

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met Monday, February 20, 2023 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Gene Price and Jaren Simpson were present. Commissioner Chad Simpson was absent. Town Attorney Ken Helms was present.

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

Mayor Baucom welcomed everyone, called the meeting to order and opened the floor for public comments. Resident LaNae Haigler addressed Council with questions and comments. She referred to last month's request from Piedmont High School Band Boosters, and the Council was very generous to donate \$8,000 to the band. She appreciated Mayor Baucom's inquiry as to other municipalities' donations. She stated that the purpose of local government is not to be a social services department, a bank or a lending institution. She also referenced the recent donation to Piedmont Breast Cancer Walk and asked if the Town set aside monies for donations annually, or if we have a limit to give to organizations. She stated that the money was mainly to be used for activity buses to go to band competitions and football games, and that we can't get kids to ride the school buses, but they'll jump on an activity bus and go somewhere. \$8,000 is a lot of money and is not being used for every man, woman and child within the Town. There is nothing wrong with saying no. The Town should set aside a certain amount of money each year and put a ceiling or come together with common ground. If not, they will come back next year asking the same or more. All monies given should benefit every man, woman and child in the Town.

Upon motion duly made by Commissioner Jaren Simpson, seconded by Gene Price, Council unanimously approved the minutes of the January 16, 2023 regular meeting and executive session the June 20, 2022 public hearings.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Statement, a copy of which is appended to these minutes. Mr. Baucom reminded Council that the Certificate of Deposit will mature on March 24, 2023 and he will search for higher interest rates. In Actual versus Budget for the year, income is \$368,000 versus \$349,000 plus \$218,000 set aside for savings, equaling \$560,000. Property taxes are almost to budget. On the expense side, total expenses are \$120,000 versus budget of \$349,000. Transactions Since Last Month include Wolf Trail Engineering \$7,000, Baucom Landscaping \$2,500 and Piedmont High School Marching Band Boosters \$8,000. Pending bills include Wolf Trail Engineering \$15,000 and himself for the new HVAC \$7,687. Commissioner Benton made inquiry as to whether the Unionville Volunteer Fire Department annual funds have been disbursed. Mr. Baucom stated that the \$60,000 has not been requested yet. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved payment of pending bills.

Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved the amended J.B. Watson & Co. audit contract for 2021-2022, as they have applied for an extension due to personnel problems and understaffing.

Mayor Baucom recognized Town Attorney Ken Helms, who stated that the Council had asked him to move forward with a local bill to waive certain provisions of a North Carolina statute to allow the Town to satellite annex Noel Williams Park on Zebulon Williams Road, as it does not border the existing Town limits. N.C. House Representative Dean Arp's staff discovered an existing local bill which applies specifically to Union County municipalities and allows the Town to annex properties that do not meet these requirements. Upon application from the current owners, the Town will be able to go through the process of annexation. Mr. Helms will advise the current owners of this development. No action is required from the Council at this time.

Mayor Baucom recognized Doug Buchanan with Wolf Trail Engineering, who shared a Power Point presentation with Council regarding the renovations to Town Hall. He stated that the bidding construction documents are 99 percent complete except for the electrical engineering. The current survey by Phoenix Surveying was shared with Council members, a copy of which is appended to these minutes. During 1-2 months of construction, Town Hall will be without power and fiber, so we won't be able to utilize the building, as the power pole in the center of the parking lot will be removed during the parking lot construction. The parking lot calls for 24 spaces including a ramp. The existing ramp, front porch and sidewalks will be demolished, and the ramp will be relocated to the front door and a four-foot sidewalk will be installed. Most of the neighbor's water will be diverted away from his home. Utilities will be underground. A natural gas HVAC will be installed behind the building and sewer lines will extend to the side of the building. He has noted the Emergency Vehicle route in the parking lot. New landscaping will be installed around the ramp and shrubs will be planted along the road. Bathrooms will be redesigned to meet ADA compliance. The kitchen bar and the cabinet to the left of the stove will be demolished and redesigned for storage. A microwave will be installed above the stove with a vent and a touchless filtered-water fountain will be installed. The cabinet under the sink will be removed for wheelchair accessibility. The Blessings Box and the bulletin board will be relocated. The front office will be 16.5 feet by 10 feet. The copy room will house a cabinet for electronics and will have storage built in. The front doors will be glass and steel with the Town Seal displayed. They will have electronic panic bars and will also be remotely opened, hand-wave opened and programmable to be opened and unlocked. The doorbell camera will be relocated to the front door. Six ceiling-mounted speakers will be installed along with wireless cameras for the Council and speaker. The existing monitor will be installed behind the Council and a new monitor will be installed on the front wall. The Council will have a new solid desk with power and microphones installed and the Town Seal on the front. The current roof will be replaced with 20-year shingles, gutters and downspouts. The assembly area beam will be reinforced with a 2" by 6" beam. The ramp will have manufactured rock veneer on both sides and a stone cap on the top with concrete stamping on the floor. The porch will be 6 feet by 6 feet. The HVAC will be delivered tomorrow. Duct work will be reworked, and smart floor registers will open and close depending on need. Overhead recessed LED lights will be turned

90 degrees from existing fixtures. Outdoor lighting will be replaced with two lights facing the building. Existing plumbing was not insulated properly and will be replaced, insulated and vent pipes will be relocated. The natural gas line from the meter to the unit will be replaced. Mr. Buchanan has also included an optional irrigation system. Mayor Baucom made inquiry as to the timeline. Mr. Buchanan stated that they will work with Finance Officer Baucom and the state programs to ask for bids in March, allowing 30 days for responses. Construction should take approximately four months.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, the Council unanimously approved participation in 2024 Deer Urban Archery Season January 13 – February 18, 2024.

Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved the 22” x 24” aluminum plaque for Unionville American Legion Hut for a total of \$453.69.

Mayor Baucom recognized Commissioner Andrew Benton, who stated that the Town’s Automated External Defibrillator is twenty years old, the software is outdated, and batteries are impossible to obtain. He referred to the three quotes, a copy of which is appended to these minutes, and recommended purchasing the Cardiac Science Powerheart G5 AED for \$1,795.00. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved this recommendation.

In other business, Commissioner Benton made a motion to disburse the annual Unionville Volunteer Fire Department funds of \$60,000 for trucks and equipment, as ours is one of the best departments around. Seconded by Jeff Broadaway, Council unanimously approved this motion.

Clerk Gaddy requested seven vacation days March 21- 29. There was no opposition.

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