

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

The Unionville Town Council held its regular meeting on Monday, January 20, 2025 in Town Hall, 1102 Unionville Church Road, Monroe, NC 28110. Mayor Baucom and Commissioners Andrew Benton, Gene Price, Chad Simpson and Jaren Simpson were present. Commissioner Jeff Broadaway was absent. Town Attorney Ken Helms was 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 called the meeting to order and invited public comments.

Fairview resident Josh Rushing spoke on behalf of his father, Danny Rushing of 3041 Sikes Mill Road, referring to our Land Use Ordinance Section 175, special setbacks for livestock and poultry. The ordinance calls for livestock or poultry to be no closer than 150 feet from an adjoining property line if it is not a bona fide farm. It doesn't matter what the lot size is; it comes down to the shape of the lot. The lot must be at least 300 feet wide or you can't have something as simple as laying hens. He asked that this be put under review and recommends a text amendment to reduce the setback or rewrite the language all together. This doesn't represent the Town's members' way of life. His father has a three-acre lot but can't have laying hens because it is not 300 feet wide. He doesn't remember a time when his father didn't have chickens, pigs or goats. Since the neighbor brought the complaint, he realized he can't have poultry or livestock on his property. He asked that the text be rewritten to indicate the lot size or a reduction of property line minimum setbacks to neighboring residences. This would have the greatest impact. An amendment would be a great benefit for the citizens and the Council. He asked that the Council give consideration to this as they ride around the town and see how many people are in violation. He again asked the Council to review and provide exemptions or exceptions if nothing else.

Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved the minutes of the December 16, 2024 regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. The Balance Sheet shows the cash position as strong and the money market rate below four percent, but strong. Investment Income this year is \$74,000 versus budget of \$140,000, which is on track. Ad valorem taxes are good, but not to budget yet. Overall total income is \$397,000 versus \$611,000. Expenses are \$154,000 versus budget of \$610,000; \$242,000 excess revenue over expenses. There have been several deposits for past due taxes. Pending Bills includes several refunds for overpayment of property taxes due to a software glitch which allowed printing of farm-deferred property tax bills. Additionally, the NFocus bill of \$1,700 is included in the Pending Bills. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously approved payment of pending bills.

Mayor Baucom recognized Commissioner Andrew Benton, who reported that the Piedmont Recreation Association has drafted a lease agreement but the Board had changes to submit upon meeting with them. He has forwarded the draft agreement to our attorney to look over and review proposed changes. He hopes to have a final draft at the February 17, 2025 meeting.

In considering participation of the America 250 Committee, Commissioner Gene Price volunteered to serve on the Union County committee as the Unionville representative.

In considering the lawn maintenance contract, Mayor Baucom made inquiry as to whether the Town is required to accept the lowest bid. Attorney Helms reported that since the bid would be under \$30,000 annually, they would not be required to accept the lowest bid. Commissioner Price is concerned that the clerk's husband was blowing leaves on the parking lot recently, but the Town is paying someone to maintain the lot. Upon motion duly made by Gene Price, seconded by Chad Simpson, Council unanimously tabled this item until next month, but asked Clerk Gaddy to send the current contract to our attorney for review.

The next item of business was to consider the Interlocal Agreement with Union County for a critical intersection analysis study. Unionville's responsibility will be \$4,000 and Union County's will be \$24,000 and will be due after 50% of the work for the study is complete. NCDOT will do the actual construction. The intersection which has been identified is the C.J. Thomas Road/Unionville Indian Trail Road/Unionville Brief Road intersection. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously approved the Interlocal Agreement for the critical intersection analysis study, as Attorney Helms has reviewed and recommends approval of this agreement.

Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously set 2025 meetings for the third Monday of each month at 7:30 p.m. in Town Hall. Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously appointed Andrew Benton as Mayor Pro-Tem for 2025. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously appointed Ken Helms as Town Attorney for 2025. Upon motion duly made by Jaren Simpson, seconded by Chad Simpson, Council unanimously appointed Darrell Baucom as Town Finance Officer for 2025. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously appointed Sonya Gaddy as Town Clerk, Tax Collector and Land Use Administrator for 2025. Upon motion duly made by Andrew Benton, seconded by Jaren Simpson, Council unanimously appointed Melody Braswell as Deputy Clerk for 2025.

In other business, Commissioner Benton stated that Mr. Jason Allen of 5002 Friendly Baptist Church Road approached Town Council two months ago regarding an \$1,800 violation from the Town for an illegal structure on his property. Since then, he has combined his 17-acre lot, and had the building inspected by Union County. Commissioner Benton made the motion that the Town void the violation fees since Mr. Allen made a good faith effort and recombined his property. Town Attorney Ken Helms stated that he was not certain the Council could make that

decision and asked that he research and report back to the Council at next month's meeting. Commissioner Benton withdrew his motion until the Council hears Attorney Helms' report at the February 17, 2025 meeting.

Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously recessed to Executive Session to seek advice from their attorney about the Town Hall renovation.

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

Upon motion duly made by Jaren Simpson, seconded by Gene Price, Council unanimously approved a payment of \$18,000 of the \$20,000 owed to Miles McClellan for the latest renovations, and to consider the final payment of \$2,000 to Miles McClellan once the yard is reseeded and the tree is replanted.

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