

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville held its regular meeting on Monday, December 18, 2023 at 7:30 p.m. in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Gene Price, Chad Simpson and Jaren Simpson were present. Attorney Ken Helms was also present. Commissioner Jeff Broadaway was absent.

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

Mayor Baucom welcomed everyone, called the meeting to order and welcomed public comments. Union County resident Edwin Elam addressed Council and came to check on his friends in Unionville, where refreshments are low, so he gave a cash donation of \$25.00 for this purpose. He wishes God's blessings on the Town.

Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved minutes of the November 20, 2023 regular meeting.

Mayor Baucom recognized Budget and Finance Officer Darrell Baucom, who referred to the Financial Report, a copy of which is appended to these minutes. The Balance Sheet shows a cash balance of \$300,000. Cash is going down each month due to payments for Town Hall renovations. The money market account is earning 4.45% interest rate. Interest Income Year to Date is almost \$71,000 with ad valorem taxes of \$93,000. Total income is \$341,000. In Expenses, payroll and Professional Fees are the large items. Net income is \$229,000 in the general fund. In Transactions Since Last Time, Miles-McClellan was paid \$55,000 last month for Town Hall renovations, various collections of ad valorem taxes and franchise taxes of \$59,000 for the quarter. Pending Payments include Wolf Trail Engineering of \$2,000; plan review for Martin Ridge subdivision of \$2,100; Duke Energy to move the power pole of \$3,000; \$75,000 to Miles-McClellan. Finance Officer Baucom reported that J.B. Watson has completed the annual audit and will be here in January to present their results. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved payment of pending bills. Finance Officer Baucom also drew Council's attention to the Capital Project Ordinance for \$250,000 for Town Hall updates to approve receipt of funds. Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously approved the capital project ordinance for \$250,000. He reported that he anticipates another \$250,000 from this year's legislature which has been approved and the Council must decide on applying these funds. Approved expenditures would include the Fire Department or Noel Williams Park or other needs of the Town.

The next item of business was to consider Text Amendment #TC-23-01. Land Use Administrator Sonya Gaddy presented the Staff Report, indicating that this text amendment is to revise the location of accessory structures on residential properties, allowing larger tracts of land to erect accessory structures at their discretion on the lot, so long as it meets setbacks. Currently,

the ordinance allows accessory structures within a five-foot setback in front and rear so long as the accessory structure is entirely behind the primary structure. This amendment will apply to the entire Town, and it is Town Council's decision. At their December 4, 2023 meeting, Planning Board recommended that Section 185 (b) (3) be added to the Land Use Ordinance as follows:

“If the accessory building is on more than five acres of land, is not visible from the roadway and meets the setback requirements set forth in Section 184, then the accessory building may be placed anywhere on the tract of land.”

Mayor Baucom stated that there are several accessory structures in the Town and the Council might consider adding a distance calculator to the amendment, such as lots two acres or larger may place accessory structures in front of or beside the primary structure so long as the accessory structure is located 300 feet from a public road and setbacks are met. Commissioner Jaren Simpson liked the idea of cutting the lot size down and adding distance from a public road, as easement lots are also required to be two acres in size. Commissioner Benton made inquiry as to the distance from the primary structure to the accessory structure. Land Use Administrator Gaddy stated that this measurement is not required; only setbacks from property lines in Section 185. Commissioner Jaren Simpson stated that 300 feet is a fair requirement for distance from a public road. Commissioner Benton also stated that the two-acre minimum is less restrictive and is fairer than the five-acre minimum. It will also provide consistency throughout the ordinance. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved Text Amendment #23-01 adding the following wording to Section 185 (a):

“Provided that the accessory structure meets the following criteria:

- 1. Is on two or more acres of land; and*
- 2. Meets the setback requirements in Section 184, and*
- 3. Is a minimum of 300 feet from the centerline of a public road or privately-maintained subdivision road, then the accessory structure may be placed anywhere on the tract of land.”*

Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously agreed to set 2024 meeting dates as the third Monday night of the month at 7:30 p.m.

Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously appointed Commissioner Andrew Benton as Mayor Pro-Tem for 2024.

Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously appointed Ken Helms, Jr. as Town Attorney for 2024.

Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously appointed Darrell Baucom as Budget and Finance Officer for 2024.

Upon motion duly made by Chad Simpson, seconded by Jaren Simpson, Council unanimously appointed Sonya Gaddy as Clerk, Tax Collector and Land Use Administrator for 2024.

Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously appointed Melody Braswell as Deputy Clerk for 2024.

In other business, Doug Buchanan with Wolf Trail Engineering provided an update on the renovations at Town Hall, stating that they are making progress. The new septic tank has been installed. The foundation for the front porch is in and termite damage has been repaired. We are waiting on Duke Energy to relocate the power pole and the new desk has been installed for Council. Kitchen cabinets are 32 inches tall and do not meet the ADA requirement of 36 inches, therefore, they will be replaced. The roof will be replaced this week. Finance Officer Baucom made inquiry as to the parking lot grading. Mr. Buchanan stated that they will muck out loose dirt prior to installing ten inches of stone and four inches of concrete.

In other business, Commissioner Benton made inquiry as to annual termite control. Finance Officer Baucom stated that Palmetto Exterminators provides that service each year.

Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously agreed to enter into Executive Session to seek legal counsel and to discuss personnel issues.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously closed Executive Session.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved Christmas bonuses of \$500 each for Darrell Baucom and Melody Braswell and \$750 for Sonya Gaddy. All the employees expressed their appreciation for these bonuses.

Mayor Baucom wished everyone a Merry Christmas and Happy New Year. 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