

March 2025 Town Council Meeting

Meeting minutes

Unionville Town Council held its regular meeting on Monday, March 17, 2025 at 7:30 p.m. in Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Benton, Broadaway, Price, C. Simpson and J. Simpson were present. Town Attorney Ken Helms was also present.

Pledge of Allegiance to the United States flag

Invocation

Gene Price gave the invocation.

Welcome and Call to Order

Mayor Randy Baucom welcomed everyone to the meeting and called it to order.

Public Comments

Wendy Griffin, 603 Ivah Lee Way, Monroe, NC, asked the Council to consider pausing collections or decreasing the Town's property tax rate due to the substantial increase in property valuations recently reported by the County. She stated that since the Town offered very little in the way of services, there should be a good nest egg of property taxes. She requested that until the county decides what the rate is going to be, the Council should consider revising the Town taxes.

Tom Pagano, 2601 Smith Field Drive, Monroe, NC, asked the Council to consider approving the speed limit reduction on Unionville Road from 55 mph to 45 mph, as he has seen two accidents in his yard due to speed.

Consideration of minutes of the February 17, 2025 regular meeting

Motion to approve the minutes was made by Andrew Benton and seconded by Gene Price.
The motion was approved unanimously.

Financial Report – Darrell Baucom

Darrell Baucom presented the financial report. He noted that the cash balance was shown on the balance sheet with no other significant changes. Regarding the profit and loss budget versus actual, he reported that the town had received almost all of the budgeted amount for ad valorem taxes (\$148,000 versus \$149,000 budgeted). Franchise taxes were at \$155,000. Overall income was about \$497,000 versus \$611,000 budgeted. On the expense side, \$205,000 had been spent versus an annual budget of \$611,000, leaving the town almost \$300,000 to the good. Baucom highlighted significant transactions since the last meeting, including collected franchise taxes of about \$47,000 and sales tax of \$7,800. He then presented pending bills to be paid, which included salaries, retirement contributions, payroll taxes, legal fees for Ken and his group, countertops for \$5,275.00, and the final payment to Wolf Trail Engineering for their oversight of the town hall project.

Motion to pay the bills was made by Gene Price and seconded by Chad Simpson.
The motion was approved unanimously.

Amendment to Contract to Audit Accounts – Darrell Baucom

Darrell Baucom explained that JB Watson should have their audit report out soon. The delay was attributed to Jimmy Hanna's heart surgery, possible staff issues, and potential delays related to the park project. Baucom mentioned that a letter would need to be sent to the state regarding the audit amendment.

Motion to approve the amendment to the contract to audit accounts and direct the Mayor to sign it was made by Jeff Broadaway and seconded by Jaren Simpson.

The motion was approved unanimously.

Union County Tax Administration Report – Michael Thompson

Michael Thompson, Deputy Tax Administrator for Union County, presented a comprehensive report on the recent property reappraisal. He explained that reappraisals are conducted for three reasons: statutory requirements (every 8 years), mandatory advancement (when ratios go outside thresholds), and optional (when municipalities decide to do it more often).

Thompson reported that the last reappraisal was in 2021, with an average value increase of 35%. The board subsequently adopted a 4-year cycle. The final sales ratio at the end of 2024 was 66.87%, indicating that appraised values were significantly lower than market values.

For the current reappraisal, Thompson detailed the following increases:

- Overall average: 60.05%
- Residential: 63.45%
- Commercial: 45.5%
- Exempt properties: 33.45%
- Rural lands: 94.71% (noting that 65-70% of rural land is covered by Present-Use Value and not subject to tax increases)

Thompson provided comparisons to other counties' recent reappraisals and discussed the continued strength of the real estate market in the area. He presented data on sales volumes, median sale prices, and total property values for the county.

For Unionville specifically, Thompson reported:

- Total value increase from \$826 million to almost \$1.4 billion (69% increase)
- Median home assessment value increase from \$243,000 to \$378,000
- Median home size of 1,852 square feet
- Commercial value increase from \$5.5 million to \$9.8 million (76% increase)

Thompson explained the appeals process, including informal staff reviews and the Board of Equalization and Review hearings. He noted that the deadline for appeals would be May 28th, 2025.

Council members and residents asked several questions about the reappraisal process, including how specific property characteristics (such as water access) affect valuations and the potential impact on tax rates.

Consideration of Piedmont Recreation Association lease agreement – Commissioners Jeff Broadaway and Andrew Benton

Jeff Broadaway reported that they had met with the Piedmont Recreation Association board, who approved the lease agreement included in the council packets. He noted that the president of the board was present at the meeting. Broadaway mentioned that all requested documentation had been provided.

There was a brief discussion about the Directors and Officers coverage, which was not visible on the certificate of liability insurance. Dalton Helms, President of Piedmont Recreation Association, offered to obtain an updated copy showing this coverage.

Motion to approve the lease agreement with Piedmont Recreation Association was made by Jeff Broadaway and seconded by Andrew Benton.

The motion was approved unanimously.

Ken Helms, the town attorney, confirmed that he would draft a deed to transfer the property.

Consideration of Text Amendment #TC-24-01 – Section 315 - Protection of Foliage

Motion to approve Text Amendment #TC-24-01 regarding Section 315 - Protection of Foliage was made by Gene Price and seconded by Jaren Simpson.

The motion was approved unanimously.

Consideration of Program Records Schedule: Local Government Agencies – Melody Braswell

Melody Braswell explained that this schedule was similar to the general record schedule considered last month. She stated that this would allow the town to apply the records and retention schedule published by the Cultural and Natural Resources Department of North Carolina, enabling more efficient management of records pertaining to current programs such as tax administration and zoning administration.

Motion to adopt the Program Records Schedule was made by Andrew Benton and seconded by Chad Simpson.

The motion was approved unanimously.

Consideration of Speed Limit Repeal and Request for Unionville Road between Boyd Griffin Road and Sikes Mill Road

The council discussed a request from the Department of Transportation to reduce the speed limit on Unionville Road between Boyd Griffin Road and Sikes Mill Road from 55 mph to 45 mph.

Motion to adopt the speed limit reduction from 55 mph to 45 mph was made by Jaren Simpson and seconded by Andrew Benton.

The motion was approved unanimously.

Ken Helms suggested that a separate resolution should be drafted to support this change.

Motion to adopt a resolution supporting the speed limit reduction was made by Jaren Simpson and seconded by Jeff Broadaway.

The motion was approved unanimously.

Consideration of Cabarrus Stanly Union Regional Hazard Mitigation Plan – Ken Helms

Ken Helms explained that this plan was a requirement for citizens to be eligible for FEMA assistance in case of a disaster. He recommended adopting the sample resolution provided in the council packet.

Motion to adopt the Cabarrus Stanly Union Regional Hazard Mitigation Plan was made by Andrew Benton and seconded by Gene Price.

The motion was approved unanimously.

Opening Sealed Bids for Lawn Maintenance Contract – Ken Helms

Ken Helms opened and read aloud six sealed bids for the lawn maintenance contract. The bids were from:

- Medlin Land Maintenance LLC

- Barbee Lawn and Landscaping LLC
- Carroll's Lawn and Landscape
- Secure Grounds Management
- Southern Landscape Company
- Refined Outdoors
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Due to the complexity and variety of services offered in each bid, the council decided to have copies made for each council member to review. They agreed to make a decision at next month's meeting.

Other Business

Melody Braswell presented a quote from Kirkwood Design to finish the dais countertop to match the newly installed lower portion. She explained that the current top surface was prone to scratching and denting.

Motion to approve the quote for finishing the dais countertop was made by Gene Price and seconded by Jaren Simpson.

The motion was approved unanimously.

Sonya Gaddy informed the council about a municipal summit hosted by Union County Economic Development on Wednesday morning at Union Power. She encouraged elected officials to attend if available.

Adjournment

Mayor Randy Baucom declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney

Note: These minutes were drafted with the assistance of Clerk Minutes by HeyGov. All content was reviewed and approved by the Clerk prior to submission.