

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Town Council of the Town of Unionville held its regular meeting on Monday, February 17, 2025 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and all the 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 Jeff Broadaway led the prayer of invocation.

Mayor Baucom welcomed everyone and called the meeting to order.

Mayor Baucom then recognized N.C. House Representative Dean Arp and his wife, Anne. He stated that as they were traveling to Raleigh on February 3, 2025, Rep. Arp saw a house on fire and the Lord told him to turn around and investigate. Once he did, his wife, Anne, called 911 and Rep. Arp rescued the homeowner, a lady in a wheelchair. She has survived and should make a full recovery. Mayor Baucom awarded Rep. Arp with the Unionville Person of the Month plaque and gift card in appreciation for what he did for this lady, as recommended by Commissioner Price. Rep. Arp addressed Town Council and thanked them for this honor. He thinks the world of this town and to be recognized is truly amazing. He knows the Father was there and the Holy Spirit brought him to the right place at the right time. Firemen and EMT do this every day yet he received a small glimpse of what it's like to be involved in helping save a life. His wife says he doesn't listen, but he listened when the Holy Spirit told him to turn around. Commissioner Gene Price stated that he saw the story on the news and realized Rep. Arp is a real-life hero. He is honored and impressed to know Rep. Arp. Ninety-five percent of people would not have turned around, so he wants to say thank you.

There were no public comments.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved the minutes of the January 20, 2025 regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Statements, a copy of which is appended to these minutes. Mr. Baucom stated this is a normal report in which the Balance Sheet shows a strong cash position. Interest rates have come down some at Pinnacle Bank. Total income for the year is \$421,000 versus a budget of \$610,000. The Town is almost to budgeted amount for ad valorem and franchise taxes, resulting in \$244,000 to the good. In Transactions Since Last Month, there have been several property tax deposits and refunds for farm deferred taxes paid. Pending Bills include code enforcement to NFfocus and payroll. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously approved payment of pending bills.

Commissioner Jeff Broadaway reviewed the lease agreement with Piedmont Recreation Association, a copy of which is appended to these minutes. He stated that he and Commissioner

Benton met with the PRA Board and both answered questions, which is fair to both parties. This is a general lease agreement and he has requested the inventory of property again. Attorney Helms stated that both parties blended two lease agreements, as each party had provisions they required. Commissioner Broadaway stated that ball tournaments are the only other events PRA will monitor, so we don't task staff with additional responsibilities. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved this lease agreement with PRA. Finance Officer Baucom made inquiry as to the effective date. Commissioner Broadaway suggested April 1, 2025. Mr. Baucom also asked if the Town is responsible for the property insurance and PRA is responsible for all other insurance. He also requested a copy of their insurance policy and suggested an amount of \$2,000,000 to \$4,000,000 for liability limits.

In considering the Town Hall lawn maintenance contract, Mayor Baucom reported that Baucom's Lawn Maintenance will resign as the Town's provider effective March 31, 2025, therefore, the Town needs to find a new provider. Attorney Helms stated that the contract amount is under the amount required for bids, but it is not prohibited for the Council to collect bids. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously agreed to advertise for sealed bids by Monday, March 17, 2025, directing Clerk Gaddy and Deputy Clerk Braswell to review the existing grounds maintenance description and advertise accordingly.

Land Use Administrator Gaddy reported that the Town currently has a violation at 3706 Old Camden Road which has passed the allowed timeframe for compliance. Code Enforcement Officer Ganus is asking for approval from Town Council to seek estimates for trash clean-up at this location. The bill for this abatement will then be sent to the resident. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously directed Mr. Ganus to obtain quotes and proceed with the cleanup of this property.

Mayor Baucom set a public hearing for Monday, March 17, 2025 at 7:15 pm to hear comments regarding Text Amendment #TC-24-01, regarding protection of existing foliage in the setback areas during the major development and commercial process.

In considering the waiving of violation fees at 5002 Friendly Baptist Church Road, Attorney Helms referred to a memo from Code Enforcement Officer John Ganus recommending that the Town uphold the fees, as the owner did not appeal the violations in a timely manner and should the Town waive these fees it would be setting a precedent which the Town must honor in the future. Attorney Helms agrees with Mr. Ganus and stated the Town can choose to waive the fees but must do so from the perspective of the entire Town. If this were the case, the Town could barely regulate it. Land Use Administrator Gaddy stated that she would not be able to approve an accessory permit, as it doesn't comply with the Town's ordinance, as the size of all accessory structures exceeds the size of the primary structure. Council took no action on this consideration.

Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously approved DeAnna Rorie's Town Hall cleaning fee of \$100 per cleaning.

Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously approved Deer Urban Archery Season January 10 – February 15, 2026.

Deputy Clerk Braswell stated that the Town has amassed a large number of paper records and some have exceeded their usefulness. The state allows disposal of some of those records if the Town approves, signs and files this form with NC Department of Cultural and Natural Resources. Upon motion duly made by Jeff Broadaway, seconded by Jaren Simpson, Council unanimously approved the 2021 General Records Schedule – Local Government Agencies.

Clerk Gaddy shared the Union County Public Library's OLiVE schedule at Town Hall this summer, a copy of which is appended to these minutes.

Upon motion duly made by Jeff Broadaway, seconded by Gene Price, Council unanimously appointed Will Crook to a three-year term as Planning Board member. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously appointed Lana Kirkpatrick to a three-year term as Planning Board member. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously appointed Devin Clontz to a second three-year term as Planning Board member. Upon motion duly made by Gene Price, seconded by Jaren Simpson, Council unanimously appointed Jerry Adams to a three-year term as Planning Board alternate.

In other business, Mayor Baucom reminded everyone of Litter Sweep April 14-20, 2025. Clerk Gaddy will include this on the Town's website.

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