

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met on Monday, April 18, 2022 at 7:30 p.m. in 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. Town Attorney Ken Helms was absent.

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 and called the meeting to order.

In Public Comments, Union County Public Schools at-large member Jim Bention addressed the Council. He stated that he and the School Board members are at the community's service and they are here if we need anything.

Union County Commissioner Candidate Melissa Merrell also addressed Council, stating that she has served the county for eight years as the Chairman of the Union County Public School Board and has been fiscally responsible, dealt with budget cuts, and kept the school doors open for in-person learning and graduations. She is vying for one of three seats on Union County's Board of Commissioners and reviewed early voting dates of April 28 – May 14 and the primary on May 17, 2022.

Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously approved the minutes of the March 21, 2022 Public Hearing and Regular Meeting and the April 4, 2022 Special 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 checking account and the Certificate of Deposit are both in good shape. Revenue this year totals \$529,000, including the \$107,000 ARP grant and the VFD grant of \$50,000. On the Expense side, contributions are ahead of budget \$25,000. Overall, income is \$241,000. Major expenses include the Unionville Lions Club donation of \$10,000 for July 4th festivities, legal fees and various other expenses. In Pending Bills to be Paid, the NC League of Municipalities bill is from July, 2021 and will be paid tonight, pending approval. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved payment of pending bills.

Finance Officer Baucom stated that the first report for ARP funds is due at the end of this month and the Town must designate those funds. If towns receive less than \$10 million, they are allowed to opt for revenue replacement, which is the easiest and least burdensome option. This is the option he recommends, and a resolution to that effect is appended to these minutes. Mayor Baucom confirmed that this is separate funding from the state grant for upgrades to Town Hall. Upon motion duly made by Jaren Simpson, seconded by Andrew

Benton, Council unanimously approved revenue replacement for the ARP grant project ordinance, a copy of which is appended to these minutes.

In considering the appointment of a Planning Board alternate, upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously appointed Kevin “JR” Hayes to a three-year term.

In considering the appointment of Board of Adjustment alternates, and upon motion duly made by Jeff Broadaway, seconded by Andrew Benton, Council unanimously appointed Craig Rushing to a second three-year term as alternate. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously appointed Roddie Baucom to a first three-year term as Board of Adjustment alternate.

Mayor Baucom recognized Doug Buchanan with Wolf Trail Engineering for a recommendation regarding upgrades to Town Hall, to be applied to the State Capital and Infrastructure Fund for Local Government Infrastructure (SCIF) grant. Mr. Buchanan met with Mayor Baucom and Finance Officer Baucom recently and discussed several issues, such as paving the parking lot, an addition to the building, code issues which will need to be addressed, safety issues such as exit signs, door hardware for ADA and panic exits, two locking devices on doors, bringing bathrooms to ADA compliance and the location of the septic tank and drain lines. If an addition is built off the back of Town Hall, it would allow for two levels—a lower level for storage and additional office and meeting room space with a lobby and future bathrooms upstairs. We would need to comply with the eight percent fall allowed for a ramp and handicapped parking spaces for a van and car would need to be added. Stormwater would need to be addressed, as our lot slopes and water goes downhill. He doesn't anticipate enough impervious surface to invoke stormwater ponds or rain gardens. Finance Officer Baucom inquired about the existing HVAC system. Mr. Buchanan stated that the current HVAC was manufactured in August, 2003 and uses R22 freon in it. It may be too small for the addition and will probably need to be replaced. Additionally, the current roof is about 20 years old, and Mr. Buchanan suggests using a metal roof, which should last approximately 50 years. Commissioner Broadaway made inquiry as to the cost for what Mr. Buchanan has described. Mr. Buchanan stated probably \$350-\$500 per square foot, depending on several variables, so around \$300,000 - \$400,000. A parking lot would be around \$200,000 additionally.

Mr. Buchanan recommends conducting a thorough study, going through the building and coming up with a more detailed recommendation, which should take approximately two weeks. Mayor Baucom made inquiry as to the engineering fees. Mr. Buchanan stated they are generally 10-12 percent of the total project. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously elected to move forward with Wolf Trail Engineering conducting a thorough study and providing a proposal for this expansion of Town Hall.

Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved recognition of Piedmont High School Top Ten Seniors and Male and Female Athletes of the Year.

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