

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met on Monday, October 16, 2023 in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC at 7:30 p.m. Mayor Baucom and Commissioners Andrew Benton, Gene Price, Chad Simpson and Jaren Simpson were present. Attorney Ken Helms was also present. Commissioner Jeff Broadway was absent.

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 invited public comments.

Mr. Ronnie Whitaker, who owns 2223 Old Camden Road, a 14.2-acre tract, addressed Council. He stated that he hopes to build soon and applied for an accessory structure permit for farm equipment on Lake Twitty to store equipment. He was denied the permit as the Land Use Ordinance would not allow the building to be put where he wanted it. Section 185 states that it must go behind the residence. He respectfully disagrees and a local attorney agrees with him. He has filed a request for a text amendment so he can move forward to put his building up. He wants to be part of Town of Unionville and read Section 185 (b) to Town Council. This pertains to five feet and has nothing to do with requiring the building to be behind the house. He has contacted the Monroe City attorney. You can't see the property from Old Camden Road but he has a deeded easement. The house will be 1,500 feet from the road and he wants to put the building 500-600 feet from the house, but not behind it. You must go through two gates to get to his property line. He would like to have the attorney's opinion on the current wording.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the minutes of the September 18, 2023 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 stated that the Pinnacle statement was received later and should be \$13,880.39 higher due to interest of 4.84 percent. Investment Income should be increased by \$13,880, which equals \$41,000 in interest income fiscal year-to-date. The total income is \$159,621 versus budget of \$860,000. On the expense side, expenses are \$76,374. Net income is \$83,247. In activity since last month, large items are donations including \$3,000 to Turning Point, \$3,500 to American Red Cross, \$3,000 to Piedmont Breast Cancer Walk and the \$5,000 retainer for the Teramore lawsuit. The next big items are for \$102,000 to Miles-McClellan for the second building payment on the Town Hall renovations and \$2,500 to Baucom Lawn Maintenance. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously approved payment of pending bills.

The next item of business was to consider replacement of the Meraki firewall for Town Hall for \$1,167.69. Clerk Gaddy explained that it was destroyed over the summer and Seedspark tested it thoroughly and determined it had gone bad. Mayor Baucom made inquiry as to whether this would be covered by insurance. Mr. Darrell Baucom stated that it proved to wear out over time and would not be covered and the amount would be less than our deductible. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously approved the purchase of the Meraki firewall to be installed once power is restored at Town Hall.

Clerk Gaddy updated the Council on the upcoming Christmas festivities on Sunday afternoon, December 3, 2023. All festivities will take place at Unionville Community Center, 1004 Unionville Indian Trail Road since Town Hall is under construction. The Town will provide free spiced cider, coffee, refreshments and Unionville license plates inside the Community Center. We will have power at Town Hall so we can light the tree, but we are still awaiting an answer regarding lights on the building. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved Morgan Helms Photography to provide photos with Santa for \$373.63. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved Piedmont High School Marching Band to sell hot chocolate as a fund raiser this year and the Town will not provide free hot chocolate so as not to compete.

In considering a public hearing for Text Amendment #TC-23-01 for accessory structures, Mayor Baucom tabled this public hearing, as Planning Board has not made a recommendation, awaiting further research. This will give the Planning Board time to conduct their research and make decisions properly.

In other business, Attorney Ken Helms referred to a request from Griffin Farm and Landfill to expand their landfill and a letter of approval from the Town to do so. In 2004, his firm had a conflict of interest representing either the Town or Griffin Farm and Landfill and the conflict remains, as the parties and the conditions remain the same. He recommends contacting Tom Griffin with Parker Poe Law, as he represented the Town in the previous case and is familiar with the details of the case. The Town should respond to the request and needs advice on how to respond. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously directed Ken Helms to contact Tom Griffin regarding this issue.

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