

# June Council Meeting

## Meeting minutes

The Unionville Town Council held its regular meeting on Monday, June 16, 2025 at 7:45 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and all Commissioners were present. Town Attorney Helms was also present.

### Pledge of Allegiance to the United States Flag

The meeting began with the Pledge of Allegiance to the United States flag.

### Invocation

Commissioner Chad Simpson led the prayer of invocation.

### Welcome and Call to Order

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

### Public Comments

Mayor Baucom opened the floor for public comments. As there were no public comments, the meeting proceeded to the next agenda item.

### Consideration of the Minutes of the May 19, 2025 Regular Meeting

Mayor Baucom asked for a motion to approve the minutes of the May 19, 2025 regular meeting.

*Motion: Commissioner Andrew Benton moved to approve the minutes of the May 19, 2025 meeting. Commissioner Gene Price seconded the motion.*

The motion passed unanimously.

Attorney Ken Helms drew the Council's attention to a correction he made on the May 19, 2025 Executive Session minutes, where Commissioner Jeff Broadaway's name had been misspelled.

*Motion: Commissioner Jeff Broadaway made a motion to accept the Executive Session minutes as presented. Commissioner Price seconded the motion.*

The motion passed unanimously.

### Financial Report – Darrell Baucom

Finance Officer Darrell Baucom presented the financial report, a copy of which is appended to these minutes. He highlighted the following points:

- The town continues to have a strong financial position.
- The money market account is earning slightly less interest than before.
- There is an income item of over \$3 million related to the purchase of Noel Williams Park for \$1, with the market value of the park being greatly in excess of that amount.
- Total income is about \$3,730,000 versus a budget of \$610,000.
- Under capital outlay, \$250,000 was budgeted for Noel Williams Park, but none has been spent yet.

- Total insurance contributions are less than the budgeted amount.
- Total expenses so far are \$401,000 versus a budget of \$611,000.
- Recent significant expenditures include:
- \$15,000 donation to the Unionville Lions Club for July 4th activities
- \$60,000 donation to the Unionville Volunteer Fire Department
- \$8,279 for League of Municipalities 2025-2026 dues
- \$8,759 for Piedmont Recreation reimbursement

Baucom then presented the pending bills to be paid, including salaries, payroll taxes, retirement contributions, code enforcement fees, legal fees, internet service fees, and reimbursement to Piedmont Recreation Association for May expenses.

Mayor Baucom asked for a motion to pay the bills.

*Motion: Commissioner Price made a motion to pay the bills. Commissioner J. Simpson seconded the motion.*

The motion passed unanimously.

Baucom then presented the budget amendment for 2024-2025, a copy of which is appended to these minutes, highlighting the following changes:

- Investment income is lower by \$10,000 due to lower interest rates.
- Zoning fees have increased by about \$2,500.
- Capital outlay for the park has been reduced.
- Additional expenses for the deputy town clerk position since January.
- Increased use of NFocus for zoning administration.
- Additional training and classes for the town clerk.

Baucom requested approval of the budget amendment and signature on the ordinance.

*Motion: Mayor Pro-Tem Andrew Benton moved to approve the ordinance for 2024-2025. The motion was seconded by Jeff Broadaway.*

The motion passed unanimously.

## **Consideration of 2025-2026 Budget and \$.02/\$100 Valuation Ad Valorem Tax Rate**

Darrell Baucom presented the budget ordinance for 2025-2026, a copy of which is appended to these minutes. Key points included:

- Total income and expenses of \$704,657.
- Maintaining a 2-cent tax rate (revenue neutral rate would have been 1.24 cents).
- Anticipated park expenses of about \$93,000.
- Planned capital outlays for the park of about \$200,000.

Commissioner Jeff Broadaway proposed amendments to the budget:

- Establish a personnel committee to review staff jobs, evaluations, and salary increases.
- Implement the cost of living increase but hold the merit increase for this year.

Mayor Baucom appointed Commissioners Broadaway and Benton to work on the personnel committee.

*Motion: Commissioner Broadaway moved to approve the budget as amended. The motion was seconded by Commissioner J. Simpson*

The motion passed unanimously.

## **Consideration of Advertisement of Delinquent 2024 Taxes in Enquirer-Journal on Wednesday, June 25, 2025 Not to Exceed \$347.44**

Sonya Gaddy presented the delinquent tax list and explained that advertising in the Enquirer-Journal on Wednesday, June 25th would not exceed \$347.44. They noted that this is a state requirement.

*Motion: Commissioner Price moved to approve the advertisement of delinquent taxes in the Enquirer-Journal. Commissioner Andrew Benton seconded the motion.*

The motion passed unanimously.

## **Request for Charitable Contributions**

### **a. Council on Aging in Union County – Vote Tonight**

Andrew Friend, Executive Director of Council on Aging in Union County, presented a request for a \$10,000 donation, an increase from last year's \$7,500. He highlighted the organization's services in Unionville, including:

- 70 in-home safety visits
- Installation of medical alert buttons, fire extinguishers, and address signs
- Volunteer services for installing grab bars and building wheelchair ramps
- In-home services program helping 21 seniors consistently
- Free durable medical equipment and supplies
- Support for family caregivers and Medicare counseling

After discussion and questions from the council members, a motion was made.

*Motion: Commissioner Benton moved to grant the request of \$10,000 to the Council on Aging in Union County. The motion was seconded by Commissioner Broadway.*

The motion passed unanimously.

### **b. American Legion Baseball – Vote Tonight**

Hunter Hiers, assistant coach of the Post 535 American Legion Baseball team, presented a request for funding. He explained the costs associated with hosting home games, including field rental, umpires, baseballs, and concessions. Hiers requested \$5,000 to \$6,000 for the remainder of the season.

The council discussed the request and asked for more information on other fundraising efforts. They decided to revisit the topic at the next meeting once more details are provided.

### **c. American Legion Auxiliary – Vote Tonight**

Linda Robinson, representing the American Legion Auxiliary Post 535, requested \$3,000 for the fourth annual Unionville Heritage Festival. She explained that the funds would help cover the increased cost of school rental, insurance, band, and prizes for children's games.

*Motion: Commissioner Price moved to grant the request of \$3,000 to the American Legion Auxiliary for the Unionville Heritage Festival. The motion was seconded by Commissioner Simpson.*

The motion passed unanimously.

### **d. Unionville Community Center – Vote July 21, 2025**

Elizabeth Moore, representing the Unionville Community Center Board, requested \$11,800 for the removal of five trees on the property and dead wooding. She explained the urgency due to safety concerns and upcoming events.

After discussion, the council decided to combine this request with the regular utility reimbursement for the community center.

*Motion: Commissioner Broadaway moved to approve an additional \$5,000 donation to the Unionville Community Center, in addition to the regular utility reimbursement, totaling \$10,036. The motion was seconded by Commissioner Benton.*

The motion passed unanimously.

## **e. American Red Cross – Vote July 21, 2025**

### **Consideration of Text Amendment TC-25-01, Section 175 Regarding Backyard Chickens in RA-40 Zoning**

The council discussed the proposed text amendment regarding backyard chickens in RA-40 zoning. After extensive debate and input from staff, the following changes were proposed:

- Remove distinctions based on lot size, applying the same rules to all RA-40 zoned lots.
- Allow a maximum of 15 mature chickens (20 weeks or older), with no more than one mature rooster.
- Require all birds to be contained within the property owner's real property at all times.
- Set a minimum setback of 20 feet from all side and rear property lines and dwellings for chicken enclosures.
- Remove the specific requirement for lots to be 2 acres or larger.

*Motion: Commissioner Broadaway moved to approve the text amendment with the discussed changes. Commissioner Benton seconded the motion.*

The motion passed unanimously.

### **Request to Attend 2025 NCAMC Summer Conference – Melody Braswell**

Melody Braswell requested permission to attend the North Carolina Association of Municipal Clerks Summer Conference from August 17-20 in Cherokee, NC.

*Motion: Commissioner Broadaway made a motion to approve Melody Braswell's attendance at the NCAMC Summer Conference. The motion was seconded by Commissioner Benton.*

The motion passed unanimously.

### **Other Business**

- Attorney Ken Helms requested permission to develop policies and procedures for the town regarding records requests, public comments at meetings, and recording/videotaping of meetings.

*Motion: Commissioner J. Simpson made a motion to grant Attorney Ken Helms permission to develop policies and procedures for the town. The motion was seconded by Commissioner Price.*

The motion passed unanimously.

- Attorney Helms also reported receipt of an email from Miles McClellan regarding the final payment of \$2,000. It was reported that the front porch railings are to be painted black, so Attorney Helms recommended waiting to send the final payment.
- Commissioner Broadaway brought up Senate Bill 205 (previously House Bill 765) regarding swimming pool regulatory reform. He proposed sending a resolution opposing the bill to the state legislators.

*Motion: Commissioner Broadaway moved to draft and send a resolution opposing Senate Bill 205. The motion was seconded by Commissioner Benton.*

The motion passed unanimously.

- Commissioner Price provided an update on plans for the July 4, 2026 celebration, including suggestions for expanding the parade and potentially adding a concert and fireworks on July 3.
- Staff discussed plans for the upcoming July 4th parade, including using Clerk Gaddy's Suburban in the parade.
- Sonya Gaddy announced that the town would be recognizing Unionville Persons of the Month on July 4th at 10:50 AM under the arbor.
- Gaddy also mentioned a new town newsletter developed by Melody Braswell, available for public viewing.

## Adjournment

As there was no further business, Mayor Baucom adjourned the meeting.

Respectfully submitted,

Sonya W. Gaddy  
Town Clerk

Approved as to form:

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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 Deputy Clerk prior to submission.