

## **TOWN OF UNIONVILLE MINUTES OF SPECIAL MEETING**

The June 10, 2019 7:30 p.m. Special Meeting of Town Council was held at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Edd Little, Jaren Simpson, and Gene Price were present. Town Attorney Ken Helms was present via telephone. Mayor Pro-Tem Ken Brown was absent. Also in attendance were City of Monroe City Manager, Larry Faison, and the City of Monroe Water Resources Manager, Russ Colbath.

Mayor Baucom welcomed the guests and called the meeting to order at 7:30 p.m.

Mayor Baucom then addressed the first item of business, an Interlocal Agreement between the Town of Unionville and City of Monroe for utility services. Mayor Baucom stated that this was spurred by a request from Mr. Medlin. Mayor Baucom then stated that he would like for this process to be a case-by-case basis. He invited Mr. Colbath and Mr. Faison to speak. Mr. Colbath stated that each request will come to the Town for approval initially. These requests will be a rare occurrence; there are few properties where City of Monroe and Town of Unionville will overlap with utilities. Union County is the primary utility service provider for Town of Unionville. Mr. Colbath then showed the group the water and sewer lines as they relate to the Town of Unionville. He advised the Council that the drafted process proposes that the requestor will ask Unionville and Monroe at the same time, and then, if approved, it will go to the County.

Mr. Colbath advised that the City of Monroe was approached with this request and that is when they determined it necessary to draft an agreement with the Town of Unionville. In this particular case, the landowners want to subdivide a bigger property into five total lots. The landowner will be submitting all of the subdivision and zoning requests to Town of Unionville, but they would submit utility requests to Monroe. To date, this has been the only serious request received from a resident of the Town of Unionville to the City of Monroe for utility services.

Mr. Colbath advised the Board that the City of Monroe had made an official agreement with Union County in 2006 to establish outside service. Since 2006, this has been the only serious request service. He stated that it is not likely that the Board will receive many requests. The City of Monroe will likely move forward to recommend approval if it is a small request and can be easily accommodated. On the other hand, larger requests will likely be denied. He stated that the City of Monroe does not want to be in the business of utility service throughout the Town of Unionville.

Ken Helms advised the Board that this is a policy decision that is up to Council. He stated that he did not have any questions regarding the draft agreement. Mr. Faison stated that the City of Monroe wanted to keep the agreement simple and straightforward. The agreement that Mr. Colbath drafted has outlined steps and procedures for how each request will be handled. Russ Colbath stated that all requests must be approved by the Town of Unionville first.

Ken Helms reiterated that the Town of Unionville would have to approve any applications for the services. That was a main concern voiced from Council - maintaining control over what is happening within the town. Ken Helms stated that the Town would not lose any control based on the drafted agreement. He stated that he had no concerns about the proposed agreement.

Mayor Baucom asked if the Council had any questions. Larry Faison stated that he would suggest once Attorney Helms gets back into town if he would review the agreement once more, and work out any wordsmithing with the City of Monroe Attorney. Once the two attorneys are in full agreement, they will bring the agreement back to the Town of Unionville and City of Monroe for full approval. He stated that they are not concerned about time. The folks interested in developing the lots know they will need to wait and are understanding.

The Council did not have any questions. Mr. Faison stated he would be happy to come back to Council if there were any additional questions. Mr. Colbath stated to feel free to call him if there were any questions that came up about the agreement. Mayor Baucom stated that he noticed the initial request would come to him, but asked if it would be better for it to go to Council since he would not have a vote and he would have to refer it to Council. He stated that he would be happy to take the call, but would have to run it through Council. Mr. Colbath stated that he worded it like that because Mayor Baucom might have a feeling for the area or idea of how Council might move forward on the decision. He could go ahead and make the call to move it forward to Council, which would make it better on the property owner and save the City of Monroe, Union County, and the Town a lot of time. This would help to screen requests as they arise. Mayor Baucom stated that he had not looked at it that way and could see how it would save the Board time. He asked to keep the wording as it was.

Mr. Faison advised the Council to allow Attorney Helms to work with the City of Monroe attorney to finalize the draft before moving forward with the agreement. He stated that it could take 30-45 days.

Mayor Baucom called for a motion. Andrew Benton made a motion to direct Ken Helms and the City of Monroe attorney to move forward on finalizing the draft agreement. Gene Price seconded the motion and it passed unanimously.

The Council then discussed the water capacity, and the current development in the City of Monroe with Mr. Colbath and Mr. Faison.

There being no other business, Mayor Baucom declared the meeting adjourned at 7:54 p.m.

Respectfully submitted,

Melody Braswell  
Deputy Clerk