

## **TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville met at 7:00 p.m. Monday, March 21, 2022 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Pro-Tem Andrew Benton and Commissioners Jeff Broadaway, Gene Price, Chad Simpson and Jaren Simpson were present. Town Attorney Ken Helms was also present. Mayor Randy Baucom was absent.

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

Mayor Pro-Tem Benton called the meeting to order and welcomed everyone present. He opened the floor for public comments.

Union County Commissioner candidate Edwin Elam addressed Council and presented a check for \$25.00 toward the candy fund for the Town.

Town resident LaNae Haigler addressed Council, stating that we have a Land Use Plan, we conducted a survey and raised the number of respondents to ten percent of the Town's population. She said we should concentrate on the 90 percent who gave their approval on the way things are now. She encouraged the Council to love their neighbors as they enforce their policies. She contacted Commissioner Price recently when two vehicles drove into the traffic circle and tore it up. She stated that the Town needs to concentrate on a "limited number of community and light industrial businesses that meet the day-to-day shopping needs of residents and create some employment opportunities". She encouraged the Council to approve the convenience store, combine love and respect and build a better Town of Unionville together.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the minutes of the February 21, 2022 regular meeting minutes.

Mayor Pro-Tem Benton recognized Budget and Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. The Balance Sheet indicates the \$50,000 direct grant from the state for Unionville Volunteer Fire Department for safety equipment and training. He has communicated with Chief Kevin Philemon and discussed that this grant will be disbursed on a reimbursement basis. He drew Council's attention to the checking account balances. In Budget Loss versus Actual, the ARP grant is \$107,000 and the fire department grant is \$50,000, indicating overall \$521,000 in income. The Town is over on budget contributions. Total Expenses are \$250,000 versus budget of \$300,000. In Activity Since Last Month, significant payments were made to Phil Simpson Landscaping, Seedspark and Unionville Elementary School. Pending Bills to be Paid include Seedspark and legal fees for the Teramore suit. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved payment of pending bills.

Finance Officer Baucom drew Council's attention to the J.B. Watson and Company annual 2022-2023 audit contract, a copy of which is appended to these minutes. He stated that

they have performed our annual audit for the last several years and have done a good job. They have special procedures in place for the grants we will receive, and he recommends continuing to use their firm. Their fee will increase approximately five percent due to inflation and extra audit procedures. Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved the 2022-2023 audit contract with J.B. Watson and Company.

Mayor Pro-Tem Benton recognized Mr. Andrew Friend, Director of Union County Council on Aging. He is here to thank Unionville for their past support of COA and other non-profit organizations. He brought several copies of the Aging Resources Guide for the community members, and shared statistics with the Council. In 20 years, the population of seniors 60 and older in Union County will double and those 85 and older will increase 250 percent. Their agency helps older people age with dignity.

In considering Rezoning #ZC-22-01, a rezoning of parcel #09174006L, 112 Baucom Deese Road, from RA-40 to B-2 for a 24-hour convenience store with fuel sales, Mayor Pro-Tem recognized engineer Paul Waller with Toxaway Properties. Mr. Waller stated that the adjoining property is currently zoned B-2 and they are requesting rezoning for consistency. He has submitted site plans with the application and will answer any questions Council has. There being no questions, and upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved the rezoning from RA-40 to B-2.

Unionville Lions Club President David Yarborough addressed Council and presented a glass plaque, a token of their appreciation for the Town's help in the past. The Lions Club celebrated 50 years as a club this year, supporting Hometown Heroes, recognizing nurses at Atrium Union with gift cards and fruit baskets and supporting the American Legion's new building. The club had a good fund-raising year but needs help to support the July 4<sup>th</sup> activities. They are asking for \$10,000 again this year. Upon motion duly made by Jeff Broadaway, seconded by Chad Simpson, Council unanimously approved the donation of \$10,000 to the Unionville Lions Club for the July 4<sup>th</sup> celebration.

Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved Planning Board appointments of Barry Baucom for a second term as member and Doug Helms as the alternate.

In considering Board of Adjustment alternate appointments, the consensus of the Council was to table this item until the April 18, 2022 meeting. Applicant Doug Helms introduced himself to Council, stating that he has been active in the Town for 30 years and is willing to help in any way. Applicant Jordan Edwards also introduced himself, stating he grew up on Fowler Road and has seen extreme changes in the past five years. He wants Unionville to grow at a slow and steady pace and remain agricultural. He wants to show his children and grandchildren how country living should be. The consensus of the Council was to table this decision until the April 18, 2022 meeting.

Commissioner Gene Price reported that resident LaNae Haigler contacted him recently stating that someone had driven through the roundabout and torn it up, and also drove through their property and the Frank York property. He stated that the Town doesn't have jurisdiction there but asked if we might petition Union County Sheriff's Department by letter to have an increased presence during school drop-off and pickup times each day. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously appointed Attorney Ken Helms to draft a letter making this request.

Clerk Gaddy reported that Unionville Elementary will allow us to hold our First Annual Movie Night in Unionville on Friday, August 26<sup>th</sup>, on their walking track. This is in partnership with Union County Parks and Recreation. She also needs some help with further planning and requests a committee be appointed. Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously appointed Sonya Gaddy, Melody Braswell, Michele Sarno and Jeff Broadaway to form a committee to plan this event.

In other business, Finance Officer Baucom stated that the Office of Budget and State Management has advised that any projects we use the \$250,000 grant for must be on Town-owned property, which is only the Town Hall at this time. Attorney Helms will investigate the option to purchase additional property and use the grant funds for improvements on that property. He suggested that the Council set a work session date to discuss possibilities. Mayor Pro-Tem Benton set a work session on Monday, April 4, 2022 at 7:45 p.m. following the Planning Board meeting at 7:30 p.m.

In other business, Clerk Gaddy requested three days of vacation on April 8, 21 and 22, 2022. Upon motion duly made by Jaren Simpson, seconded by Gene Price, these vacation days were approved unanimously.

There being no further business, Mayor Pro-Tem declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney