

**TOWN OF UNIONVILLE  
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville met on Monday, September 16, 2019 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and all Commissioners were present. Town Attorney Ken Helms was also present. Town Budget and Finance Officer Darrell Baucom was absent.

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

Mayor Baucom called the meeting to order and welcomed everyone in attendance.

During Public Comments, Piedmont High School students Luke Noonan and Landry Bigham addressed Council. Mr. Noonan stated that former Piedmont principal, Dr. Jonathan Tyson was recognized as Administrator of the Year by North Carolina Student Government and Piedmont High School was recognized as an Honor Council for the ninth year in a row, and one of five schools in the state this year. Mr. Noonan will represent Piedmont as President-Elect for the state next year and will serve as President in 2020-2021. Piedmont student Evan Martino is the Western District Chairman and Piedmont is the Western District High School. Piedmont will host the regional conference on October 12, 2019, where they expect 500 students to attend. Mr. Noonan and fellow Piedmont student Landry Bigham and Advisor Annette Harris will be attending the Southern Association leadership conference in New Orleans October 26-28, 2019 and are asking local towns for sponsorship of the students' attendance fees. Fees are \$1,000 per person. In June 2020, they will attend the National Convention in Colorado. Those fees are approximately \$1,700 per person. Advisor Annette Harris stated that Piedmont is one of the few schools who ask the students to take fiscal responsibility for these trips. Commissioner Simpson asked if they have received donations from other local towns. Town of Fairview did not have monies earmarked in their budget to share with the students this year. Due to the time constraint of the October convention, and upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved a total of \$3,000--\$1,000 each for Luke Noonan, Landry Bigham and Annette Harris to be applied to the leadership conference in New Orleans next month. The students and Mrs. Harris were very grateful and volunteered to help at the Town's upcoming Christmas parade and tree lighting.

In other Public Comments, residents Jennifer and Gary Salek of 201 Chaney Road, followed up on conversations with Mayor Baucom and Land Use Administrator Sonya Gaddy regarding solid waste and an abandoned refrigerator in a Duncan Road yard adjacent to their property at 618 Penegar Road. He contacted Union County and was told that Unionville has not adopted their Solid Waste Ordinance and therefore they cannot enforce anything. He encouraged the Council to adopt an ordinance prohibiting these dangerous actions. Mayor Baucom stated that Council will address this issue during the Other Business section of the agenda.

Upon motion duly made by Andrew Benton, Council unanimously approved the minutes of the August 19, 2019 regular meeting.

In the absence of Finance Officer Darrell Baucom, Mayor Baucom stated that the Town is favorable in all categories and Commissioner Little has reconciled the bank statement. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously approved payment of pending bills.

Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved the Domestic Violence Awareness Month Proclamation for October 2019.

Upon motion duly made by Edd Little, seconded by Jaren Simpson, Council unanimously tabled the Resolution Opposing High Density Housing until next month.

Land Use Administrator Gaddy stated that she had an inquiry regarding duplexes and other multi-family housing. When she searched the Land Use Ordinance, she was surprised to find several references for multi-family housing, although the Council voted in 2008 and 2010 to allow only one primary structure per parcel. She involved Nadine Bennett, and Nadine has recommended the changes attached here tonight in order to delete multi-family from the ordinance and Table of Uses. Ms. Gaddy stated that an accessory apartment would still be allowed with these changes. Planning Board has reviewed and recommends approval as submitted. Upon motion duly made by Ken Brown, seconded by Jaren Simpson, Council unanimously set a public hearing for 7:15 p.m. on Monday, October 21, 2019 to hear comments regarding Text Amendment #TC-19-03, a text change to remove multi-family housing in RA-40 from the Land Use Ordinance and Table of Uses.

In discussing the Christmas parade and tree lighting, the consensus of the Council is to ride on a fire truck for the parade, as Commissioners Little, Price and Simpson will not be available. Fire Chief Ken Brown will make that possible. Commissioner Brown suggested that the Piedmont High School band march in the parade just before Santa's fire truck; stop at the intersection and play a few Christmas songs, and then disperse from there and attend the tree lighting, rather than leaving prior to the tree lighting. Matthew Noonan is a band member and stated that he would speak to Mr. Lukac about this arrangement.

In other business, Mayor Baucom addressed the complaint from Mr. and Mrs. Salek and stated that it is not in the best interest of the Town to adopt Union County's Solid Waste Ordinance, as the county has provisions that the Town has worked diligently to prohibit. Attorney Ken Helms advised that the Town can create their own ordinance and the Code Enforcement Officer will be allowed to enforce it. He was not certain the county would enforce their ordinance if the Town does not adopt the entire ordinance. Land Use Administrator Gaddy stated that she sought the advice of Nadine Bennett and John Ganus with N-Focus and has asked them to draft an ordinance which would work best for us. Attorney Helms stated that once the Town reviews an ordinance, they would then go through the process of obtaining a recommendation from Planning Board, conducting a public hearing and then

approving the wording for adoption. Commissioner Brown made inquiry as to the ability to enforce such an ordinance. Attorney Helms stated that there would be sanctions, warnings and consequences addressed within the ordinance. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously directed Land Use Administrator Gaddy to begin the process of drafting an ordinance which defines and addresses sanitary health and environmental health issues such as abandoned appliances, mattresses and trash.

In other business, Commissioner Brown stated that the Unionville Volunteer Fire Department has ordered a new fire engine, and it should be delivered in May or June 2020. The Training Tower is also being assembled.

The consensus of the Council was to approve Clerk Gaddy's request for one day of vacation on Monday, September 23, 2019.

Deputy Clerk Braswell stated that the Unionville Elementary School wall's structural issues have been repaired and the boxing will be repaired the last week of September by Union County Public Schools. Also, the upfit of the barbecue pits to gas burners will be completed soon. Deputy Clerk Braswell will obtain two more quotes for historic markers. Town Council asked Clerk Gaddy to send a thank-you note to Principal VonCannon for making the wall repairs.

In other business, Commissioner Brown stated that the state budget veto was overturned yesterday in the House. The next step will be a vote from the Senate. The Volunteer Fire Department is expecting another \$50,000 installment from a state grant, which will be used for the department's swift-water rescue. City of Monroe also received this grant, and the next closest department receiving the grant is City of Charlotte.

There being no other business, Mayor Baucom declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney