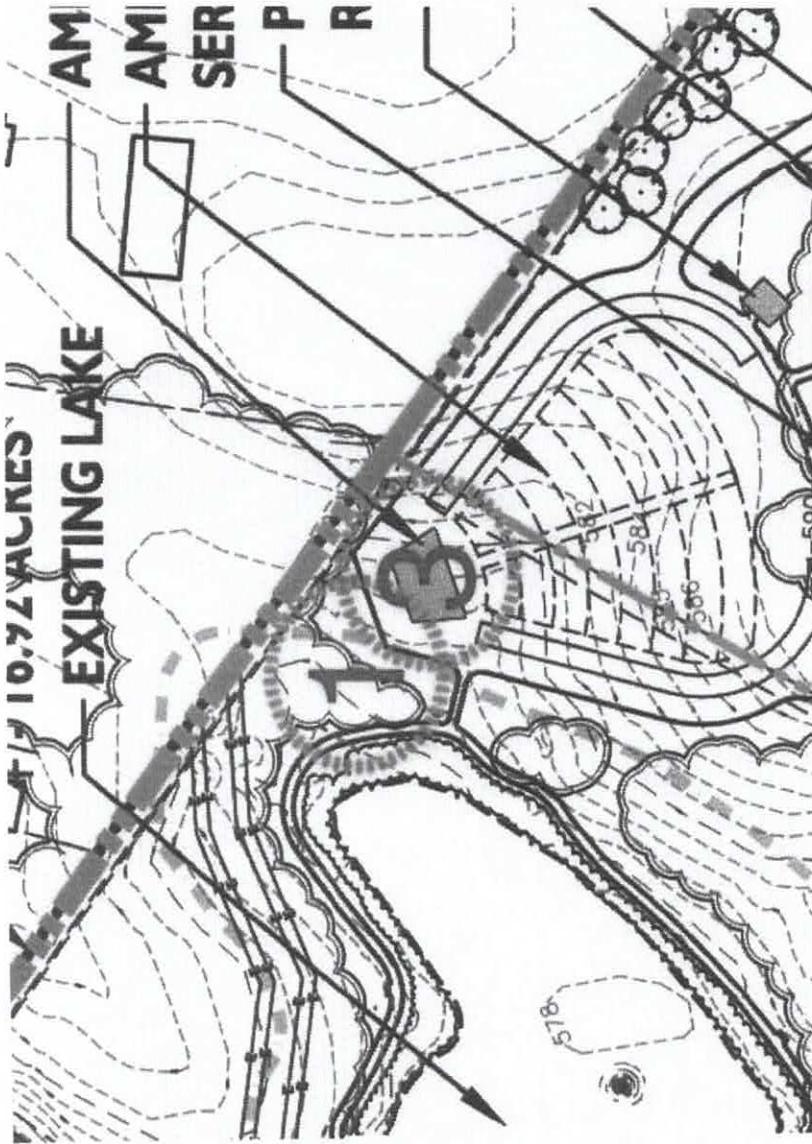
*\*Note: Still need to determine w/NCDEQ if additional stormwater management controls will be required. Based on conversations w/NCDEQ during the amphitheater project, we were on the fringe, so we kept that project under an acre. We think it will be required with any future development, so would plan to re-use the basin design for the amphitheater.*

### Task 3 – Stage Shelter Structure

**\$9,000**

Work with Churchich Recreation & Design (CRD) and Poligon, [poligon.com] to design, engineer, manufacture, and install a pre-engineered shelter structure\* for the existing stage pad. Benesch will work with, coordinate, and collaborate project details with CRD and Poligon on behalf of the Town.

- The shelter structure will be no larger than 38' x 38' to fit inside the existing 40' x 40' concrete pad.
- Design a short height screen wall in the rear of the stage pad to screen the electrical panel(s). It is assumed the screen wall will be freestanding and not exceed 42" in height.
- Construction Phase (6 months) – 2 site inspections, plus 2 final walkthroughs, Review RFIs, contractor submittals and pay apps.



*\*Actual cost of the pre-engineered shelter structure to be determined during the design process*

## Proposed Storywalk Project

The following is helpful information I have gained from conversations with Danielle Carlton, who is with the Union County Public Library, and Hayden Kramer, employed with Parks and Recreation in the Town of Indian Trail:

- We order / They ship / We put storyboards together and install
- 20 storyboards are needed to accommodate stories of appropriate length
- Aluminum posts come already painted w/powder coated paint to minimize the harshness of the metal appearance
- No special tools are required to assemble
- Holes will need to be drilled to install the posts
- Concrete will be needed when posts are installed
- Indian Trail ordered their boards in June of 2021
- Cost of this project for Indian Trail was \$6255, or about \$300 per station
- It was suggested to me that the current price could be around \$350 per station from this same company (Barking Dog)
- Indian Trail boards are now assembled and ready to be installed within the next month
- Goose Creek Park is the location they have chosen going back into the woods on a walking trail near the playground off to the right
- Storyboards may be seen at Squirrel Lake Park near Matthews
- This project is done in partnership with the Union County Public Library
- Library personnel will come monthly to change out the stories
- This project effectively incorporates physical exercise (walking) with mental exercise (reading) and also encourages adult/child interaction.
- Easily altered to fit almost any desired park location

Thank you for your consideration of this project!!      Patricia Kindley

# PICTURE BOOK DISPLAYS

Make installation and updating simple with  
BARKING DOG EXHIBITS



## The StoryWalk® Story

The StoryWalk® is an innovative and delightful way for children — and adults! — to enjoy reading and the outdoors at the same time. Laminated pages from a children's book are installed along an outdoor path. As you walk the path you are directed to the next page in the story. "The StoryWalk® Project was created by Anne Ferguson of Montpelier, VT and developed in collaboration with the Kellogg-Hubbard Library. Storywalk® is a registered service mark owned by Ms. Ferguson."

**Barking Dog Exhibits has the perfect picture book display system for you!**

- Black texture powder coated aluminum, welded construction, full size aluminum back plate, wood or aluminum posts.
- Page size is 18hx24w, with a viewable area of 17" h x 23" w
- (2) sheets of acrylic included with each single frame, (4) with double sided frames
- Easy installation, assembly, and page changing
- Made in the USA by the nation's leading manufacturer of outdoor durable interpretive exhibits.
- Surface mount options available for aluminum posts
- Custom mounting options available — chain link fence, pole, railing, curb, ect.
- Custom sizes and colors available.
- 1 year warranty



45 Degree  
Aluminum Post,  
your Wood Post or  
Recycled Lumber  
Post

## Angle Display Options

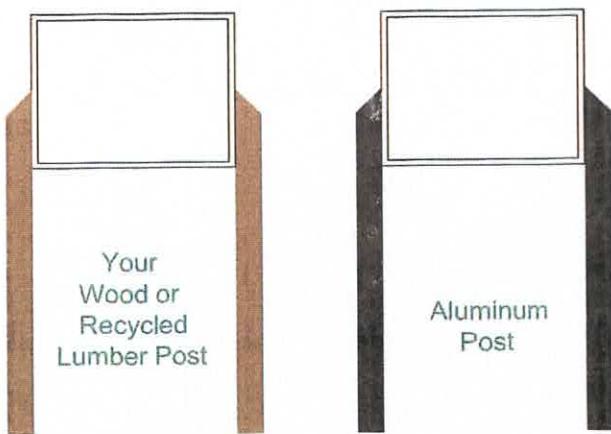


Flush mount  
Aluminum Post  
or your Wood or  
Recycled Lumber  
Post

## Flush Mount Options

Display suggestions from our clients:

- 1) Deconstruct two books, use 10 mil hot laminate over the page/and or your personal template. Add a thin plastic colored backer, and display between the 2 sheets of clear acrylic. This method has the least cost, most limited durability, and lowest resistance to fade and moisture. Moisture will be created during seasons with high humidity and temperature variations.
- 2) Scan book pages and print onto your template using exterior grade inks onto moisture resistant durable paper. Display between the two sheets of clear acrylic. This method has improved durability, may be able to re-use pages.
- 3) Scan and print pages onto durable, interpretive grade sign panel material 1/8" or 3/16" thick. This method will be the most durable, highest cost, although will be re-usable or exchangeable.
- 4) For more information, please talk with us.
- 5) Confer with your legal department regarding copyright.



## Upright Display Options

Double sided upright displays present pages on the front and back of the exhibit. Good for short trails.



**QUOTE # SW24350449**

Quote expires 2024-08-17

**Barking Dog Interpretive Design**  
S12824 County Road U  
Strum, WI 54770  
United States of America  
storywalk@bdexhibits.com

Teresa Gregorius  
Town of Fairview  
7516 Concord Hwy  
Monroe, North Carolina  
28110-9029  
tgregorius@fairviewnc.gov

**Ship to:**  
Michael Starnes  
7401 Concord Hwy  
Monroe, North Carolina  
28110-6927

Quote Date: **2024-07-18**  
Payment Method: **Quote**  
Shipping Estimate #: 24-384501

<b>PRODUCT</b>	<b>UNIT</b>	<b>QTY</b>	<b>PRICE</b>
Flush Aluminum Post Mount (SWP-1824-FLB)	\$317.82	20	\$6,356.40
		<b>Subtotal</b>	<b>\$6,356.40</b>
		<b>Volume Discount</b>	<b>\$-635.64</b>
		<b>Shipping</b>	<b>\$690.00</b>
		<b>Total</b>	<b>\$6,410.76</b>

**TEMPORARY PAGE DISPLAY SUGGESTION:** Use 10 mil hot laminate to encase the book page/printed page, include an 1/8" edge of clear laminate on all 4 sides of the page. Place page and colored backer between the 2 sheets of acrylic, install into the frame. During seasons with high humidity or rain, condensation or moisture may occur inside the frame. Synthetic paper and permanent panels will offer greater durability than laminated pages.

Terms: With signed quote, 50% down at time of order, Net 10 after shipment. With purchase order, Net 30 after shipment.

Signature

Date

12

## 2025 Tax Rate Increase Information

.02 % tax rate (Per \$100 Value)	<u>Taxes Received per Year</u>
	\$179,000

EXAMPLES of .02%

<u>Tax Value</u>	<u>Tax</u>
\$100,000	\$20
\$300,000	\$60
\$500,000	\$100
\$1,000,000	\$200

.03 % tax rate (Per \$100 Value)	<u>Taxes Received per Year</u>
	\$268,500

EXAMPLES of .03%

<u>Tax Value</u>	<u>Tax</u>
\$100,000	\$30
\$300,000	\$90
\$500,000	\$150
\$1,000,000	\$300

.04 % tax rate (Per \$100 Value)	<u>Taxes Received per Year</u>
	\$358,000

EXAMPLES of .04%

<u>Tax Value</u>	<u>Tax</u>
\$100,000	\$40
\$300,000	\$120
\$500,000	\$200
\$1,000,000	\$400

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

	<u>Operating</u>	Budget	to Budget
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>		



## Management's Discussion and Analysis Town of Fairview, North Carolina

As management of Town of Fairview, North Carolina, we offer readers of Town of Fairview's financial statements this narrative overview and analysis of the financial activities of Town of Fairview for the fiscal year ended June 30, 2025. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

### Financial Highlights

- The assets and deferred outflows of resources of Town of Fairview exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$2,483,192 (*net position*).
- • The government's total net position decreased by \$73,850.
- • As of the close of the current fiscal year, Town of Fairview's governmental funds reported ending fund balance of \$732,790, a decrease of \$339,709 in comparison with the prior year mainly due to design and construction costs related to the amphitheater in the Park.
- Approximately 20 percent of this total amount, or \$161,910, is nonspendable, restricted, or committed.
- • At the end of the current fiscal year, unassigned fund balance for the General Fund was \$534,268, or 120 percent, of total General Fund expenditures for the fiscal year.
- Town of Fairview incurred \$600,000 of long-term debt during fiscal year ended June 30, 2019, for the purchase of land adjacent to the park. Annual debt service payments began on this debt in January 2020.
- The Town received State Capital Infrastructure Fund monies of \$250,000 in 2021-2022 which it is using to upgrade the Town Park.
- The Town received another State Capital Infrastructure Fund grant of \$250,000 in 2023-2024 which it is using for park and Town hall improvements.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to Town of Fairview's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of Town of Fairview.

# Fairview Town Hall & Park Events

2026-2027

## Yearly Planner

12th IEP/504 Informational Meeting	Town Hall	6:30-7:30	9th-27th Voting Site	Town Hall	10 <sup>th</sup> , 17 <sup>th</sup> , 24 <sup>th</sup> , 31 <sup>st</sup>	7 <sup>th</sup> , 14 <sup>th</sup>	16 <sup>th</sup>	12 <sup>th</sup> Concert in the Park
			Shag Lessons	Town Hall	Shag Lessons	Town Hall	Fairview Park	17 <sup>th</sup>
			Town Hall	6:30-7:30	Town Hall	6:30-7:30	8:00-12:00	Book Bus in the Park 10:00-12:00
			14 <sup>th</sup> Art Camp	Town Hall	10:00-11:30	16th Medicare Informational Meeting	Town Hall	22 <sup>nd</sup> - 25 <sup>th</sup> Summer Camp Town Hall 9:00-11:00
			Town Hall	6:30-7:30	17 <sup>th</sup> Kid's Magic Show	Town Hall		
Event Committee to Package Meals at Bethlehem Presbyterian	Town Hall	6:30-7:30	21 <sup>st</sup> ACT Test Prep Class	Town Hall	9:00-1:00	21 <sup>st</sup> Financial Budgeting Meeting	Town Hall	5:00-6:00
			Town Hall	9:00-1:00	6:30-7:30	Town Hall	5:00-6:00	27 <sup>th</sup> Unionville 250 Celebration
			25 <sup>th</sup>			25 <sup>th</sup>		
			28 <sup>th</sup> Spring Fling	Fairview Park	10:00-12:00	Event Committee at Bethlehem Flea Market		

# Fairview Town Hall & Park Events

2026-2027

Yearly Planner

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

13<sup>th</sup> - 16<sup>th</sup>  
Summer Camp  
Town Hall  
9:00-1:00

4<sup>th</sup>  
Financial Planning  
Meeting  
Town Hall  
6:30-7:30

19<sup>th</sup>  
Movie Night  
Fairview Park

5<sup>th</sup>  
Winter Festival  
Fairview Park  
4:30-7:00

15<sup>th</sup>  
Book Bus in the  
Park  
10:00-12:00

19<sup>th</sup>  
Book Bus in the  
Park  
10:00-12:00

27<sup>th</sup>  
Blood Drive  
Town Hall