

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, July 18, 2022 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 Chad Simpson led the prayer of invocation.

Mayor Baucom called the meeting to order and welcomed those in attendance.

Mayor Baucom then recognized Unionville Volunteer Fire Department Advisory Board member Charlie Griffin, who presented a letter, a copy of which is appended to these minutes, describing a heroic grain-bin entrapment rescue performed last week in Mint Hill by three members of the Unionville Volunteer Fire Department, assisted by Mint Hill and Charlotte Fire Departments. Unionville obtained a specialized collapsible tube with grant monies from the state to perform such rescues, one of only two departments in the county who have these tubes. An auger is then used to remove the grain obstructing the victim. Many of the department volunteers were in attendance. Mayor Baucom recognized Chief Kevin Philemon and the entire Unionville Volunteer Fire Department as the Town's Person of the Month and gave gift cards to the three firefighters who performed this rescue—Garrett Adams, Chad Baucom and Matt Hinson. He told how proud we are of this department, and that this was a product of their many hours of training, which added up to a successful outcome for the victim. He asked all firefighters and their spouses to stand and the crowd gave a round of applause for them.

Mayor Baucom also recognized two Town residents, Miss Lily Grace Starnes, who was crowned 2022 Ultimate International Junior Teen and Miss Laney Horne, who was crowned 2022 Ultimate International Preteen as Unionville's Person of the Month and also gave gift cards to them.

There were no other public comments.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the minutes of the June 20, 2022 regular meeting. Attorney Ken Helms will revise the Executive Session minutes and asked Council to consider them at the August 15, 2022 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 Balance Sheet shows the cash balance as of July 16, 2022. The next page indicates Actual versus Budget for last fiscal year. Last month Council adjusted for changes and this shows normal operations budget-wise. He drew Council's attention to the ARP Budget versus Actual, SCIF Budget versus Actual and Unionville VFD Reimbursement Budget versus Actual. Significant items in Transactions Since Last Month include cost-sharing for Piedmont Waste site of \$8,000,

American Red Cross donation of \$3,500, Seedspark computers of \$6,800. In Pending Bills to be Paid, significant items are property and casualty insurance for 2022-2023, Union County Forester annual fee, legal bills for May and June, Baucom Lawn Care for the second quarter and North Carolina League of Municipality dues for 2022-2023 of \$7,448.00. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously approved the payment of these bills.

Mayor Baucom recognized Mr. Doug Buchanan with Wolf Trail Engineering, who gave a power point presentation, a copy of which is appended to these minutes. The purpose of the presentation is to give an update and receive comments from Town Council regarding the expansion of the current Town Hall. Mr. Buchanan reviewed the proposed layout, adding a new meeting room and basement storage room onto the back of the current Town Hall and converting the existing Town Hall into 4 new offices and paving the parking lot for a total price of \$1,148,749. The second option is to bring the current Town Hall up to code standards by adding American Disabilities Act bathrooms and removing the hallway, increasing exit doors and replacing hardware, replacing the existing ramp and paving the parking lot for a total cost of \$435,223. The first option may be used for a master plan for future development. Mayor Baucom confirmed that the SCIF funds from the state will be \$250,000 and the ARP funds are \$200,000. Attorney Helms made inquiry as to whether it is necessary to bring the existing building to code standards if we only add onto this building. Mr. Buchanan stated that we would still be required to meet current code even if we do nothing to the existing building. Mayor Baucom made inquiry as to our required timeline. Budget Officer Baucom stated that we need to have a plan in place by April, 2023 but there is no deadline for completion of the project. The consensus of the Council was to table this issue until the August 15, 2022 regular meeting.

Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously elected to enter into Executive Session to receive advice from their attorney, Ken Helms.

Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously closed Executive Session.

Mayor Baucom stated that the Council will table the Samuel F. Keziah American Legion fund request until such time Attorney Helms can provide some legal advice on this request.

Mayor Baucom reminded everyone of the Movie Night at Unionville Elementary School's walking track on Friday, August 26, 2022 at 8:15 p.m. Food sales and activities will begin around 7:00 p.m.

In considering Text Amendment TC-20-03, Section 220 of the Land Use Ordinance, Attorney Ken Helms reported that this proposed change has been tabled for several months. The Planning Board has given a favorable recommendation to the change. This deals with how residents can subdivide a tract of land from how it existed in 2003 when our Land Use Ordinance was adopted. Currently, lots with no road frontage may subdivide no more than two lots each

served by an exclusive easement. The proposal is to allow a change out of one tract of land—not just the parent parcel. An example would be if a landowner had 100 acres, he could divide two two-acre tracts with easements, leaving 96 acres. He could keep dividing the 96 acres perpetually until he has fifty two-acre tracts with easements. There is no limitation if the language is changed. Mayor Baucom made inquiry as to installing a public road. Attorney Helms noted the shape of the lot and the expense of a public road. Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved Text Amendment TC-20-03.

Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved vacation days of July 20-22 and August 3-12, 2022 for Clerk Gaddy.

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

Respectfully submitted,

Sonya Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney