

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville held their regular meeting on Monday, February 15, 2021 in Town Hall, 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 Benton led the prayer of invocation.

Mayor Baucom welcomed everyone in attendance and called the meeting to order. He noted that we are only allowed 50 percent of capacity, per Governor Cooper's order, which is 28. Currently, there are 24 people in Town Hall. He encouraged those in attendance to feel free to leave after the item concerning them is addressed.

There were no public comments.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the minutes of the January 18, 2021 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 cash position has not changed, per the Balance Sheet; the Town is in good financial shape. On the Profit & Loss Budget versus Actual, Revenue items are ahead of budget. The Covid issue has not affected revenue much. The capital outlay is for office furniture, and contributions reflect the donation to Unionville VFD for air packs. Internet website refers to the new website and contract with Piedmont Computers. Significant items are J.B. Watson for \$9,530 for the annual audit and Baucom Landscaping for \$2,150 for quarterly lawn maintenance. Significant Pending Bills include Helms Robison and Lee for legal bills covering October and November. Upon motion duly made by Ken Brown, seconded by Jeff Broadaway, Council unanimously approved payment of pending bills.

Mayor Baucom recognized Mr. Lance Dunn of Essex Pointe subdivision, who addressed Annexation #26. He thanked the Council for the extension until February 18, 2021 and asked for another extension to April 1, 2021, as their surveyor is extremely busy and has not produced the required map. He noted that this process has been good for the neighborhood, as it brought them together, and they discovered three septic fields that were not properly recorded. Commissioner Simpson made inquiry as to whether the survey will be complete by April 1. Mr. Dunn stated that he hoped so but asked for an extension until May 1, 2021 to give current surveyor, Carroll Rushing extra time. Upon motion duly made by Jaren Simpson, seconded by Ken Brown, Council unanimously approved an extension until May 1, 2021 to complete their annexation package.

Pastor Gennady Maryanov addressed Council, stating that the church has been in existence beside of Town Hall for four years now, and has experienced steady growth. They are looking for an extension of the church and need funds to pay off their debt. They need more space for an adult Sunday School class of 10-15 members from 10:00-11:00 am on Sundays. Unionville Community Center is booked 12 Sundays over the next several months. Mayor Baucom expressed liability concerns if the Town allowed this group to meet in Town Hall. Attorney Helms confirmed that the Town could allow the group to meet, but they must be prepared to allow other religious groups to use the facilities if it opens it up to one religious group. Mayor Baucom suggested that they contact Principal Sharyn VonCannon at Unionville Elementary School to use their facilities.

Mayor Baucom recognized Union County Tax Administrator Vann Harrell. He introduced others from their office who were in attendance—Phil Every, Robin Merry and Barbara Laney. He has worked for the county for 17 years. He is making this presentation to all of the municipalities, and this is his 16th presentation in 1.5 months. A copy of the presentation is appended to these minutes. He addressed the 2021 countywide reappraisal, stating that their number one concern is to be fair and equitable to the citizens of Union County. North Carolina is a market-value assessment state, whereas South Carolina has assessment caps. In March 2018, North Carolina gave the county three years to complete the reappraisal process, as required by N.C. General statutes. There will be a 30-45-day appeal period after the end of February mailout. Revaluations are based on sales over the last two years. They intend to capture the market since 2015; they don't project future value. Countywide, there has been a 36 percent increase on real estate value. Rural property has increased 25 percent. Currently, 46 percent of Union County is in the present use value program (farm program). Town of Unionville is in line with the county for base valuation increase from 580,000,000 to 783,000,000, an increase of 34.9 percent. In Unionville, a home valued at \$189,450 went to \$266,090—from \$103 per square foot to \$134 per square foot. Mayor Baucom made inquiry as to the revenue increase for Union County. Mr. Harrell stated that he can't answer that yet, as the county will determine the rate, and revenues are not based on real estate alone.

Attorney Ken Helms addressed the Union County Interlocal Agreement for Water and Wastewater. He reported that he has spoken with County Attorney Richard Long, who said the agreement is undergoing a re-write. He will be back in touch with another proposal in the near future. No action was taken.

Mayor Baucom set a public hearing for Monday, March 15, 2021 at 7:00 p.m. at Benton's Cross Roads Baptist Church Family Life gymnasium for Rezoning #ZC-20-04, rezoning a portion of parcel #08168006J located at 1210 Sikes Mill Road from RA-40 to CUD-LI for a tire recap or repair facility.

Mayor Baucom postponed setting a public hearing for Text Amendment #TC-20-03, Section 220 regarding easement lots until the April 19, 2021 regular meeting.

Page 3

In considering the expired term for Planning Board member Jerry Adams, and upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously appointed Jerry Adams for a second term, as recommended by Planning Board.

In considering the purchase or lease of a new Town Hall copier, Clerk Gaddy referred to the comparison sheet she provided, a copy of which is appended to these minutes. Based on the superior service the Town has received from Sharp copiers and Sharp Business Systems, she recommended the purchase of the Sharp MX3071 from Sharp Business Systems for \$6,167.00 and a monthly maintenance base amount of \$20.39. Upon motion duly made by Ken Brown, seconded by Jaren Simpson, Council unanimously approved the purchase of the Sharp MX3071 from Sharp Business Machines.

Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved the participation in Urban Archery Season 2022 throughout the Town, with permission from the landowner January 15 – February 20, 2022.

Mayor Baucom recognized Commissioner Andrew Benton, who reported that at a recent Planning Board meeting, there were at least 30 residents standing outside, due to the Covid restrictions, and could not hear what was being said during the meeting. The Town owes it to the citizens to be able to hear meeting discussions. He referred to the quote from Holloway's Music for two speakers, cables and training to integrate with our existing recording system for \$1,847.47 to alleviate this problem. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously approved the purchase of this system.

Land Use Administrator Gaddy reviewed the survey questions recommended by Planning Board for updating the Land Use Plan. Questions will be included on our website and Facebook page at no cost for response by residents. Additionally, copies of these questions will be available at Town Hall for completion. Upon motion duly made by Ken Brown, seconded by Jaren Simpson, Council unanimously approved the following questions:

- Do you want growth in Town of Unionville?
- If so, what kind of growth? (Residential, Commercial or Industrial)
- If so, where do you want growth to happen? (Provide a link to Town map)
- Please provide your name and address.

In other business, Council reviewed the report of all-way stops at Sikes Mill and Tom Boyd Road and Morgan Mill and Old Camden Roads, which have been approved and funded by NCDOT. Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council

unanimously opposed the all-way stops at these intersections, and encourages NCDOT to install rumble strips and roundabouts at both of these intersections instead, as the all-way stops do not provide adequate answers to the safety issues at both of these intersections. Attorney Helms will provide a resolution for the March 15, 2021 agenda to this effect.

Page 4

In other business, Clerk Gaddy reminded Council that the clerk's desk is still available for anyone who would like to have it. She also mentioned that the house located at 1107 Unionville Church Road is for sale and inquired of their interest. The consensus of the Council was that they are not interested at this time. She also pointed out that the Town was initially formed 110 years ago on February 11, 1911.

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

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney