

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

The Town Council of the Town of Unionville held its regular meeting on Monday, December 19, 2022 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Gene Price and Chad Simpson were present. Commissioner Jaren Simpson was absent. Town Attorney Ken Helms was also present.

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

Mayor Baucom called the meeting to order and welcomed everyone.

There were no public comments.

Upon motion duly made by Jeff Broadaway, seconded by Gene Price, Council unanimously approved the minutes of the November 21, 2022 regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. Mr. Baucom referred to the Certificate of Deposit, which was renewed in September and comes due in March, 2023. In Actual vs. Budget, ad valorem taxes of \$106,000 of \$141,000 have been collected. Franchise taxes are ahead of budget due to a recent deposit. Overall, revenue is \$289,000 versus budget of \$349,000 and \$218,000 has been added to savings. On the Expense side, contributions are \$5,175 and dues are below budget. Total expenses this year are \$90,000. Net basis income is \$198,000 so far. In Significant Bills Since Last Month, the Town paid Unionville Community Center utilities of \$4,330, had various tax collections, franchise taxes of \$59,665 and sales tax of \$6,370. Pending Bills include Helms Bennett Attorneys of \$1,235 and other small bills. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved payment of pending bills.

Mayor Baucom recognized Andrew Benton regarding the historic wall marker for the Unionville Elementary School bell. Commissioner Benton stated that this is a continuation of a project begun a few years ago to mark several historic places around the school. We erected a wall plaque marking the historic wall of the original high school. The bell is original from the 1886 school with a storied history and is currently being displayed with no indication of its history. Teachers walk their students around the campus teaching them the history of the school and Town. He asked that the Town continue the project and install a plaque visible for all who walk into the school, as many who move into the area don't know of the Town's important history. Commissioner Benton referred to the proposed wording, a copy of which is appended to these minutes. Commissioner Broadaway made inquiry as to a quote. Deputy Clerk Braswell referred to a rough estimate from the first wall-mounted marker we erected. Upon motion duly made by Jeff Broadaway, seconded by Andrew Benton, Council unanimously approved seeking

an updated quote for this historic wall marker for Unionville's bell. Commissioner Broadway stated that Edwin Elam made him aware of possible county funding through the historical society at last month's meeting. He is still investigating that possibility and will report back at the January 16, 2023 meeting.

The next item of business was to consider Text Amendment #TC-22-01, changes to the definition and references to produce stand in our Land Use Ordinance. Commissioner Broadway asked applicant Todd Baucom what brought up the idea to make this change. Mr. Baucom reported that Town resident Albert Murphy contacted him regarding leasing his family's property at 4702 Concord Highway (corner of C.J. Thomas Road and Concord Highway) as it is currently zoned B-4. So, Mr. Baucom contacted the zoning administrator and realized the restrictive language in Unionville's ordinance, so his parents have petitioned for a change to the wording which currently requires that the produce sold at a produce stand be grown on the same property. Mr. Murphy stated that his goal in the produce stand is to be as local as possible. He plans to offer eggs, honey, fresh meat, vegetables and fruits. Upon motion duly made by Jeff Broadway, seconded by Andrew Benton, Council unanimously approved the text amendment, as it is reasonable and consistent with the Land Use Plan adopted June 20, 2022.

In considering 2023 meeting dates, upon motion duly made by Chad Simpson, seconded by Jeff Broadway, Council unanimously approved the third Monday of each month at 7:30 p.m. as the regular Town Council meeting time.

In considering appointments for 2023, and upon motion duly made by Gene Price, seconded by Jeff Broadway, Council unanimously appointed Andrew Benton as Mayor Pro-Tem. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously appointed Ken Helms as the Town Attorney. Upon motion duly made by Jeff Broadway, seconded by Chad Simpson, Council unanimously appointed Darrell Baucom as the Town Budget and Finance Officer. Upon motion duly made by Jeff Broadway, seconded by Gene Price, Council unanimously appointed Sonya Gaddy as the Town Clerk, Tax Collector and Land Use Administrator. Upon motion duly made by Jeff Broadway, seconded by Chad Simpson, Council unanimously appointed Melody Braswell as Deputy Clerk.

Mayor Baucom noted the request and stated that Piedmont High School marching band will attend the January 16, 2023 regular meeting.

Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously entered into Closed Session for personnel matters.

Upon motion duly made by Chad Simpson, seconded by Jeff Broadway, Council unanimously adjourned Closed Session.

Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved Christmas bonuses the same as last year for staff members Darrell Baucom, Sonya Gaddy and Melody Braswell. Staff members thanked the Council for their generosity.

There being no other business, Mayor Baucom declared the meeting adjourned and wished everyone a Merry Christmas.

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney