

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met at 7:30 p.m. on June 17, 2019, at 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and all Commissioners were present. Town Attorney Ken Helms was also present.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Commissioner Edd Little led the prayer of invocation.

Mayor Baucom welcomed everyone and called the meeting to order at 7:34 p.m. There were no public comments.

Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously approved minutes of the May 20, 2019, regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. Mr. Baucom stated that the CD comes due on June 26. Currently, the CD has a 2% interest rate. He will be looking around at a few different banks to see if the Town can get a better rate. He advised the Council that he was considering putting in \$2,750,000. He will take out \$100,000 from Money Market and \$100,000 from BB&T checking. He asked Council if they had any questions or thoughts. There being none, he moved into Profit and Loss Budget vs. Actual. He advised Council that the current list does not reflect the interest on the CD, which is about \$50,000. The tax revenue is under budget by about \$6,800, mainly due to franchise taxes being below budget. In expenses, we are over budget, mainly due to contributions being over budget by \$104,000 due to \$50,000 that was passed through from the General Assembly to the Fire Department; \$60,000 that was given to American Legion; \$15,000 that was given to the Fire Department for the fire tower. He stated that we were a little over budget on payroll expenses, probably due to reimbursement of health insurance expense for Sonya. Legal fees are under budget. Total expenses are \$372,134.22, whereas the budget was \$271,146. He stated we were over budget primarily related to those contributions previously referenced. In transactions since the last meeting, the Town paid \$8,000 to Union County Public Works for the convenience site sharing; the Board of Adjustment attorney, Ken Swain, was paid \$2,925. In deposits, franchise taxes were \$62,168.72 and \$28,000 was received for alcohol and beverage taxes. In bills to be paid, one significant item included the reimbursement of utility bills for the Community Center at \$3,913. Upon a motion made by Ken Brown, seconded by Edd Little, Council unanimously approved payment of pending bills.

In the consideration of the 2019-2020 budget, Mr. Baucom stated that the Town would keep the 2 cent tax rate and would be putting \$184,775 into the checking account. Mr. Baucom

stated that Council would be approving the 2 cent tax rate. Mayor Baucom stated that as the year goes on amendments can be made to the budget as the need arises. Mayor Baucom asked the Council if there were any questions. Edd Little made a motion to accept the proposed budget. The motion was seconded by Jaren Simpson and passed unanimously.

Mr. Baucom then stated that he also had the amendment to 2018-2019 budget to balance it out to what was spent. He advised Council that the amended budget would take anticipated revenues of \$271,146 to \$409,876. He stated that the largest portion of that was the grant from the NC General Assembly to the Unionville Volunteer Fire Department. There was extra investment income that was not budgeted last year. He stated that the Town would not be putting as much in the savings account as originally anticipated due to the contributions that were made over the past year. On the expense side, the contribution line item was increased by \$125,000. Payroll expense was increased, as previously discussed. He stated that there was a capital outlay for the security system that was about \$2,500, which was adjusted in the budget to include that as a budget amendment line item. Legal fees were not as much as were budgeted due to lobbying costs that were planned but not incurred, so that was adjusted. Zoning Administration increased due to code enforcement costs through N-Focus. There were no questions for the 2018-2019 Budget Amendment. Mayor Baucom then called for a motion. Edd Little made a motion to accept the 2018-2019 budget amendment. The motion was seconded by Jaren Simpson and passed unanimously.

In considering the delinquent tax ad, Land Use Administrator Gaddy stated that the state of NC requires that towns publish a list of delinquent taxes each year. The list quoted was for 114 parcels, and the amount \$298.50 to be published in the Monroe Enquirer Journal on the last Thursday in June, which will be June 27th. She advised Council that there had been a few payments since then, so it will not be quite as much as quoted, but there is not an exact fee. She requested that Council consider approving up to \$298.50. Upon a motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved up to \$298.50.

Bjorn Hansen, Transportation Planner with Union County, then presented the Critical Intersection Analysis Report. Mr. Hansen stated that he wanted to update the municipality of the work being done in the County. They have been working to update the report that was completed about five years ago between the County and NCDOT to identify the critical intersection needs in the County. To date, about $\frac{2}{3}$ of the identified intersections have been funded. They are now refreshing the list to find new projects. Currently, they are in public comment phase of the draft report. This has been a successful project and out of the current top 15 intersections identified, one of the intersections was funded last week. The report will be taken to county commission next month for formal adoption. He advised Council that there were some intersections in the town that he wanted to make sure they were aware of. Mayor Baucom asked Mr. Hansen if the intersection at Tom Boyd Rd. and Sikes Mill Rd. was a part of this plan. It was his understanding

that this intersection was planned to be addressed in 2020. Mr. Hansen stated that he would be able to answer that question by reviewing the online map. Mr. Hansen then went online and told the Council that the website could be accessed by searching “Union County Critical Intersection.” He then showed the Council the website and its features, further explaining the map key. Using surveys, the County has developed this interactive map to identify critical intersections that need addressing. Mr. Hansen advised Council that the County would like to apply for grants and are looking to garner support from municipalities. Mr. Hansen stated that the cost sharing program will give them more traction in their grant application process. There are currently six municipalities that have committed to the cost sharing partnership. He stated that the $\frac{3}{4}$ of survey respondents were in favor of municipalities joining the cost sharing initiative. While the County has the funds in their budget, they are looking for the support of municipalities on grant applications. The intersection of Highway 200 and Old Camden Rd. has been designated as one of the top fifteen intersections identified, which is in the Town of Unionville.

Mayor Baucom asked Mr. Hansen what type of interchange was planned for the Highway 200 and Old Camden Rd. intersection. Mr. Hansen advised that nothing had been done at this point. He would have to go back and look to see if it had been approved by NCDOT as a project. At minimum, Mr. Hansen stated that his purpose was to raise awareness, better would be input from the municipalities, but the best would be partnerships with the municipalities. He stated that if they were awarded the grant they were currently applying for, the County would work with consultants to come up with design alternatives, develop a preferred design, and then solicit for additional grants and potentially partner with NCDOT to work on the intersection. He asked the Council if they would be willing to commit some money to partner with the County on this project. Ken Brown asked if a commitment of \$1,000 would put the intersection higher on the priority list. Mr. Hansen stated that the financial partnership would not change the prioritization, but would show the Town’s support. Andrew Benton asked when the Town would be invoiced. Mr. Hansen stated that it could at least a year, and likely not until 2020. Ken Brown asked if we would be partnering on all 15 intersections, or just the one in the Town. Mr. Hansen advised that the budget was for all 15 eligible intersections and the project was pooled under one contract. Attorney Helms asked how much other municipalities had given. Mr. Hansen advised that Stallings committed several thousand dollars; Monroe and Waxhaw had committed \$7,500; Mineral Spring committed \$2,000 and Weddington had committed \$2,000. Attorney Helms asked who determined the priority. Mr. Hansen advised that there was no priority list and all fifteen intersections were lumped together in the application. Attorney Helms advised Council that Mr. Hansen was putting together a package for the grant application and was looking for Unionville to contribute funds or resolution in support. Mr. Hansen clarified that funds were more important than a resolution. He stated that he was also looking for input on any additional intersections that were not listed as a priority. Ken Brown asked Mr. Hansen that if the Town were to commit some financial support, if the work on the intersections happen quicker. Mr.

Hansen stated that it would not necessarily speed up the process for the work to take place. This application is a design-only grant and would not include funding for construction. After some additional discussion, Ken Brown made a motion that Attorney Helms draft a resolution to confirm the Town's support in standing in solidarity with the other municipalities. The resolution was also to include a request for strong consideration of Old Camden Road and Highway 200 intersection. The motion was seconded by Andrew Benton and passed unanimously.

In consideration of the Interlocal Agreement with the City of Monroe, Attorney Helms had nothing to report. He would be meeting with the City of Monroe attorney to finalize the presented draft and have that for Council in the future.

In consideration of requests for charitable contributions, Andrew Friend, Executive Director from Council on Aging came to present his request. He advised the Council of the work done at the Council on Aging, including Options Counseling, Medicare Counseling; One-on-One Counseling; Equipment Loan Program; Home Safety & Yard Work volunteer program; Personal Care & Household Chores; Family Caregiver Support Program; and new Day Program operative four days a week. Mr. Friend thanked the Council for considering their request. Mayor Baucom asked how many Unionville clients had been served. Mr. Friend stated that he did not know specific to Unionville, but using zipcode tracking. The 28110 zipcode accounted for 35% of the client served in the past year. Mayor Baucom stated that the Council on Aging was a good program and expressed his appreciation for their services. Ken Brown asked what the Town contributed last year. Finance Officer Baucom stated \$2,000. Mayor Baucom called for a motion. Ken Brown made a motion to contribute \$2,000. The motion was seconded by Edd Little and it passed unanimously.

Next, Jessie Lindbergh from Turning Point presented her request for contribution. Turning Point is the only 24-hour domestic violence shelter, sexual assault resource center, and children's advocacy center that serves Union County. The organization provides support for all survivors of domestic violence. The organization has added the Empower Me program to present child sexual abuse curriculum in the elementary schools. They have also begun sexual assault and domestic violence counseling in the Union County jail. In addition, they have implemented the Hero program for juveniles serving time at the Union County jail. Ms. Lindbergh stated that they tracked their services provided by zipcode and for the 28110 area they had: sheltered 27 women and 29 children; provided non-residential counseling & advocacy for 109 women and 377 children; 160 crisis calls; 54 children at the Treehouse; and 10 sexual assault survivors. Overall the agency served almost 3,000 people. Mayor Baucom asked what the Town contributed last year. Finance Officer Baucom stated that the Town contributed \$2,000. Ken Brown stated that it was a good program. Mayor Baucom asked if the programs in the jails were helping those people. Ms. Lindbergh stated that it was being positively received and was life changing. They have some asking for private sessions. She stated that about 94% of incarcerated

women have experienced some form of sexual or physical assault. In addition, especially for youth in jail, there is some type of trauma that has happened to them and no one has intervened. She stated that this type of program impacts recidivism in a big way. Upon a motion made by Ken Brown, seconded by Gene Price, the Council unanimously voted to contribute \$3,000 to Turning Point.

Then, Betty Hinson from the Unionville Lions Club addressed Council. She stated that the Town had been so generous to the Unionville Lions Club in the past and appreciated the support. She stated that she was asking for the Town to consider supporting the 4th of July celebration. This year, the organization was able to provide three scholarships to graduating seniors. In addition, they spent \$3,000 at Christmas to help children who were in need. Throughout the year, the organization hosts various fundraisers, including an annual Turkey Shoot, Concerts in the Park, and the 4th of July celebration. In planning this year's event, they have found that bands are no longer willing to donate their time and the organization now has to pay for sound equipment. The Club likes to keep the festival like an old-time festival with low-cost games for the children. The most expensive event is the pony rides for \$5. Without support from the Town, they would not be able to keep the prices so low. They have several volunteers from the fire department, American Legion, and the Leo Club who help staff the event. Mayor Baucom thanks Ms. Hinson for the work they do for the community. He called for a motion. Upon a motion made by Edd Little, seconded by Jaren Simpson, the Council unanimously agreed to contribute \$5,000 to the Unionville Lions Club.

Last in consideration for contributions was Dr. VonCannon, principal at Unionville Elementary School. She stated that she was grateful to be in Unionville and she loves the school. She stated that the people make our community the amazing place that it is. She told the Council that she knew there were talks regarding the restoration of the old school wall. She said that the County had come out with an architect and brick mason and have agreed to fully fund the project. She advised Council that she was asking for contributions to help with the school's 70th annual Unionville BBQ. She stated that they are beginning to feel the growing pains of this massive event. She noted that Heather Kiser, Susan Long, Mark Kiser, and Craig Rushing are the core group of volunteers that have become the backbone to the event. The volunteers that are and still showing up are helping to keep it alive and they are trying hard to keep it going. For the past five years, the school has had to depend on help from high school students, recruiting with different university ball teams, the Unionville Lions Club, Volunteer Fire Department, and others that come out to help. The request tonight will help the up-fit process to make it more volunteer-friendly. They will add propane burners and smoke chip boxes. In trial runs the taste was the same as the other method using only wood. To up-fit one side of the cook shed, it will cost \$9,800. They are hoping to up-fit one side this year and the other side next year. As the BBQ gets larger, it has become increasingly difficult to get the supplies and enough wood for the event. This up-fit would no longer require the massive amount of wood needed and it would help

to make the process more predictable. They have invested in keeping the history alive to make sure things continue. Mayor Baucom told Dr. VonCannon that he appreciated her willingness to repair the infrastructure and commended her for doing a good job to keep everything going. Dr. VonCannon stated that the stew pots, vats, and structures are all in good shape and will be good for a long time now. She said that they re-invest their money earned in the past, but this year they chose to use every dime made on tutors and teacher assistants. They decided it would be more important to invest all the money to help children struggling to read at proficiency level by third grade. They were able to hire nine additional people and saw a lot of results, noting the children greatly benefitted in the area of growth especially. Mayor Baucom asked if half would be done this year and then the other half would be done the next year. Dr. VonCannon confirmed that they planned to up-fit one side at a time. She went on to say that most local BBQs cook this way and it is tough to find enough local hickory to cook the BBQ. They had gone from cooking 13,000 pounds to cooking 15,000 pounds and can't keep up with the wood burning method. Using the propane burners would help to keep control of the cooking process and reduce the number of volunteers needed. Ken Brown asked how much the up-fit of this side would cost. Dr. VonCannon stated that it would cost \$9,800 to do the first half and told Council that the school would partner with the Town to pay for half of the up-fit. Gene Price asked what the savings would be going from wood to gas. Dr. VonCannon said that she would estimate the gas would cost about \$1,500, whereas the wood would cost about \$8,000. Upon a motion made by Ken Brown, seconded by Andrew Benton, Council unanimously agreed to fully fund the up-fit of the first half for \$9,800.

In the consideration of the appointment of Todd Loving's expired Board of Adjustment term, Mayor Baucom asked Land Use Administrator Gaddy if there had been any applications received. Administrator Gaddy advised that Council typically appoints from Planning Board. She did have one application for Planning Board from Joshua Caruso, but he has not been appointed. She advised that the current alternates are Ken Trull and Jeff Broadaway. Edd Little asked Craig Rushing if he would be willing to serve. Craig stated that he would serve. Edd Little made a motion to appoint Craig Rushing, which was seconded by Jaren Simpson. It passed unanimously.

In consideration of Text Amendment #TC-19-01, to define barns and exempt barns from the accessory structure definition in Definitions and Section 150(B)(3), Mayor Baucom called for a motion. Ken Brown made a motion, stating that the text amendment is reasonable and in the public's interest and consistent with the Town's Land Use Plan adopted March 2006. The motion was seconded by Andrew Benton and passed unanimously.

In consideration of Rezoning #ZC-19-01, there was no vote due to the postponement of the public hearing.

Mayor Baucom then asked Council when they would like to set the public hearing for Text Amendment #TC-19-02, Fire Hydrants. Council agreed to set the hearing for July 15th at 7:25 p.m.

In consideration of Annexation requirements, Land Use Administrator Gaddy stated that she was looking for clarification. In the January meeting, Council unanimously set a time limit of 90 days from the time a voluntary annexation application is submitted to the time it is completed. On April 25th, Administrator Gaddy received a table which will give the answers to questions required with annexation. They are working on their map, metes and bounds, and petitions from each individual landowner. She advised them that they have 90 days from the April 25th date, but they are now questioning that as they are having issues with getting a surveyor to come out and complete the work. Administrator Gaddy asked Council to clarify when the 90-day clock starts. Attorney Helms asked when the application would be submitted. Administrator Gaddy asked him to clarify “application.” Attorney Helms stated that it would have to be something signed. Administrator Gaddy stated that each owner would sign the petition that they want to be annexed. Attorney Helms asked if there was something called an “application” in the process. Administrator Gaddy stated that the only thing signed would be a petition. Attorney Helms stated that his interpretation would be that the receipt of the signed petition would start the 90-day time period.

In other business, Town Clerk Gaddy reminded Councilmen with expiring terms would have from July 5th to 19th to file for re-election at the Board of Elections. Those with expiring terms are Gene Price, Edd Little, and Jaren Simpson. Council was also reminded about riding in the 4th of July parade. Ken Brown then noted that the Fire Department received a higher rating at their last inspection, which would equate to discounts on fire insurance. Mayor Baucom stated that he appreciated all of the hard work done by our Volunteer Fire Department.

There being no other business, Mayor Baucom adjourned the meeting at 9:09 p.m.

Respectfully submitted,

Melody S. Braswell
Deputy Clerk