

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met Monday, July 17, 2023 at 7:30 p.m. in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Mayor Baucom and all Commissioners were present. Town Attorney Ken Helms was also 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 and called the meeting to order. He opened the floor for public comments.

Judy Latham, 2328 E. Lawyers Road, Monroe, addressed Council. She stated that she doesn't know much about the meetings but wanted to be here and find out more about Noel Williams Park. She would love to see the Town have a park and this is a good place to start. She admires Fairview with theirs and we have a good community to do good things as well.

Wendy Griffin, 603 Ivah Lee Way, Monroe, addressed Council. She addressed the topic of light kits and ceiling fans on the agenda. She wants to express to the Council that at some point a sound system and the capability to live-stream meetings. She asked the Council to make a conscious effort to commit to do that as during the fall and winter, some can't attend meetings due to the fact that they don't drive at night or don't have transportation. The Town is gracious to come and have these meetings, take notes and review it the next month and then upload to the website. There is a lapse in time and everyone is not accessible to the website. To make a commitment to doing that—does that require a vote? The ceilings are low in Town Hall, if we would be put fans, that would add commotion and noise and she thinks that would affect live-streaming and someone's ability to hear.

LaNae Haigler, 1521 Tom Helms Road, Monroe, NC, thanked Town Council for doing something really good last month. Gene Price made a motion to donate extra money to the Lions Club so the July 4th barbecue could be sold from \$15 to \$10 this year. You helped offset the cost for all who wish to participate. It was a fine thing to do to help families, to help bring the cost down. It's one of the best decisions I've seen you make. She was apprehensive going from \$10,000 to \$15,000 but saw the good to help 7,000 citizens who had access to it. Anytime we can lower the cost for families is a wonderful thing. That was one day per year. She asked that they strive for the other 364 days per year to help all citizens of the community to lead a better family life with values she thinks are instilled in all. Keep the Town of Unionville a loving community of togetherness and help each other keep the cost and still have quality of life we are accustomed to. If we do that, we'll have a much better community.

Marcella Wallace, 7325 Cotton Ridge Drive, Monroe, NC. She lives behind Noel Williams Park and is not sure about the annexation, although she read a lot about it online. She wants to know how it affects her land and she is concerned that the quality of life is not affected, and her property is not affected. They must pick up trash on their property and they have livestock and horses they are concerned about.

Susanne Rape, 7325 Cotton Ridge Drive, Monroe, NC stated that she doesn't know about annexation but wants her livestock to be protected. They have people from the park on their land and trash on their property. She wondered if we have a future use for that property and asked if we had any trouble with her having a fence on her property. She had a horse shot and killed there before and she doesn't want people feeding their livestock. She asked about officer patrols at the park. Also, the park lights affect her sleeping when they are left on.

Doug Buchanan, Wolf Trail Engineering, gave a quick update on the Town Hall renovations. We are in the process of obtaining the Union County permit. Environmental Health required us to hire an engineer to inspect the septic tank and absorption field and we chose to also pump the tank. The tank has numerous roots and he doesn't think it's worth repairing and recommends a cast concrete septic tank replacement. He hopes this is our last obstacle. Demolition on the interior is complete and the front steps have been demolished also. He is asking for permission to apply to replace the septic tank. Mayor Baucom stated that they will discuss this during Item Number 7 of the agenda.

Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved minutes of the June 19, 2023 budget public hearing and regular meeting.

Mayor Baucom recognized Budget and Finance Officer Baucom, who referred to the Financial Report, a copy of which is appended to these minutes. Mr. Baucom reported that the interest income on the CD for June is \$13,715, which was added to the money market balance. This account has an annual yield of 4.73 percent. In Activity versus Budget, he has adjusted the Fiscal Year 2022-2023 budget to include the \$22,000 contribution last month to the Unionville Volunteer Fire Department for the CPR device. Transactions Since Last Month include Wolf Trail Engineering of \$9,000, Unionville VFD donation of \$22,000, lost check replacement of \$60,000 and Unionville VFD reimbursement for safety equipment and training of \$50,000. Pending Bills include \$8,000 to Piedmont Solid Waste for 2021-2022, Urban Forester of \$3,593, Miles-McClellan Construction of \$31,200, Baucom's Lawn Maintenance of \$2,500 and UNC School of Government of \$978. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved payment of pending bills.

The next item of business was the consideration of Voluntary Annexation #27, Noel Williams Park, 39.7 acres, owned by Piedmont Recreation Association located at 3504 Zebulon Williams Road. Unionville's Planning Board will make a recommendation of zoning at their August 7, 2023 meeting. Land Use Administrator Gaddy reported that a recreation field is allowed in RA-40 zoning with a Special Use Permit, per the Town's Table of Uses. Additionally, the Town has 60 days to apply zoning once it approves an annexation. Mayor Baucom noted that Union County Sheriff's Office will provide law enforcement for the park. Commissioner Broadaway expressed that this would be a positive for the community and understands the concerns regarding livestock. This is an issue between property owners, however. Attorney Helms reminded the Council that they are voting to annex the property into the Town, not take over the Recreation Association. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved Annexation #27, Noel Williams Park into the Town of Unionville.

In other business, Doug Buchanan of Wolf Trail Engineering stated that the two existing ceiling fans in Town Hall have curved blades, indicating they need replacement. They looked at two fans and recommended the whisper quiet fan with the light kit. Fans would be flush mounted onto the ceiling and there would basically be no noise from them on low or medium, but the light kit would extend approximately 10 inches from the ceiling. Mayor Baucom made inquiry as to most public buildings installing ceiling fans. Mr. Buchanan reported that most public buildings have ventilation built in. The

HVAC will be reworked for perimeter air flow, but there will be nothing in the middle of the room without ceiling fans. Jaren Simpson stated that family members have these fans and they are quiet. Jeff Broadway made inquiry as to whether they are required to meet code regulations. Mr. Buchanan said they are not required. Commissioner Chad Simpson recommended that the Council table this item until next month.

Regarding the septic tank issue, Jaren Simpson made inquiry as to the price of a new septic tank. Mr. Buchanan did not get a response from the contractor but estimates \$5,000 for a concrete tank. This would come from the contingency budget of \$20,000. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously approved the replacement of the current septic tank with a concrete tank.

Mayor Baucom noted that Turning Point will be in attendance at the August 21, 2023 meeting.

Mayor Baucom reminded everyone of the Board of Elections filing schedule July 7 – 21, 2023 for three commissioner seats.

Clerk Gaddy certified the sufficiency of Annexation #28 located on Morgan Mill Road near Deese Road, owned by Hamada Eldin. Planning Board will make a zoning recommendation at their Monday, August 7, 2023 meeting. Mayor Baucom set a public hearing for this annexation for Monday, August 21, 2023 at 7:15 p.m.

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