

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, April 17, 2023 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and all Commissioners were present. Attorney Ken Helms was also present.

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

Mayor Baucom welcomed everyone and called the meeting to order. There were no public comments.

Upon motion duly made by Jeff Broadaway, seconded by Chad Simpson, Council unanimously approved minutes of the March 17, 2023 meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the financial statements, a copy of which is appended to these minutes. Mr. Baucom stated that the Certificate of Deposit has renewed with Pinnacle Bank at a variable rate tied to the federal funds rate. Currently, the rate is 4.73 percent, which will yield \$160,000 - \$170,000 annually in interest. He rounded the CD out to \$3,500,000. In Actual versus Budget, income is \$473,000 versus budget of \$349,000, with \$218,000 in savings. Expenses are at \$223,000 versus budget of \$349,000. Significant items include JB Watson \$10,480 for the annual audit and \$232,000 added to the Certificate of Deposit and MC2 Engineering fees of \$1,260, Baucom Lawn Maintenance for \$2,500 and DeAnna Rorie for \$240 for cleaning. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved payment of pending bills. Mr. Baucom also stated that he has the audit response letter JB Watson representative Deneal Bennett referred to last month, stating that the audit delay is due to staffing issues at JB Watson. This letter needs to be signed by Mayor Baucom and all Commissioners.

Mayor Baucom recognized Linda Robinson, President of American Legion #535 Ladies Auxiliary. They are requesting \$3,000 for the 2023 Heritage Festival on September 9, 2023 from 9:30 a.m. – 5:00 p.m. She stated that Jean Hastings, Julie Gregg and Brian Hinson are also in attendance. She reported that they hosted 66 vendors at Unionville Elementary School gym and parking lot, 10 games, a raffle and silent auction and raised \$7,000 at last year's Heritage Festival on Saturday, September 10, 2022 despite the rain. The funds were used to help finish the American Legion post. Their two primary goals are to serve the veterans and to serve the Unionville community. They stuffed Christmas stockings for veterans deployed overseas, supported the Miss Unionville pageant, honored military women in the community and helped nine military children whose parent(s) are deployed. Funds also assist a Piedmont High School young man who will participate in an oratorical contest on Americanism. Mr. Brian Hinson stated that there are lots of new people in Unionville who don't know what it was like when the Town chartered in 1911 as an agricultural-based community. They want to have exhibits in the Unionville School cafeteria during the Heritage Festival showing how the Town began compared to how it is now. Jim Baucom's children are working on a history of Mr. Jim's store. He asked

that the Mayor and all of the Commissioners speak at the festival regarding the Town's heritage. Ms. Robinson stated that there are costs involved--\$730 to rent the school, \$161 for insurance, prizes for kids' games and fees for 2-3 bands. They are asking for \$3,000 from the Town. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved a donation of \$3,000 for American Legion Post #535 Ladies' Auxiliary Heritage Day Festival.

Representatives from Council on Aging in Union County, Unionville Lions Club and Piedmont High School football will attend the May 15, 2023 regular meeting.

Deputy Clerk Melody Braswell reviewed the three quotes for the aluminum historic Unionville School bell marker. Anson Sign Company quoted \$4,941.60 installed ; Lake Shore Industries quoted \$2,331.24 plus shipping, taxes and installation and Signs Now quoted \$4,116.93. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved the quote of \$4,116.93 by Signs Now for this historic marker.

In other business, Mayor Baucom recognized Engineer Doug Buchanan with Wolf Trail Engineering, who reviewed the five formal bids received Thursday, April 13, 2023 for the Town Hall renovations, a copy of which is appended to these minutes. This opportunity was advertised publicly and opened to two minority contractors, who both chose not to bid. He also reviewed the four alternates, a copy of which is appended to these minutes. Mr. Buchanan recommends approving the lowest bidder, Miles-McClellan Construction, whose total base bid is \$575,000.00 and includes a contingency allowance of \$20,000.00, with a completion time of 135 days. There were a total of 23 contractors interested in the bidding process. Mr. Buchanan reminded Council that the power and fiber access will be cut off once construction begins. Finance Officer Baucom made inquiry as to the bond cost and permitting fees. Mr. Buchanan stated that building permits and bond cost are included in the contract price.

Mr. Austin Sorg of Miles-McClellan Construction addressed the Council and stated that he has been with Miles-McClellan for six years, and the 45-year-old business is family-owned and in the second generation of ownership. Their office is located in Matthews, NC and they handle projects from \$100,000 - \$45 million. They also have a bond covering project costs.

Commissioner Broadaway made inquiry as to the timeline required for the bids and alternates. Mr. Buchanan stated that these bids are good for 120 calendar days and they could execute the contract at that time, however, contractors need to lock in their prices soon as construction costs fluctuate. He also drew Council's attention to the quote from Stonehaven Sight and Sound, who will provide six speakers overhead and microphones for all Commissioners and the speaker, along with the mixer board controlled by an Apple Tablet. The Tablet must be purchased separately. Skip Jackson, formerly of Holloway's is the owner of this company and installed the Town's current recording system.

Mr. Buchanan stated that North Carolina General Statutes require that the Town must accept the lowest responsive bidder. M&M Construction was on time, provided all the information requested, he has worked with them before and they did a good job. Mayor Baucom made inquiry as to asphalt versus concrete for the parking lot. Mr. Buchanan stated that concrete will last 50 years and it will be somewhat cheaper; asphalt will need maintenance within 10 years. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the Miles-McClellan quote for \$575,000.00 and accepted all four alternates, totaling \$656,400 and a timeline of 149 days. Upon motion duly made by Andrew Benton, seconded by Jeff Broadaway, Council unanimously accepted Stonehaven Sight and Sound quote for wireless microphones totaling \$14,891.00.

Commissioner Price made inquiry as to when the construction will begin. Mr. Buchanan stated that he will meet with Austin Sorg of M&M, put the last addendum on the drawings and apply for building permits from Union County. Construction will take 135 days and they are bonded and insured. Commissioner Simpson made inquiry as to what our alternate plans are for Town Hall and Council meetings. Unionville Volunteer Fire Department Board approved Station #22 at 3229 Concord Highway as office and meeting space for our needs. Finance Officer Baucom made inquiry as to the payment schedule. Mr. Buchanan stated that there will be a monthly bill the contractor will send to him for review and he will send it to Mr. Baucom for payment. He will make sure Mr. Baucom has it by each month's meeting time.

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