

**TOWN OF UNIONVILLE
TOWN COUNCIL
REGULAR MEETING MINUTES**

The Town Council of the Town of Unionville met Monday, February 19, 2024 at 7:30 p.m. in Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Chad Simpson and Jaren Simpson were present. Chairman Gene Price was absent. Town Attorney Ken Helms was also present.

Everyone stood and recited the Pledge of Allegiance to the American flag, after which Commissioner Benton led the prayer of invocation.

Mayor Baucom welcomed everyone and called the meeting to order. He then invited public comments but there were none.

The next item of business was to review the minutes of the January 15, 2024 regular meeting. Upon motion duly made by Andrew Benton, seconded by Chad Simpson, Council unanimously approved the minutes as presented.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. Mr. Baucom stated that there have been few changes since last month's report. The checking balance is \$3,892,000. The Town has paid for Town Hall improvements. In reviewing the revenue fiscal year-to-date, \$447,000 is mostly in interest income and ad valorem, franchise and sales and use taxes. Expenses spent total \$162,000--mostly for payroll and professional audit, legal and election fees. The Town has a surplus of \$284,000. In Transactions Since Last Month, payments to Miles McClellan of \$45,000 and J.B. Watson of \$10,920 were the big items. In Pending Bills to be Paid, nothing is huge. We should have an audit proposal in your packet for J.B. Watson. The increase was five percent due to inflation and it is tough getting accountants with five years of schooling. He recommends awarding the audit contract to J.B. Watson. Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved payment of pending bills. Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously awarded the 2024-2025 Audit Contract to J.B. Watson & Co.

Mayor Baucom recognized Doug Buchanan with Wolfe Trail Engineering for an update on the Town Hall renovations. He reported there has been some concern regarding the depth of the parking lot. He also reported that the surveyor apparently missed a corner for the parking lot, resulting in extra stone totaling \$6,382.65. The kitchen cabinets will be reworked, resulting in \$2,150 over the contract, for a total of \$8,532.65 over the contract amount. Finance Officer Baucom asked if there is any recourse for the bad survey. Mr. Buchanan said there is always a possibility but it is difficult to establish. It is Council's decision regarding the next steps. Commissioner Broadaway stated that it's unfortunate and asked if Mr. Buchanan will have a conversation with the sub-contractor. Mr. Buchanan agreed to contact the sub-contractor and let the Council know what was discussed. Mr. Buchanan also stated that there has been a question

to install plants around the new backflow preventer in the front yard and to provide additional seeding around the side and back but he does not have any quotes for that yet. Mayor Baucom inquired as to the finish date of the end of March. Mr. Buchanan stated that is the goal. On the interior, doors have been installed but we need power on for the floor and finishes to acclimate. The doors must be lockable for inspections to pass. They are pouring concrete this week for the parking lot, which is a big step. The old oak trees had issues with the high wind recently so they will be getting pruned up. The new roof looks very nice. The rock veneer will be added once the concrete is finished. After that, electronics and security will be completed.

In considering Planning Board appointments, and upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously appointed J. R. Hayes to fill Jerry Adams' completed term seat. Also, upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously appointed Will Crook to J. R. Hayes' vacated alternate seat.

In considering Unionville Movie Night partnership with Union County Parks and Recreation on Friday, May 3, 2024 at 8:00 p.m. at Unionville Elementary School Walking Track. Clerk Gaddy stated that this year, all municipalities will be required to pay half of the cost of the movie, which is between \$150 and \$300. Other expenses incurred that night will be two regular and one handicapped porta-jon, totaling approximately \$250. She will ask the Lions Club to sell food and drinks. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously agreed to sponsor Unionville Movie Night.

Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously agreed to participate in Deer Urban Archery Season January 11 – February 16, 2025 throughout the Town.

In other business, Commissioner Broadaway stated that he sent a letter today to the County Commissioners from the Council, regarding the desire of some county residents on the western side of the county to remove fluoride from county water and the opposition of such. He also suggested that the Council have something in writing formally disagreeing with the county's thought process to remove fluoride from Union County water. Upon motion by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously agreed to have Attorney Ken Helms draft a resolution to that effect, as this affects the families of Unionville also.

In other business, Finance Officer Baucom asked Council if there were any thoughts to use the \$250,000 grant. The previous grant has not expired as it is being used to renovate Town Hall. This new grant expires in October, 2025, but we must present a scope of work to make application for this \$250,000 grant at any time. Attorney Helms made inquiry as to whether the Town must own the property. Mr. Baucom stated that this is not a requirement for this grant. Commissioner Broadaway stated that he had a conversation with Senator Todd Johnson regarding this grant, and suggested that the Town work with Piedmont Recreation Association to use a large portion of the grant with them. Commissioner Benton reported that the PRA met last month and identified significant opportunities for the monies to have the greatest positive impact.

Their road has washed out and their fence needs repair. Other opportunities include a walking trail and family picnic area. At this time, there are no cost estimates, but PRA Board Member Dallas Greene is developing further information.

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

Respectfully submitted,

Sonya W. Gaddy
Clerk/Tax Collector/Land Use Administrator

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney