

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, June 19, 2023 in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Gene Price, Chad Simpson and Jaren Simpson were present. 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 welcomed everyone and called the meeting to order.

In Public Comments, resident Lana Kirkpatrick introduced herself to Council as an applicant for Planning Board. She stated that she is interested in finding out what's going on in the Town and getting more involved. She has lived here all of her life except 2½ years for college and now resides in Presson Farms. She is interested in learning how things work in the Town.

Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved minutes of the May 15, 2023 regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who was in attendance through a Zoom call. Mr. Baucom stated that there are no real changes to the financial report. The cash balance is still strong. In Profit and Loss Actual versus Budget is ahead of budget on revenues primarily due to higher sales and use tax and interest income. On the Expense side, the Town is ahead of budget \$44,000. Overall, the Town's financial situation is good. In Transactions Since Last Month, the Town approved a \$15,000 donation to Unionville Lions Club and a \$5,000 donation to Union County Council on Aging. In Pending Bills, the largest items are a \$9,000 payment to Wolf Trail Engineering for Town Hall renovations, zoning fees and cyber liability insurance coverage. Upon motion duly made by Andrew Benton, seconded by Jeff Broadaway, Council unanimously accepted the Financial Report and approved payment of pending bills.

Mr. Baucom stated that the 2023-2024 Proposed Budget includes no changes from last month. Revenues and Expenses budgets both total \$860,000 and include a \$.02/\$100 valuation ad valorem tax rate. Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved the 2023-2024 budget. A copy of this is appended to these minutes. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved an ad valorem tax rate of \$.02/\$100 valuation.

Mr. Baucom stated that the 2022-2023 Budget Amendments have one change on the revenue side. Interest income is higher than anticipated due to a higher balance and interest rate. Upon motion duly made by Andrew Benton, seconded by Jeff Broadaway, Council unanimously approved the 2022-2023 Budget Amendments. A copy of this is appended to these minutes.

In considering the publication of 2022 Delinquent Taxes, Tax Collector Gaddy stated that due to the updates, the ad will not exceed \$467.04. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved publication of this ad on Wednesday, June 28, 2023 in the Enquirer-Journal newspaper.

In reviewing the NFocus contract for 2023-2024, Land Use Administrator Gaddy reported that the rates for Land Use Backup and Code Official remain the same as the previous year. Attorney Helms reported that this contract allows either party to terminate with 30 days' notice, as previously allowed. Commissioner Jaren Simpson made inquiry as to how often we use their services. Ms. Gaddy reported that we have received several complaints and are keeping Code Official Ganus busy, however, she has not had as many questions for Backup Harvey recently as she had been using him in the past. Attorney Helms also pointed out that we don't have the capability for these services in-house. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved the 2023-2024 NFocus contract, a copy of which is appended to these minutes.

Mayor Baucom recognized Mr. Matthew Rea with Union County Transportation Department, who reviewed the Critical Intersection Analysis update in conjunction with municipalities in Union County. This list is not finalized yet, and he will attend the Council's August 21, 2023 meeting for a final recommendation. This is the third time Union County has gone through this process since 2016. They submit approximately 15 intersections to the state for funding, and typically have 2/3 of their requests funded. There is a July 7 committee meeting to finalize the list and he or Bjorn Hansen will attend the Council's August meeting for adoption. They initiated an online survey for the entire county and received 2,900 responses from 14 municipalities. Most of the comments were regarding safety and congestion. Unionville had 63 responses. Overall, 88 percent of respondents supported the projects. Decisions are made based on crash data, traffic volume, congestion, bike lanes and constructability. The intersection at Unionville Indian Trail/Unionville Brief/C J Thomas Road is a major concern and has been added to the Top 15 list based on crash data and public comments. Concord Highway and Unionville Indian Trail Road is also in the Top 15 list. This is a preliminary list; the list will be finalized in August. Anyone can submit information to Bjorn Hansen through July. In October, CRTPO will consider 15 locations recommended for improvements. Commissioner Broadaway made inquiry as to how often previously developed designs get included for consideration. Mr. Rea stated that it depends upon the situation. If the intersection is having more issues, they would consider including it in the list of fifteen. Commissioner Jaren Simpson made inquiry as to whether they are looking more favorably at roundabouts. Mr. Rea stated that it also depends on the intersection. It is ultimately up to CARTPO and NC Department of Transportation. Morgan Mill Road and Old Camden Road was designed for a roundabout, but they wanted to get something there quicker due to the high crash numbers, so they installed an all-way stop. They may convert it to a roundabout later. He will ask Bjorn if crash incidents have decreased since the all-way stop. Mayor Baucom made inquiry as to whether there are plans to include Highway 601 and Sikes Mill Road intersection. Mr. Rea stated that this intersection has a corridor issue which would include road widening for instance. Attorney Helms made inquiry as to the meaning of "corridor issue". Mr. Rea stated that it is not limited to the specific intersection; the

problem is with the entire stretch of road whether it needs widening or something else. Commissioner Broadaway made inquiry as to how far they look into the future. Mr. Rea stated that they only look at what is happening at these intersections currently and they try to address those concerns.

Upon consideration of the Certificate of Sufficiency for Annexation #27, Noel Williams Park on Zebulon Williams Road, Mayor Baucom set a public hearing for Monday, July 17, 2023 at 7:15 p.m. prior to the regular meeting.

Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved Resolution to Direct Clerk to Investigate Annexation #28, 11 acres on Morgan Mill Road at Deese Road, owned by Hamada Eldin.

Mayor Baucom recognized Unionville Volunteer Fire Department Deputy Chief Matt Hinson, who referred to their request of \$22,094 for a Zoll CPR device, life band, charger, three batteries and carrying case. They evaluated two models, but the County Medical Director only approved this device. It allows the firefighters to strap it to the patient and takes the place of manual CPR. Manually, they perform two-minute cycles of 200 compressions and then switch firefighters, which requires 6-8 firefighters. They have a staff of five firefighters during the day and two on the weekends in addition to EMS. This device would allow two firefighters to do the work of eight firefighters and provide good CPR and better results. Mayor Baucom made inquiry as to the life of the device. Mr. Hinson stated that it depends on usage, but probably will last ten years or more. Also, there will be a price increase of 13-15 percent on July 1. Commissioner Price saw a demonstration of this equipment and was very impressed. Commissioner Simpson asked Commissioner Benton if Union County uses this equipment. Commissioner Benton stated that they do not have it but Waxhaw and Marshville have purchased one. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously approved a donation of \$22,094.00 to Unionville Volunteer Fire Department to purchase the Zoll CPR device before July 1, 2023.

In considering the Planning Board expiring terms, Gene Price made a motion to postpone these appointments until Planning Board has a recommendation for an alternate position. This motion was seconded by Jaren Simpson, but it was then withdrawn by Commissioners Price and Simpson. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved Planning Board's recommendations of Steve Outen to a second term and Doug Helms to a first term as Planning Board members.

Mayor Baucom reminded everyone of the upcoming festivities at Unionville on July 4th. Clerk Gaddy will provide a vehicle for Commissioners to ride in the parade.

Mayor Baucom also reminded the Council of the Union County Board of Elections filings for three commissioner seats.

In considering the Lawn Maintenance Contract, Attorney Helms stated that currently the Town has contracted with Baucom Lawn Maintenance since 2018 which is when Barbee Lawn Maintenance resigned. At that time, Council put a notice on the Town's bulletin board and by word-of-mouth that they were accepting bids. The Town has recently received an unsolicited bid for lawn maintenance, and it is the Council's pleasure whether to accept this and other bids. We are not required to advertise for bids, however, if we do, we are required to accept the lowest bid. After some discussion and upon motion duly made by Jaren Simpson, seconded by Jeff Broadway, Council unanimously agreed to table this item until the August meeting, when the Town Hall renovations are closer to completion, as there may be changes to be made to the contract as a result.

In other business, Clerk Gaddy reported that Union County Inspections requires that the Town Hall rear door include a panic bar. The current door will not support this bar, therefore, a new steel door matching the front doors is recommended for \$2,286.00, a copy of this quote is appended to these minutes. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved the purchase of a new rear door for \$2,286.00.

Also, Clerk Gaddy reported that the engineer has provided a quote for the replacement and installation of two new ceiling fans with light kits for \$1,142.00, a copy of this quote is appended to these minutes. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously tabled this decision until the July meeting for the attorney to consult the contract regarding the contingency provisions.

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