

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville met on Monday, September 18, 2023 in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC at 7:30 p.m. 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 Benton led the prayer of invocation.

Mayor Baucom welcomed everyone, called the meeting to order and invited public comments. There were none.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the minutes of the August 21, 2023 regular meeting and executive session.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Statement, a copy of which is appended to these minutes. Mr. Baucom reported that the Town's cash balance is strong. We received \$14,000 in interest last month from Pinnacle Bank on the Certificate of Deposit. In Actual versus Budget, total income is \$119,000 and we are starting to receive franchise taxes and ad valorem taxes and investment income is strong. On the Expense side, total expenses are \$48,298 and income so far is \$70,000 for the fiscal year. Significant items since last month include Interlocal Property and Casual Insurance of \$6,552, Stonehaven Sound for \$10,700 and we received \$49,000 in franchise taxes for the month. Pending bills include South Data for property tax bills. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved payment of pending bills.

Mr. Baucom also brought the Council's attention to a resolution for cybersecurity evaluation through North Carolina League of Municipalities. Since the Town received ARP monies, we are also eligible to have them evaluate our cybersecurity, internet and computer systems and make recommendations for improvements. They also offer grant writing and options to find available grants. All of these services are free of charge and covered by the ARP funds. Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously adopted the Resolution To Approve Accounting Services, Cybersecurity and Technical Assistance Memorandum of Agreement, a copy of which is appended to these minutes.

Mayor Baucom recognized Doug Buchanan with Wolf Trail Engineering for an update on Town Hall renovations. He brought good news—the building permit has been received from Union County. Construction is going on; 90 percent of the interior demolition is completed; 95 percent of the mechanical system is completed. They are awaiting inspection of the new walls this week. The new completion date is January 8, 2024, depending on weather and code requirements. He reported that the septic tank inspection and replacement totals \$7,256. He referred to the quote to convert the left door to a window for \$1,932 and the PSI proposal for

material testing required by Union County for the parking lot of \$5,750. The PSI proposal could be reduced, depending on the testing itself. The PSI testing will be paid separately, but the septic and window conversion would come from the \$20,000 contingency budget. The septic drain field will not require any improvements. Any tests that fail will be paid for by the contractor. Commissioner Jaren Simpson inquired as to the location of the septic tank and drain field. Mr. Buchanan reported that the tank is in the front of the building and is currently flagged with orange flags; the drain field runs behind the building. Commissioner Simpson inquired how long Union County has required this, but Mr. Buchanan did not have the answer to that question. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the septic tank replacement of \$7,256, the conversion of the existing door for \$1,932 and the parking lot inspection of \$5,750.

Mayor Baucom recognized Kristen Dickson with Turning Point. She thanked the Town for their past support and reported that Turning Point operates the Children's Tree House Advocacy Center for children who are sexually or physically abused or witness trauma at home. They spent \$44,000 on this center last year and their federal funding has declined, although there is a rise in the need. They offer prevention education in all elementary schools also. They are asking for a donation of \$4,000. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved a donation of \$3,000 to Turning Point.

Mayor Baucom recognized Disaster Program Manager Karen Long with American Red Cross. She has worked with American Red Cross for 36 years and covers Union County and Cabarrus County. They offer assistance with family fires, windstorms and other disasters. Most of their representatives are volunteers. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously approved a donation of \$3,500 to American Red Cross.

Mayor Baucom recognized Piedmont Community Breast Cancer Walk organizer JoAnn Connell. She thanked the Town for their contribution last year and stated that it was put to good use by supporting families who have been affected by this disease. This is the 20th year of the walk, and it provides a great community a chance to come together to create awareness to teach about the disease and raise funds to help those struggling and need support. She invited everyone to attend the faith-based program and walk on October 21 at 8:00 a.m. in Piedmont High's football stadium. Commissioner Broadaway asked if they were aware of a state program for breast and cervical cancer victims, which provides support for the under- and uninsured. Mrs. Connell was not aware of that program. They are requesting a donation of \$3,000. Upon motion duly made by Andrew Benton, seconded by Chad Simpson, Council unanimously approved a donation of \$3,000 to the walk.

The next item of business was to consider retaining co-counsel for the Teramore lawsuit. Attorney Helms reported that an appeal has been filed for the rezoning and Attorney Stephen Bennett previously worked on the transcript for this case. A brief will take approximately 25-30 hours to prepare and Mr. Helms needs assistance and feels Mr. Bennett will be a good fit and a savings to the Town. His contract is appended to these minutes and includes a \$5,000 retainer which he will bill against, which is not unusual. Some of the groundwork has been done and Mr.

Bennett was involved with the appeal previously. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved the contract with Attorney Stephen Bennett for services regarding the Teramore litigation.

Clerk Gaddy reported that this year marks the 25th anniversary of the Town's recharter and suggested that we provide a giveaway at the annual Christmas tree lighting and parade. She provided four options of license plates and key chains which would bear the Town Seal. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved the purchase of 750 plastic license plates from LogosPlus by Lynn to be given away at the Christmas tree lighting.

In other business, Deputy Clerk Braswell made inquiry as to whether Town Hall will have electricity to light the tree during the Christmas season, since the renovation completion date is January. Other options would include a generator or an LED tree in the Community Center gazebo. We need to start thinking about this issue. Doug Buchanan will check to see if Town Hall will have a saw service to allow the lights on the tree and building.

Mayor Baucom reported that LendEDU ranked the Town of Unionville as the safest city in North Carolina to live, so he gives a shout out to all citizens of the Town who make this possible.

Commissioner Jaren Simpson stated that he was approached by American Legion Commander John Brewer and Sons of the Legion President Brian Hinson regarding the size of the July 4th and Christmas parades and who should be allowed in the parades. Commissioner Simpson advised them to contact the Unionville Lions Club regarding the July 4th parade but stated that the Town could assist with vouchers for eligible participants and post information on the website. They also stated that parking is an issue for these events. Commissioner Broadaway suggested we help facilitate a meeting in January between two commissioners, a Lions Club representative and a Legion representative.

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