

## **TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville held its regular meeting on Monday, March 18, 2024 at 7:30 p.m. in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Mayor Baucom and Commissioners Jeff Broadaway, Gene Price and Jaren Simpson were present. Attorney Ken Helms was also present. Commissioners Andrew Benton and Chad Simpson were absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Mayor Baucom asked Rev. Bob Evans of Union Chapel Missionary Baptist Church to lead the prayer of invocation.

Mayor Baucom called the meeting to order and welcomed everyone and then invited public comments.

Ms. Cheryl Monroe, with Unionville Community Center addressed Council, thanking them for their past support and presenting an estimate for new LVP flooring for the Community Center, as it has been several years since new flooring was installed and several tiles are breaking. She received two quotes which were comparable and presented the quote from Jeremy Pressley to Council. She stated that the Community Center can't handle an expense this great and asked if the Town could help offset the cost in any way. She has a sample of this flooring, which only requires mopping. She investigated the repair of the current floor but found that, due to the age of the floor, some contractors were not interested and even advised that the Board would not be satisfied. Further, the matching tiles are no longer manufactured but repairing the current floor would cost \$1,500 - \$2,000. Mayor Baucom advised Ms. Monroe that Council can discuss after other business.

Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved the minutes of the February 19, 2024 meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom for the Financial Report, a copy of which is appended to these minutes. Mr. Baucom stated that the Balance Sheet reflects payments made today in Pending Bills To Be Paid. The substantial payment to Miles-McClellan reduces the Truist account to \$90,000 so he will transfer funds prior to the April meeting. In Investment Income, interest of \$113,000 is due to good interest rates; ad valorem taxes are above budget at \$148,000 and total revenues are \$520,000. Expenses of \$187,000 show cash flow positive of \$332,000 not counting the Town Hall renovation. In Transactions by Account, the big item is the outgoing Arnold & Smith reimbursement to the trust account for legal fees. Large deposits are due to sales and use taxes of \$7,200 and franchise taxes of \$47,000. Large payments in Pending Bills include \$2,796.50 to Professional Services Industries and the sixth and seventh installments for Miles-McClellan for Town Hall renovations. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved payment of pending bills.

Miss Unionville Pageant Director, Julie Gregg, introduced the 2024 Miss Unionville Court: Legion Queen Aubree Evans, Litle Miss Tyla Hinson and Young Miss Emma Warwick. Junior Miss Emma Grace Ballard, Teen Miss Hannah Moore and Miss Unionville Ayden Horne introduced

themselves. Miss Unionville also recited her Patriotic Speech to the Council. Mrs. Gregg stated that they are currently looking for community service projects in which to participate.

Mayor Baucom recognized Mr. Jerry Adams as Unionville's Person of the Month with a plaque and a gift certificate. Mr. Adams has served as the Planning Board chairman and an alternate on our Board of Adjustment for several years and we appreciate his service to the Town.

Mayor Baucom recognized Rev. Bob Evans from Union Chapel Missionary Baptist Church, 621 Lawyers Road. He distributed a history of the church and recognized Deacon Ernest Croutch who is also Sunday School Superintendent, Treasurer Deidre Morrow, Missionary Overseer Alice Morrow and his wife, Robin Evans. He is requesting that the Town consider the church as a historical landmark in Unionville. This year begins their 148<sup>th</sup> year. Two of their deacons, Thomas Croutch and Wilton Mears, attended the school when the church was a school. Mayor Baucom asked if they want a historical marker at the church. Rev. Evans responded they would love to have one. Commissioner Broadaway stated that we have been working with the county and he feels 147 years would qualify for a historical marker but the only ones we've erected are at Unionville School. He encouraged the church members to look at those and work with Clerk Gaddy to develop wording for theirs to remain consistent with the current markers. Mayor Baucom asked if they had a deadline. Rev. Evans stated their celebration will be held May 18 and 19. Deputy Clerk Braswell was not certain if we can have a marker in two months, but if not, we can have a mock-up for their celebration. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved a historical marker for Union Chapel Missionary Baptist Church.

The next item was to consider the repeal of 45 miles per hour speed limit and adoption of 35 miles per hour speed limit on Sikes Mill Road at Piedmont High School, in effect 30 minutes before to 30 minutes after school begins and ends on school days only. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved the repeal and adoption of these speed limits. A resolution was not requested by the NC Department of Transportation.

Mayor Baucom recognized Doug Buchanan with Wolf Trail Engineering, who updated the Council on the Town Hall renovation. He reported that they requested that Phoenix Surveying assist with the cost of the extra stone. Phoenix re-surveyed the site and parking lot and realized their original survey was correct. Most of the parking lot was according to the drawings but one side was higher than the drawings. Superintendent Kyle Parsons also checked to verify that the survey was indeed correct and the grading subcontractor made the mistake. The letter he drafted describes what happened, a copy of which is appended to these minutes. It does not include a number request from the Town. Commissioner Simpson made inquiry as to who did the grading. Mr. Buchanan did not recall. Finance Officer Baucom made inquiry as to the cost of the stone. Mr. Buchanan stated it was \$7,000. Commissioner Simpson asked the number of tons or truck loads. Commissioner Price stated they were told it was \$1,000 per load, which equals seven loads. If compared to what was charged, this equals 25% more stone than originally planned. Commissioner Simpson stated that he rode by several times in November and December and it seemed too deep to him; he asked if Mr. Buchanan noticed the same. He also asked what was done with the dirt. Mr. Buchanan stated that the contractor asked that the depths be verified and he was told they were correct; also the contractor is required to remove the dirt from the site, and it is their choice at that point. Commissioner Simpson stated that if we had known the grading

was wrong, why not bring the good soil back for fill? Mr. Buchanan stated that it would have added to the timeframe and pushed the completion date further out and this was the fastest way to correct the error. Commissioner Simpson summarized that it was better to spend \$7,000 on stone gravel than to return the dirt. Mr. Buchanan couldn't say which was better or worse; this is just the way it was done, as he was told the survey was incorrect. He doesn't know the number of tons used for fill. Commissioner Price said we were told it was \$1,000 per load so there were seven loads. Commissioner Simpson stated that he called McCollum Trucking today and ABC stone is \$603 per load delivered anywhere in Union County for a 15-ton load, so he has issues with \$1,000 per load. Commissioner Simpson read, "according to the payment of \$28,500, which equals 47 truckloads of rock times 15 tons per load." It doesn't add up. Commissioner Broadaway agrees with Commissioner Simpson and also had concerns last month regarding the kitchen cabinets being torn out resulting in an extra \$2,800. Mistakes happen, but we shouldn't be liable for someone's mistakes. Mr. Buchanan stated that he did not measure the cabinets and intended to reuse them, but they were 36 inches tall and ADA requires less than 36 inches. The contractor modified the cabinet around the sink for wheelchair capability, resulting in the additional \$2,800 cost. Commissioner Broadaway stated that this comes back on the plans, not on the Town. He struggles with the contingency fund having been depleted. Commissioner Simpson stated that these mistakes shouldn't be happening. Commissioner Price made inquiry as to whether the letter has been sent to Miles-McClellan. Mr. Buchanan stated that it has not been sent yet. Mayor Baucom asked Attorney Helms if we needed a motion and vote for the letter to be sent. Attorney Helms stated they need both, but they can also add something to the letter if desired. The Town should be clear about what they expect. After some discussion, Commissioner Price made the motion to send the current letter to Miles-McClellan and table the issue until we hear from Miles-McClellan. Commissioner Simpson seconded the motion and the vote was unanimous.

Mr. Buchanan stated that light poles were being installed in the parking lot today; the sidewalks have been poured; wood base is being installed today and tomorrow and they plan to finish by the end of the month. The stone veneer installation will begin tomorrow. The door hardware will be shipped out April 6<sup>th</sup> or 7<sup>th</sup>, but shouldn't hold up anything. Also, landscaping will begin the last week of March.

Commissioner Simpson made inquiry as to the water coming through the parking lot and washing the neighbor's yard away and asked about a storm drain controlling it away from the neighbor. Mr. Buchanan stated that 85 percent of the water will go to the curb, hit the swell and go down on the other side of the property. They considered a storm drain but feel this is a drastic improvement. Commissioner Simpson stated that the water will follow the concrete down the hill and it might need to be looked at later. Mr. Buchanan said the curb has a tilt to push the water back on our property; it can be looked at later and a storm drain could be installed in the future. He stated that the neighbor is thrilled with the new design.

There being no one from Union County Urban Forester, Jeff Broadaway, requested that this item be tabled until the April 15, 2024 meeting, when someone can be present.

Mayor Baucom invited Unionville Community Center Cheryl Monroe back to the podium, and asked if she had a timeline in mind. She does not. Mayor Baucom made inquiry of Finance Officer Baucom regarding the upcoming state monies' stipulations. Mr. Baucom stated that there

are no stipulations we must own the property; we must simply provide a scope of work by October, 2024. Mayor Baucom made inquiry of Attorney Helms whether she would need three estimates. Attorney Helms did not think it would be required. Finance Officer Baucom also stated that he has issued a check for \$4,300 for 2022 utilities which has not been cashed, and will reimburse 2023 utilities of \$4,500 and another \$4,500 for 2024 utilities would equal \$13,000. Ms. Monroe stated that the Community Center Treasurer has an issue locating the 2022 check so Mr. Baucom will put a stop-payment on it and re-issue that check to Ms. Monroe. The consensus of the Council was to reconsider this request at the April 15, 2024 meeting.

In other business, Attorney Helms drew Council's attention to the Resolution for Union County to Reconsider its Decision to Remove Floridation from the County Water Supply. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved this resolution.

Attorney Helms also reported that Teramore Development took a dismissal of their zoning appeal of the Dollar General decision. This means that the case is over and he asked Arnold & Smith Attorneys to hold off drafting the brief, so he is confident we will receive most or all of the trust account reimbursement.

In other business, Clerk Gaddy recommended 52 new plastic chairs for Town Hall totaling \$2,974.02, a copy of the quote is appended to these minutes. She also recommends that the Town donate the existing cloth chairs and plastic tables to the Unionville VFD. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously approved the purchase of these chairs.

There being no other business, Mayor Baucom declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney