

# *Town of Fairview*



**Town of Fairview  
Council Retreat  
February 7, 2026 @ 8:00 am**

*Meeting will be in the Fairview Town Hall office*

The following Council members were present: Mayor Gary Wilfong, John Biggers, Patricia Kindley, David Link and Kerry Price

Others present: Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk, Spencer Thomas, Administrative Assistant, Darrell Baucom, Finance Officer, Lisa Thomas, Assistant, Jim King, Administrator Applicant

Mayor Wilfong welcomed everyone

## **REVIEW 2025:**

- Retirement schedule for Ed and Teresa – Ongoing Discussion
- Use of old fire department
- Future Park plans – Ongoing Discussion
- Tax increase for “Park” expenses (.02 Cent)
- 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 OF 2026 ITEMS**

### **Park**

Gary Wilfong reported on progress with the park development, noting that the county Parks and Recreation Department has completed work on the trail, creating a 1.5-mile loop trail at no cost to the town. Additionally, the county has donated a 2007 Ford pickup truck and a 60-inch zero-radius turn lawnmower to the town.

Regarding the Story Walk project that Patricia has been working on, Gary explained that the county has offered to install it if the town provides the materials. The county will put in posts wherever the town determines is appropriate.

The Council discussed the next phases of park development as outlined by Jon Wood. Three next phases were identified: extending power to the stage, expanding parking, and designing an amphitheater structure/shell. Considerable discussion centered around which phase should be prioritized.

The Council determined that the comprehensive design services would include not just drawings but also managing the bid process and construction oversight.

Kerry Price made a motion to approve a budget amendment to hire Benesch to combine the proposed Task 1 (electrical) and Task 3 (stage shelter structure) into a Phase 1 design in the amount of \$20,900, and that they provide Benesch with the suggested amphitheater design that the Town Council recommended and that he work directly with Fernando Majai. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

### **Tax Increase**

Darrell Baucom presented information about the town's financial situation and the potential need for a tax increase. The town has had a 2-cent tax rate since its establishment in 2002, approximately 24 years ago. The town had budgeted to spend \$35,000 from its fund balance this year, but has already spent that amount, with the audit reporting a reduction of \$73,000 in the fund balance.

Darrell explained that the town's total fund balance as of last June was approximately \$534,000, with a floor of \$200,000 that should not be touched. This leaves about \$300,000 that could potentially be spent on projects. There was discussion about possibly increasing the floor to \$300,000, which would leave about \$200,000 for project spending.

The Council discussed the possibility of increasing the tax rate from 2 cents to 4 cents, which would generate an additional \$179,000 annually for the town. This would equate to approximately an additional \$100 per year for a resident with a \$500,000 home. Council members noted that this would be the first tax increase in 24 years and would help fund ongoing park development and other town needs without continuing to deplete the fund balance.

John Biggers moved to have Darrell Baucom develop a budget that includes a 2-cent tax increase for 2026-2027. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

## **Park/Town Events for 2026**

Lisa Thomas and Spencer Thomas presented plans for town events and festivals for the coming years. Lisa explained that they want to utilize the Town Hall more effectively as many people in the community don't realize it exists. The planned events include:

- Spring Fling on March 28th (instead of an Easter egg hunt, it will feature the Easter bunny, a petting zoo, and possibly candy dropped by a drone)
- A spring yard sale on May 16th
- Four different summer camp weeks
- A concert scheduled for June 12th (although this may be canceled due to stage issues)
- Movie night in September
- Winter festival in December
- Other potential events including a CPR class, an adoption day with the Humane Society, and a dental event with Miracle Dentistry are in the works

Lisa also discussed her tutoring program which has grown significantly. The program now has 9 teachers including a speech therapist, serving approximately 40 children. The tutoring takes place at the Town Hall in a room that has been renovated with carpet and paint, though it still needs heating and air conditioning which would cost approximately \$15,000.

The Council discussed the possibility of expanding the tutoring program and using more rooms in the Town Hall building. Ed suggested including a line item in the budget for improving the other two available rooms to allow for expansion.

## **Retirement of Ed and Teresa**

Ed and Teresa announced their retirement plans, requesting to be paid through June 30th. They recommended Jim King and Spencer Thomas for their positions. Ed noted that he has been with the town for about 17 years and described it as the best job he's ever had. Ed outlined a transition plan, suggesting that if the Council selects Jim and Spencer, they could approve the hiring at the upcoming Council meeting on Tuesday with a suggested compensation package. The mayor, Teresa, and Ed would work with the new hires on transition dates, with Jim potentially starting March 1st and Spencer starting April 1st, creating some overlap through June 30th.

## **Other Topics**

Ed informed the Council about a code enforcement issue with a Russian property owner who has cleared 29 acres off Clontz Long Road and brought in junk cars, trailers, and trucks, and is building an outdoor recreation building without permits. Ed has sent a letter giving the owner 60 days to remove the vehicles and obtain proper permits.

The Council briefly discussed Councilman Biggers' attendance issues due to increased work travel, with the consensus being that his contributions when present and his communication when absent are valuable to the Council.

David Link made a motion to go into closed session to discuss personnel. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

**CLOSED SESSION**

Upon returning to open session, it was determined that the Council would vote on hiring Jim and Spencer at the February Council meeting, with Jim potentially starting as Town Administrator on March 1<sup>st</sup> and Spencer starting as Town Clerk on April 1<sup>st</sup>.

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Teresa Gregorius  
Town Clerk

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Gary Wilfong  
Mayor

Approved this 10<sup>th</sup> day of March 2026