

May Council Meeting 2025

Meeting minutes

The Unionville Town Council held its regular meeting on Monday, May 19, 2025 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Benton, Broadaway, Price and J. Simpson were present. Commissioner C. Simpson attended virtually, however, he did not participate in any voting during the meeting. 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

Councilman Jeff Broadaway led the invocation, expressing gratitude for the town, community, and recent rainfall. He prayed for guidance in conducting town business and for all leaders to seek divine counsel.

Welcome and Call to Order

Mayor Randy Baucom welcomed everyone to the meeting and called it to order at 7:30 PM.

Public Comments

Josh Rushing, a resident from 6335 Sikes Mill Road in Fairview, NC, addressed the council regarding the proposed chicken ordinance. He commended the planning board for their efforts but expressed concern about an oversight in the recommendation. He pointed out that while lots of 2 acres or less would be allowed 15 hens and 1 mature rooster within 50 feet of the property line, larger lots would still fall under the original, more restrictive rule. Mr. Rushing suggested reducing the setback to 50 feet for all lot sizes to ensure fairness. He committed to following the issue through to its conclusion and hoped for a solution that accommodates everyone.

Recognition of Miss Unionville 2025 and Her Court – Julie Gregg

Julie Gregg introduced the 2025 Miss Unionville Pageant Court:

- Baby Miss: Magnolia Baucom, 3-year-old daughter of Kenneth and Britney Baucom
- Tiny Miss: Rosabelle Roberts, 4-year-old daughter of Lena and Adrian Roberts
- Little Miss: Della Carlton (not present)
- Young Miss: Madilyn Kate Ballard (not present)
- Junior Miss: Sailor Cruz, 12-year-old daughter of Jordan Wiesniewski
- Teen Miss: Cambria Cherry, a junior at Porter Ridge High School
- Miss Unionville: Arianna Kleeh, a senior at Pinecrest High School
- Unionville Legion Queen: Madeline Kay Thompson, 14-year-old daughter of Mallory Thompson

Arianna Kleeh delivered her pageant speech, focusing on supporting troops both during deployment and upon their return to civilian life. She shared her father's experience as a Marine and how he found therapy through baking after his second deployment.

Mayor Baucom congratulated the pageant winners and thanked Julie Gregg for her work with the American Legion in organizing the pageants.

Consideration of the Minutes of the April 17, 2025 Regular Meeting

Jaren Simpson moved to approve the minutes of the April 17, 2025 regular meeting. Gene Price seconded the motion. The motion passed unanimously.

Financial Report – Darrell Baucom

Darrell Baucom presented the financial report as of May 17, 2025. He highlighted the following points:

- The balance sheet included the purchase of Noel Williams Park, booked at market value.
- The money market account contained about \$3,600,000.
- Interest rates continued to decrease slightly.
- Total income was \$3,689,000, mostly due to the donated property.
- Total expenses were \$336,000 versus a budgeted amount of \$611,000.
- Significant payments included \$11,660 for the audit to JB Watson.
- Pending bills included code enforcement, legal fees, bonds for Darrell and Sonya, Baucom Lawn maintenance, and PRA reimbursements.

Mr. Baucom requested approval to pay the bills.

Gene Price moved to pay the bills. Jaren Simpson seconded the motion. The motion passed unanimously.

Response to Auditor's Findings, Recommendations and Fiscal Matters – Darrell Baucom

Darrell Baucom explained that the audit filing with the Local Government Commission was delayed due to the auditor's illness and staffing issues. He presented a letter that needed to be signed by all council members to address this delay.

2025-2026 Budget Review and Set Public Hearing

Darrell Baucom presented the 2025-2026 budget, highlighting:

- Interest rate projected at about 3% on \$3,600,000.
- Ad valorem taxes based on an assessed property value of \$1,197,000,000 with a 2-cent rate, generating \$228,000 in revenue.
- The revenue-neutral rate would be 1.24 cents, generating \$149,000.
- Total income projected at \$704,000.
- Capital outlay of \$200,000 for walking trails and driveway improvements at the park.
- Park expenses totaling \$93,000.
- Payroll expenses adjusted for merit and cost of living increases at 5.3%.
- Election expenses of \$9,254 for the upcoming November election.

The council discussed the tax rate and agreed to keep it at 2 cents due to additional park expenses. They set the public hearing for the budget on June 16, 2025, at 7:00 PM.

Consideration of VC3 Proposal for Website and I.T. Support – Darrell Baucom

Darrell Baucom and Melody Braswell presented a proposal from VC3 for website and IT support. The monthly cost would be \$743, with a one-time setup fee of \$3,501. Melody explained that VC3 would provide better support and training for website management and IT services.

Jaren Simpson moved to approve the VC3 proposal for website and IT support. Andrew Benton seconded the motion. The motion passed unanimously. Andrew Benton moved to suspend the contract

with Seed Spark and Atlantic BT with 90 days' notice. Gene Price seconded the motion. The motion passed unanimously.

Capital Project Ordinance for Noel Williams Park Design – Darrell Baucom

Darrell Baucom explained the need for a capital project ordinance to set up the \$15,000 received from the county for designing improvements to Noel Williams Park.

Jeff Broadway moved to approve the capital project ordinance for Noel Williams Park. Jaren Simpson seconded the motion. The motion passed unanimously.

Consideration of NFocus Land Use Contract – Sonya Gaddy

Melody Braswell, speaking on behalf of Sonya Gaddy, reported that NFocus's rates had increased slightly. She recommended approval of the contract renewal based on their good service and responsiveness.

Jaren Simpson moved to stay with NFocus Planning. Gene Price seconded the motion. The motion passed unanimously.

Consideration of Interlocal Agreement with City of Monroe – Ken Helms

Ken Helms presented an interlocal agreement with the City of Monroe regarding maintenance of a portion of Hornyak Drive in the Stratford subdivision. The agreement would allow Monroe to maintain the stretch of road within Unionville's town limits at Monroe's expense and liability.

Jeff Broadway moved to approve the interlocal agreement with the City of Monroe. Gene Price seconded the motion. The motion passed unanimously.

Set Public Hearing for Text Amendment TC-25-01, Section 175 Regarding Backyard Chickens in RA-40 Zoning

The council set the public hearing for Text Amendment TC-25-01 for June 16, 2025, at 7:15 PM.

Consideration of Piedmont High School Eleven Outstanding Seniors and Male and Female Athletes

Mayor Baucom announced that the recognition event for Piedmont High School's outstanding seniors and athletes would be held on Thursday at 6:30 PM. Outstanding seniors are Lillian Baucom, Elias Broadway, Daniel Goodman, Cade Griffith, Wyatt Parker, Esther Perez, Cade Phillips, Kelly Rae Pitoniak, Brooke Rule, Olivia Stegall and Andy Tepera. Outstanding athletes are Jailyn Thomas and Carson Smith.

Requests for Charitable Contributions

Unionville Lions Club – Vote Tonight

David Yarborough from the Unionville Lions Club confirmed that they would have rides and a chicken barbecue meal for their event this year.

Gene Price moved to contribute \$15,000 to the Unionville Lions Club for the Fourth of July celebration. Jeff Broadway seconded the motion. The motion passed unanimously.

Council on Aging in Union County – Vote June 16, 2025

No representative was present to speak on this item.

American Legion Baseball – Vote June 16, 2025

Julie Gregg spoke briefly about the American Legion baseball program, noting the high quality of play from the 18-19 year old players. Mayor Baucom will throw out the first pitch at the first home game Friday night.

American Legion Auxiliary – Vote June 16, 2025

No representative was present to speak on this item.

Other Business

Councilman Andrew Benton proposed investigating the possibility of installing a permanent solar-powered flashing speed indicator near the elementary school for safety reasons.

Melody Braswell shared information about a new agriculture technology program approved for the Piedmont cluster, which will integrate agriculture education from kindergarten through 12th grade. She also mentioned that new sign-in forms for public comments and hearings were being developed.

Councilman Jeff Broadaway requested an executive session to discuss personnel issues.

Jeff Broadaway made a motion to enter into Executive Session. Jaren Simpson seconded the motion and the motion passed unanimously.

Gene Price made a motion to adjourn Executive Session. Jaren Simpson seconded the motion and the motion passed unanimously.

Adjournment

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

Respectfully submitted,

Sonya W. Gaddy

Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney