

**TOWN OF UNIONVILLE
TOWN COUNCIL
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, May 16, 2022 in Town Hall, 1102 Unionville Church Road. 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 Jeff Broadaway led the prayer of invocation.

Mayor Baucom welcomed everyone in attendance and called the meeting to order. He then opened the floor for public comments.

Mr. David Daniel lives at 1500 Tom Helms Road and stated that he had spoken with Planning Board about the commercial node. He is not pro-growth or a no-growth advocate. He stated that it is a fact that if we take the commercial node away it is a guaranteed way to end up like Waxhaw and Indian Trail. We should add more commercial to control growth strategically, and pick what kind of commercial we want. We will have power if we leave the node. There would be 100-150 houses built at Five Forks if we remove the node. In other places, they wanted no growth and you see what happened in Indian Trail.

Mr. Tom Crouch of The Moser Group stated that they own the parcel behind the store at the roundabout. They are against changing to single-family. They develop land in Union County and know where commercial should be. There is interest in a grocery store there. The response that commercial should only be on 601 is not a good option. The next possible route for sewer is Five Forks. Keep the density and commercial there.

Ms. LaNae Haigler of 1521 Tom Helms Road, stated that she has reviewed the proposed Land Use Plan and it shows that Five Forks is still in the plan. What is the hearing about? Mayor Baucom stated that the Council is required to hold a public hearing prior to approving a new Land Use Plan. Ms. Haigler stated that on the eve of Election Day, we should keep in mind the purpose of each form of government. It takes residents and all forms of government to define what a community will be. We look at the past and look forward to see how working together maintains a degree of democracy. We must recognize the needs of the entire community and how it has changed since the 1950's and 1960's. At that time, the status symbol was a paved road in front of your house; now we worry about stormwater runoff from that paved road.

Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved the minutes of the April 18, 2022 regular meeting.

Mayor Baucom exercised his right to move Agenda Item #9 up to Item #6, and recognized General Gary Wilfong with Samuel F. Keziah American Legion Post #535. Mayor Baucom stated that the Council will not make a decision at this meeting, as they need to check on legal matters regarding this request. Gen. Wilfong also recognized Mr. Mac Rushing with Post #535. He thanked Commissioner Broadaway for his prayer for freedom fighters and life as we know it. In 2017, construction began on the Legion post and he made a presentation to Town of Unionville in 2018, stating that the main assembly area has been named for Town of Unionville, due to our contribution. This donation enabled them to dry in the building. Piedmont Natural Gas made a contribution to enable naming rights to the kitchen. N.C. Representative Dean Arp sponsored a grant of \$250,000 for the post. 55,000 bricks and blocks were donated and they are getting closer to finishing the building and have passed a resolution to be in the building by Veterans Day, November 11, 2022. They have elected for a paved parking lot as opposed to 64 loads of gravel, so it will cost \$75,000 - \$100,000. The building will be available like a civic

center to be rented for functions and will seat 250 at tables or 350 in chairs in the 4,000-square foot assembly hall. They would appreciate any help the Town can give. Commissioner Simpson made inquiry as to whether \$150,000 will complete their building. General Wilfong confirmed that it will be mostly used for the paved parking lot, since they have received the \$250,000 grant from the state. Attorney Helms made inquiry as to the availability of a civic center. General Wilfong stated that the post will primarily be used by the Legion but will be available for rentals. Their bylaws specify no alcohol in the building, as required by the Keziah family, who donated the land. Mayor Baucom inquired as to the rental interest. General Wilfong stated that someone inquires weekly.

Mayor Baucom recognized Finance Officer Darrell Baucom who reviewed the Financial Report, a copy of which is appended to these minutes. He stated that the Balance Sheet reflects checking account and Certificate of Deposit balances. The funds from the ARP and Fire Department grant are segregated into separate columns. Revenue of \$107,000 will be transferred into the general fund, as the Council voted last month for revenue replacement for ARP funds. The fire department has not spent any of its grant at this time. In Profit and Loss Budget versus Actual, revenue is \$464,000 versus budget of \$300,000. In Expenses, contributions are over budget \$25,000 and he hasn't recorded the solid waste cost sharing of \$8,000. In ARP Budget versus Actual, he is required to report to the Council quarterly. Of \$215,000 budgeted, we have received \$107,634.37 and will receive \$107,634.37 in August; used for salary replacements. Regarding the SCIF grant, we have not received these funds, nor have we told the state how we will use these funds. In Transactions by Detail, the amounts spent last month includes \$7,792 in North Carolina League of Municipalities dues. Pending bills include Baucom's Lawn Maintenance for the first quarter, NFocus of \$1,050, attorney fees of \$2,905 and bonding of \$1,000. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved payment of pending bills.

Finance Officer Baucom recommended the following ARP procedures, a copy of which is appended to these minutes:

ARP Grant Project Ordinance
 ARP Capital Project Ordinance
 ARP Nondiscrimination Policy
 ARP Record Retention Policy
 ARP Property Management Policy
 ARP Eligibility Determination Policy
 ARP Conflict of Interest Policy
 Town of Unionville Personnel Policy

Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved the above policies as presented by Finance Officer Baucom.

Finance Officer Baucom reviewed the 2022-2023 Proposed Budget, a copy of which is appended to these minutes. This one assumes a payroll increase of five percent, but he has a second draft, as he received the cost of living and merit increase amount for similar-sized municipalities after the first version was prepared. The second drafter version is a salary increase of 8.5 percent. He assumes a \$.02/\$100 valuation ad valorem tax rate. The Fund Balance Appropriations shows \$218,000 into saving from ARP funds salary replacement. Contributions total \$110,000. Legal fees total \$15,000. Retirement is set by the state and based upon the clerk's salary. Solid waste cost sharing with Union County is \$8,000. He also included supporting documentation for these figures.

In the Profit and Loss Budget Overview, he recommends a cost of living and merit increases for staff of 8.5 percent, as NC League of Municipalities reports that figure for municipalities our size. This would raise payroll by \$3,000; FICA taxes by \$200 and Retirement by \$300. Mayor Baucom made inquiry as to the ARP funds decision and use. Mr. Baucom stated that the Town must make a decision as to how these funds will be used by December, 2024 and must use the funds by December, 2026. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved using the 8.5 percent salary increase for the 2022-2023 budget. Mayor Baucom set a public hearing for Monday, June 20, 2022 at 7:15 p.m. for the 2022-2023 budget.

Finance Officer Baucom presented the proposal estimate of \$7,200 from Wolf Trail Engineering for the expansion of Town Hall, the parking lot and compliance with ADA and other regulations, a copy of which is appended to these minutes. The SCIF grant of \$250,000 will be used for this project, as the requirement is to use only for property the Town owns. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved the quote from Wolf Trail Engineering.

Land Use Administrator Sonya Gaddy reviewed the proposed 2022 Land Use Plan, a copy of which is appended to these minutes. She stated that staff and Planning Board have both reviewed and made recommendations as to changes, and now a public hearing must be held prior to the Council approving the plan. Mayor Baucom set a public hearing for Monday, June 20, 2022 at 7:00 p.m. for the 2022 Land Use Plan.

In other business, Clerk Gaddy reported that our I.T. company, Seedspark, recently tried to replace the cyber protection on her laptop computer and found that its warranty ran out in 2019 and the deputy clerk's laptop computer's warranty ran out in 2010. Seedspark has provided a quote for two new laptop computers and supporting files for a total of \$6,759.39, a copy of which is appended to these minutes. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously approved the purchase of these two new laptops and files.

Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved vacation days of May 26 and 27, 2022 for Clerk Gaddy.

Commissioner Broadaway recommended rotating invocation responsibilities with all Commissioners in the future. The consensus was to approve that recommendation.

Mayor Baucom drew Council's attention to the list of 2022 Piedmont High School Outstanding Seniors and Male and Female Athletes of the Year. Mayor Baucom will recognize these students at their awards ceremony at Piedmont on Thursday, May 19, 2022.

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

Respectfully submitted,

Approved as to form:

Sonya W. Gaddy
Clerk

R. Kenneth Helms, Jr., Town Attorney