

Town of Fairview



Town of Fairview Regular Council Meeting June 9, 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, John Biggers, and Kerry Price.

Others present: Darrell Baucom, Financial Officer; Jim King, Town Administrator, Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Town Clerk.

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Patricia Kindley made a motion to approve the agenda as submitted. John Biggers seconded the motion. Council members Kindley, Biggers, Link and Price voted yes (4-0).

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 May Draft Minutes (*No May Meeting*)

5.D. Planning Board May Draft Minutes (*No May Meeting*)

5.E. Approve Council Minutes for May 12, 2026

David Link made a motion to approve the consent agenda as amended. Patricia Kindley seconded the motion. Council members Kindley, Biggers, Link and Price voted yes (4-0).

6. **Public Comments:** None

7. **Presentations:** None

8. **Items of Business:**

8.A. **Administer Oath to Jim King, Town Administrator, and Spencer Thomas, Town Clerk**

Outgoing Town Administrator Ed Humphries addressed the Council, noting that the June 9th meeting would be his last. He expressed gratitude for the opportunity to serve and conveyed his confidence in his successor, Jim King, to carry the town forward. Mr. Humphries then administered the Oath of Office to Jim King as Town Administrator. Outgoing Town Clerk Teresa Gregorius administered the Oath of Office to Spencer Thomas as Town Clerk.

8.B. **Discuss/Approve Budget Amendment 2 for the 2025-2026 Budget**

Finance Officer Darrell Baucom presented Budget Amendment 2 for the 2025–2026 fiscal year, amending total revenues from \$539,362 to \$599,162. He identified the following as the primary drivers of the amendment:

- **Higher payroll and legal expenses**, necessitating an increased appropriation from fund balance.
- **Higher-than-forecast investment income** due to elevated interest rates.
- **Previously unbudgeted items** including donations, summer camp fees, HVAC unit purchases (\$16,000), and festival expenses (\$12,500 increase).
- **Internet, website, and consulting fees** related to computer purchases and related services.
- **Litigation costs** related to the Macon lawsuit, with a budget increase of approximately \$35,000. It was noted that the town carries a \$10,000 insurance deductible on the legal representation for this matter. It was also noted that, depending on the outcome of a contempt ruling, the opposing party could potentially be ordered to reimburse the town's legal fees for that portion of the litigation, though this outcome was uncertain.

Motion to approve Budget Amendment 2 for the 2025–2026 Budget as presented was made by Council Member Kerry Price and Patricia Kindley seconded. Council members Kindley, Biggers, Link and Price voted yes (4-0).

8.C./D. **Discuss/adopt Proposed 2026-2027 Town Budget/Public Hearing**
The Mayor opened the public hearing on the proposed 2026–2027 Town Budget.

Finance Officer Baucom presented the proposed 2026–2027 Town Budget. The budget reflects a tax rate increase from 2 cents to 4 cents per hundred dollars of valuation. The primary reasons cited for the increase were: accumulated shortfalls related to the Macon lawsuit legal expenses, capital expenditures for the park, and temporarily

elevated payroll costs during the overlapping training period for incoming staff. The proposed budget also includes funding for capital improvements to the amphitheater.

Key budget figures included:

- Total revenues and expenditures: \$801,730
- Ad valorem tax revenue (at the new 4-cent rate): approximately \$375,000
- Fund balance appropriated: \$143,000
- Capital outlay for the park (amphitheater): \$250,000
- Debt repayment (land purchase): \$52,000 annually, with approximately 7 years remaining

Council Member John Biggers noted that stripping out the fund balance appropriation and the \$250,000 capital outlay, the town's operating revenues exceeded operating expenses by approximately \$107,000, meaning that any park expenditure above that threshold would draw directly from fund balance. The Council agreed that the \$250,000 capital outlay figure was a ballpark estimate and that actual spending should be carefully managed.

Rent Reserve

Council Member Price raised the question of whether the town's accumulated rent reserve, totaling approximately \$49,000 and reflected as a restricted equity item on the balance sheet, could be applied toward the park capital expenditures, effectively reducing the amount needed from fund balance. Finance Officer Baucom indicated he would consult with the town's auditor regarding the proper accounting treatment for releasing that restriction. The Council agreed to proceed with adopting the budget as presented, with the understanding that the rent reserve could potentially be applied to park improvements once confirmed as appropriate.

No public comments were received.

The Mayor closed the public hearing.

Motion to approve Proposed Budget and Public Hearing for the 2026–2027 Budget as presented was made by Council Member John Biggers and David Link seconded. Council members Kindley, Biggers, Link and Price voted yes (4-0).

8.E. Discuss Town Fee Schedule

David Link made the motion to approve the 2026-2027 Fee Schedule and John Biggers seconded the motion. Council members Kindley, Biggers, Link and Price voted yes (4-0).

9. Council Comments:

Council Member Patricia Kindley expressed appreciation for the evening's recognition of outgoing staff and warmly welcomed incoming Town Administrator Jim King and Town Clerk Spencer Thomas.

Council Member John Biggers offered sincere thanks to outgoing Town Administrator Ed Humphries and outgoing Town Clerk Teresa for their years of dedicated service, noting how much he had learned from them. Council Member Biggers then reported on a recent matter before the Charlotte Regional Transportation Planning Organization (CRTPO). He

had participated in discussions regarding a proposed interchange and toll road project in the Charlotte area valued at approximately \$900,000,000 in state funding. The City of Charlotte voted to decline the funding, and the CRTPO was unable to overturn that decision given Charlotte's disproportionate voting weight within the organization. Council Member Biggers noted that he had not voted on the matter due to a conflict of interest, as property belonging to his employer was implicated. A discussion was brought up about whether the town should continue its membership in the CRTPO, given that the organization had not produced any projects of direct benefit to Fairview in over five years, and had an annual membership cost of approximately \$1,400. It was suggested that Town Administrator King and the Council evaluate the membership's ongoing value.

Council Member Kerry Price called the Council's attention to Senate Bill 1047, the Regulatory Reform Act of 2026, which had advanced to committee. Key provisions of concern included the proposed elimination of minimum lot sizes and a shift to gross-density calculations that would effectively allow more housing units on a given parcel than current net-density methods permit. She also noted a provision that would automatically extend vested rights for approved developments from two years to five years without requiring local government approval. Town Administrator King provided context, explaining that the bill, if passed, would significantly curtail local regulatory authority over land use. He noted that the League of Municipalities had previously engaged with the legislative process but that its recommended modifications had been removed from the bill. Council Member Price encouraged all members to contact their representatives to express opposition and noted that Union County's legal team was also reviewing the matter.

Mayor Wilfong thanked outgoing staff and offered personal remarks in anticipation of Ed and Teresa's upcoming retirement.

Town Clerk Spencer Thomas announced an upcoming concert at the park on Friday night at 7:00 PM and informed the Council that new televisions had been installed in the meeting room to improve presentations going forward.

Former Town Administrator Ed Humphries expressed gratitude for the honor of having served the town.

The Mayor noted an upcoming Unionville celebration event scheduled for June 27th at Noel Williams Park, beginning at 6:00 PM, which would include an opening ceremony, remarks by the county board chair, fireworks, and a drone show. He noted that the town had expressed support for the effort, and that staff had attended Unionville town meetings on behalf of Fairview.

10. Adjournment

John Biggers made a motion to adjourn. David Link seconded the motion. Council members Kindley, Biggers, Link, and Price voted yes (4-0).

Respectfully submitted,

Spencer Thomas
Town Clerk

Gary Wilfong
Mayor

Approved this day 14 of July 2026