

# August 2025 Regular Council Meeting

## Meeting minutes

The Town of Unionville held its regular meeting on Monday, August 18, 2025, at 7:30 PM at Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Randy Baucom and Commissioners Andrew Benton, Gene Price, Jaren Simpson, Jeff Broadway, Chad Simpson, Attorney Ken Helms were present.

### Pledge of Allegiance to the United States flag

The Council members and attendees stood and recited the Pledge of Allegiance to the flag of the United States of America.

### Invocation

Councilman Gene Price provided the 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. There were no public comments.

### Consideration of the minutes of the July 21, 2025 regular meeting

Mayor Baucom presented the minutes of the July 21, 2025 regular meeting for approval. Mayor Baucom called for a motion to approve the minutes.

*Councilman Jaren Simpson made a motion was made to approve the minutes as presented, which was seconded by Councilman Andrew Benton. 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 reviewed the balance sheet, noting that the Pinnacle money market balance had increased slightly from the previous month and was favorable compared to the same time last year.

Mr. Baucom explained that since July was the first month of the new budget year, income received was approximately \$28,000, while expenses totaled \$63,000, resulting in a deficit of about \$35,000. He noted that additional revenue from franchise taxes and other sources would be coming in soon.

He reviewed the transactions since the last meeting, highlighting significant expenditures including a reimbursement to Piedmont Recreation, payment to Refined Outdoors for 4.5 months of service, various payroll and retirement amounts, a \$4,000 donation to the American Red Cross, and \$1,375 to the School of Government for training.

Mr. Baucom then presented the pending bills to be paid, which included salaries, retirement contributions, and the Piedmont Recreation reimbursement.

*Councilman Gene Price made a motion to pay the bills as presented. Councilman Jaren Simpson seconded. The motion passed unanimously.*

### Charitable Contribution Request - Turning Point – vote tonight

Kristen Dixon from Turning Point addressed the Council regarding their funding request. She explained that she works for Turning Point, which helps survivors of domestic violence, sexual assault, and child abuse. Ms. Dixon stated they were seeking funds for professional trauma-focused counseling for children referred to them through DSS and law enforcement.

Ms. Dixon reported that to date, they had spent \$41,665 on trauma-informed counseling for children. In the Unionville zip code alone, they had served 244 children, 487 adults affected by domestic violence, and 16 sexual assault survivors in the past year.

She emphasized the importance of counseling in helping with healing and preventing future health issues such as diabetes, heart disease, PTSD, substance abuse, juvenile delinquency, and anxiety. Ms. Dixon noted that they had seen a 23% increase in service needs compared to the previous year, which had strained their therapy budget while federal and state funding had decreased.

Ms. Dixon explained that all their counseling services are provided free of charge and thanked the Council for their previous support over many years. Mayor Baucom asked for clarification about the number of children served in the Unionville zip code, which Ms. Dixon confirmed was 244.

*Councilman Andrew Benton made a motion to donate \$3,500 to Turning Point. Councilman Gene Price seconded the motion. The motion passed unanimously.*

## Consideration of Speed Radar quotes

Deputy Clerk Melody Braswell presented three quotes for speed radar signs from Elan City (\$3,100), Traffic Safety Corp. (\$3,716), and RadarSign (\$3,600). She noted that all quotes fell within roughly \$1,000 of each other. Ms. Braswell added that while they had not specifically requested a quote for a flashing LED stop sign, RadarSign had included one anyway.

Ms. Braswell mentioned that the North Carolina Department of Transportation had a different perspective on the effectiveness of these signs. They suggested coordinating with the Union County Sheriff's Office to bring their trailer on a more regular basis as an alternative, which could prevent residents from becoming desensitized to permanent signs.

Councilman Andrew Benton proposed postponing the vote for one month, explaining that he had originally requested this item due to concerns from residents on Unionville Indian Trail Road about speeding. However, he now had concerns that permanent signs might encourage some drivers to see how fast they could go, or residents might eventually ignore the signs. He suggested exploring the option of having the sheriff's office bring their mobile sign periodically instead.

*Councilman Andrew Benton made a motion to postpone the vote for one month and direct the Deputy Clerk to inquire with the Sheriff's Office about the availability of their mobile radar sign. Councilman Jaren Simpson seconded the motion. The motion passed unanimously.*

Mayor Baucom noted that there seemed to be an increased law enforcement presence in the area already, which might help address the speeding concerns.

## Land Use Ordinance updates – Melody Braswell

Attorney Ken Helms led this discussion, explaining that since the town's population now exceeds 5,000 people, they are required by statute to codify all town ordinances. He described codification as creating an indexed compilation of all town ordinances in one place, making it easier for residents to find specific regulations.

Mr. Helms noted that Deputy Clerk Melody Braswell had researched two companies that provide codification services: Municode and the NC League of Municipalities (through American Legal Publishers). Both services would cost approximately \$10,000. He and Ms. Braswell had reviewed examples from both companies and preferred Municode's more user-friendly interface.

In connection with the codification requirement, Mr. Helms explained that N-Focus had recommended the town consider a comprehensive review of its land use ordinance, which was essentially the Union County ordinance that had been adopted in 2003 with various amendments over the years. This review would cost approximately \$52,000 and would involve meetings and workshops with the Council to determine what changes they might want to make.

Ms. Braswell added that both the codification vendors and N-Focus would allow the municipality to spread the total costs over multiple fiscal years. She provided an example of an issue they've encountered with developers, where state statutes allow for surety bonds but the town's land use ordinance only mentions letters of credit, requiring frequent consultations with N-Focus for guidance.

Mr. Helms also recommended that the Council consider developing written policies and procedures for various town operations, including recording of meetings, public records requests, public comments, fee schedules, purchasing, social media, education reimbursements, budget review, and recognition programs. He suggested appointing a committee of two Council members to work with himself and Ms. Braswell to develop these policies.

Mayor Baucom acknowledged this was a lot of information to digest. Mr. Helms emphasized that as a growing community, it would be increasingly important to have written policies and procedures to ensure consistency and clarity for citizens.

No action was taken on this item, as the Council requested time to review the materials.

*Councilman Jaren Simpson made a motion to table the matter until the next meeting to allow time for review of the materials. Councilman Andrew Benton seconded the motion. The motion passed unanimously.*

## Appointment of two Board of Adjustment alternates

Councilman Jeff Broadaway addressed the appointment of Board of Adjustment alternates as recommended during a previous Board of Adjustment hearing.

*Councilman Jeff Broadaway made a motion to appoint Jerry Adams and Craig Rushing to serve as alternates on the Board of Adjustment. Councilman Gene Price seconded the motion. The motion passed unanimously.*

Ms. Braswell clarified that the Board of Adjustment would handle the swearing-in at their next meeting for both Mr. Adams and Mr. Rushing.

## Other Business

Councilman Jeff Broadaway provided an update on proposals for design engineers for the park. He reported that one firm had submitted a proposal, and he would be meeting with another firm the following day to discuss the town's needs. Once all proposals are received, they will be forwarded to Council members for review.

Mayor Baucom asked Dalton Helms for an update on the park. Mr. Helms reported that summer and fall sign-up numbers were strong, and that while they had received plenty of rain, the fields were in good condition.

## Adjournment

With no further business to discuss, Mayor Baucom declared the meeting adjourned.

Respectfully submitted,

Melody Braswell  
Deputy Clerk