

**TOWN OF UNIONVILLE  
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville held its regular meeting on Monday, May 17, 2021 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.

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

There being no public comments, Mayor Baucom called the meeting to order and welcomed the guests.

Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved the minutes of the April 19, 2021 regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the financial statements, a copy of which is appended to these minutes. Mr. Baucom stated that there is not much difference on page one, and the Town's Certificate of Deposit will mature in September. We have not received sales tax and alcohol taxes yet. On the Expense side, the Town is favorable in Contributions by 20,000 even with the air pack donation to the Volunteer Fire Department. The Town is over budget in internet, due to Piedmont Computers website hosting. Overall, the Town is \$35,000 over for the year, and the rest goes into savings. In Transactions Since Last Month, we have paid Baucom Landscaping \$2,150, Sharp Business Systems for the copier, supplies, salaries and taxes. Items to be Paid include Holloway's for speakers, Signs Now for awards, NFocus for G.S. 160(D) ordinance revisions and bonds for Sonya and Darrell. Upon motion duly made by Ken Brown, seconded by Jeff Broadway, Council unanimously approved payment of pending bills.

Mayor Baucom reported that Chad Baucom will not mow the roundabout and Community Center until non-ethanol gasoline is more readily available.

Finance Officer Baucom reviewed the 2021-2022 Budget Overview, stating that excess revenues over expenses of \$177,000 are appropriated into the fund balance. He proposes continuing the \$.02/\$100 valuation ad valorem tax rate, based on history. The Town is revenue neutral at \$.0144. The franchise tax and alcohol tax should remain flat. Sales and use should increase 2.5 percent based on NC League of Municipalities' estimate. In expenses, he added \$15,000 to the \$60,000 contributions to the Volunteer Fire Department and other charities. Dues and subscriptions remain at \$10,000; insurance is \$11,000; NC League of Municipalities increased \$500; maintenance and repairs remain at \$2,150 for lawn maintenance per quarter totaling \$14,000. In Payroll, he estimated a cost of living and merit increases of 4.5%. The annual audit is included in Accounting; Consultants includes Urban Forester; Elections estimate is \$6,000 since it is an election year; Zoning Administration back-up is \$750 per month. NC estimates the retirement contribution; Solid Waste Cost Sharing remains at \$8,000; he anticipates higher utilities this year; Piedmont Computer is hosting emails and website.

Mayor Baucom made inquiry as to Town of Fairview's compensation to their Town Council. Darrell Baucom stated that their Council receives \$150 per meeting; Mayor Pro-Tem receives \$175, and Mayor receives \$200 when in attendance. Fairview's Planning Board members receive \$50 per meeting when they attend. Mayor Baucom stated that Council might want to consider compensation, but he would not be interested. Commissioner Simpson stated that the time requirement has increased recently with phone calls and longer meetings. Clerk Gaddy stated that a local municipality recently conducted a survey of Union County municipalities, and she will obtain it and share with Council. Mayor Baucom made inquiry as to the tax rate minimum requirement being \$.02/\$100 valuation. Tax Collector Gaddy stated that there are towns who collect no taxes. Attorney Helms will check into the requirements. Mr. Baucom stated that Fairview's rate is also \$.02/\$100 valuation, and their revenue neutral rate is \$.0145. Mayor Baucom set a public hearing for the 2021-2022 budget for Monday, June 21, 2021 at 7:15 p.m. in Town Hall. Commissioner Brown made inquiry as to a quote from Holloway's for a flat screen TV monitor for slideshows, etc. Land Use Administrator Gaddy stated that they are working on that quote, and the screen would greatly assist her when residents come in and ask questions about their property.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved advertisement of delinquent real estate taxes on Thursday, June 24, 2021 at a price not to exceed \$447.75, which is \$4.35 per account. Interest and advertising charges are passed on to the taxpayer. Commissioner Simpson made inquiry as to the total; Tax Collector Gaddy stated that the total of all real estate taxes delinquent is \$2,615.24. We typically collect 98.5 percent of ad valorem taxes.

Mayor Baucom set a public hearing for Monday, June 21, 2021 at 7:25 p.m. for Text Amendment #TC-21-01, North Carolina General Statutes 160(D) changes, as required by North Carolina law.

There was no one from Turning Point Women's Shelter present. Commissioner Broadaway made inquiry of the donation last year. Mr. Baucom confirmed a donation of \$3,000 in 2019.

Mayor Baucom recognized Betty Hinson with Unionville Lions Club, who thanked the Council for their past support of the July 4<sup>th</sup> celebration. She reported that the club has plans to conduct the festivities on Saturday, July 3<sup>rd</sup> this year, as Governor Cooper and Mayor Baucom have loosened the COVID guidelines. There are several expenses which have not been covered. Their outdoor turkey shoot fundraiser provided Christmas gifts for three children and high school scholarships. They assisted a U.S. veteran who had brain surgery with gift cards and food items. They will share the flyers soon. Unionville American Legion will be cooking hot dogs and hamburgers this year. Chicken barbecue will be served but eat-in will not be allowed. The food is a 30/70 split, and the rides are a 20/80 split. Concerts in the Park are scheduled for five Thursdays in July and August. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously agreed to waive their policy to vote on June 21<sup>st</sup>, due to the time constraint. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved a donation of \$10,000 to the Unionville Lions Club for the July 4<sup>th</sup> festivities.

In other business, Attorney Helms presented two resolutions for Rezonings #ZC-20-03 and #ZC-20-04, which set out Council's decision. A copy of these resolutions is appended to these minutes. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved both resolutions.

Mayor Baucom reported that he and Land Use Administrator Gaddy recently met with two representatives from Union County Public Works regarding water service. The ladies reported that the Union County Board of Commissioners recently voted not to proceed with the proposed Crooked Creek Treatment Plant, but to continue to update the Grassy Creek facility as required to meet the current demand at a cost of \$3,000,000. Mayor Baucom requested water service to the northern side of the Town if possible. They will take our request to the County Commissioners.

Deputy Clerk Braswell reported that Planning Board set a deadline of July 15, 2021 for Land Use survey responses. She has sent the link to churches and schools in the area and copies are available in Town Hall. Currently she has received 157 responses. Seventy percent want no development; 25-30% did want development located on Highway 601. Commissioner Broadaway inquired as to who can respond. The consensus of the Council was to allow all adults to respond, and add a requirement for a birthday, to establish the age of the respondent. Deputy Clerk Braswell will include that change.

Clerk Gaddy drew Council's attention to the awards for Piedmont High School Top Ten Seniors and Male and Female Athlete of the year, which are displayed tonight and will be presented to these students by Mayor Baucom tomorrow night at the awards ceremony.

Commissioner Gene Price complimented Mayor Baucom on his speech recently at Union Chapel AME Zion Church, who celebrated 144 years of ministry, and honored the memory of former Town Commissioner Robert Croutch.

Clerk Gaddy made inquiry as to whether meeting packets should be sent electronically or via mail. Commissioners prefer paper copies; Attorney Helms and Deputy Clerk Braswell prefer electronic copies.

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