

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, February 21, 2022 in Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Gene Price, Chad Simpson and Jaren Simpson were present. Attorney Ken Helms was also present.

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

Mayor Baucom welcomed everyone to the meeting and asked for public comments. Waxhaw resident Edwin Elim addressed Council, introducing himself as a candidate for Union County Commissioner. He is an elder in Elizabeth Missionary Baptist Church, has insurance license in 26 states, is a member of the Waxhaw Lions Club and a Board member of Crimestoppers. He has experience with economic development in Memphis, Tennessee, which will help him develop priorities for Union County.

Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved the minutes of the January 17, 2022 regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Statement, a copy of which is appended to these minutes. He referred to the Balance Sheet, stating that the cash balance is strong; up \$275,000 from last year partly due to the \$107,000 American Rescue Plan funds. Income is at \$414,000 versus budgeted \$300,000. Expenses are over budget on contributions. Total expenses are \$225,000 versus budget of \$300,000. In Activity Since Last Month, significant items are Baucom Lawn Maintenance of \$2,150 and J.B. Watson of \$9,530. Pending Bills include Seedspark billing and Phil Simpson Landscaping. Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved payment of pending bills.

Mr. Baucom drew Council's attention to the Policy for Allowable Costs for American Rescue Plan funds. Our auditors, J. B. Watson, has made this part of their required audit process and it will help us keep up with budgeted costs and match against actual cost. Attorney Helms stated that he looked over it and the Town should adopt this policy in order to conform with the language they are using. Once this policy passes, the Town should give direction on what projects these funds should be used for. The ARP funds must be designated by June 2024. There will also be \$250,000 from the state, which will need to be designated as well and is time-critical to disburse funds. Darrell needs direction from the Town Council as to what to look at and begin contacting agencies and fit into make certain it's a public purpose. It is critical that the use complies with state statutes. The use must benefit the entire Town population—not just a certain segment. When we get more details, we can allocate the project. We will need more information from organizations to comply with state requirements. Mr.

Baucom stated that we will need to develop a budget indicating what to spend on each area of the project. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the Policy for Allowable Costs for ARP, a copy of which is appended to these minutes. After some discussion, and upon motion duly made by Jeff Broadaway, seconded by Andrew Benton, Council unanimously directed Mr. Helms and Mr. Baucom to investigate upgrades at Noel Williams Park such as picnic shelters and a walking track, Unionville Community Center landscaping and repairs and Town Hall upgrades. Mr. Helms stated that upgrades to Town Hall would probably be subject to the bidding process, so he will investigate those issues.

Mayor Baucom recognized Mrs. Sharyn VonCannon, Unionville Elementary School principal. She stated that the traditional Unionville Elementary School barbecue has been missing for the last two years due to the pandemic. They were able to sell whole Boston Butts only and made approximately \$10,000 versus their normal profit of \$75,000. By doing this, there was no break in the 70-year tradition. Recently, they have received approval to hold the traditional annual barbecue in 2022. In 2019, Town of Unionville provided gas burners for one side of the pit at a cost of \$550 per burner on 18 burners and she was thankful for this donation. She is once again asking that the Town provide gas burners for the remainder of the pits at an approximate cost of \$650 per burner for 18 burners, for a total of \$11,700, since they plan to return to the traditional Unionville elementary School barbecue this year. Mayor Baucom asked how much they spent on wood during the years prior to the gas burners. Susan Long stated that they had spent up to \$7,800 in the past and supply is limited. Commissioner Broadway made inquiry as to the need for decodable textbooks. Mrs. VonCannon reported that the school's PTO Boosterthon surpassed their goal by \$10,000, so they purchased the decodable textbooks. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved providing gas burners for 18 pits at a cost not to exceed \$650 per pit, for a total of \$11,700.

Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously approved participation in North Carolina Wildlife's Urban Archery Season January 14, 2023 – February 19, 2023.

Due to the application for rezoning at 112 Baucom Deese Road and the special use permit application for 2830 Concord Highway and upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously set the March 21, 2022 regular meeting time at 7:00 p.m. and the Board of Adjustment meeting time for March 21, 2022 at 8:00 p.m.

Mayor Baucom set a public hearing for 6:45 p.m. on Monday, March 21, 2022 to consider Rezoning #ZC-22-01 for parcel number 09174006L, located at 112 Baucom Deese Road from RA-40 zoning to B-2 zoning for a 24-hour convenience store with fuel sales.

Deputy Clerk Melody Braswell stated that the Town recently included paper surveys in the 2021 tax bills and online for residents' comments regarding future growth in the Town. We have received 711 responses out of an estimated population of 6,671, which is 10.7% of

the population. Those who are against growth number 502—70.6% of respondents. Those who did ask for growth number 209—29.4% of respondents. Of those who want growth, there were 93 who recommend commercial growth along the 601 corridor—13% of respondents. Clerk Gaddy reported that everyone who asked for growth did not respond with location suggestions. This information will be shared with the Planning Board at the March 7, 2022 meeting.

Upon motion duly made by Jeff Broadaway, seconded by Andrew Benton, Council unanimously agreed to host a Movie Night through Union County Parks and Recreation on Friday, August 26, 2022 at 8:15 p.m. Unionville Elementary School Principal Sharyn VonCannon also agreed to partner with the Town to make this an enjoyable experience for the children. Unionville Lions Club will also support this activity.

In other business, Commissioner Gene Price asked the Council to consider changing the date of the Christmas festivities from the first Saturday in December to the first Sunday in December, due to a conflict on the first Saturday. Clerk Gaddy stated that the Community Center is available to us on the first Sunday and the American Legion is poised to support the community either day. Additionally, Word of Grace Bible Church does not have any activity planned for the first Sunday in December. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved the change for the Christmas parade and tree lighting to the first Sunday of December.

Mayor Baucom stated that the Unionville American Legion has expressed interest in maintaining the roundabout at Five Forks with a flag pole, rose bushes and sod. Attorney Helms stated that the North Carolina Department of Transportation would need to provide their blessing on this project.

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

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney