

September 2025 Regular Council Meeting

Meeting minutes

The Town of Unionville held its regular meeting on Monday, September 15, 2025 at 7:30 p.m. at Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Randy Baucom and Commissioners Andrew Benton, Jeff Broadway, Gene Price, Chad Simpson and Jaren Simpson were present. Attorney Ken Helms was also present.

Pledge of Allegiance to the United States Flag

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

Invocation

Commissioner Chad Simpson led the invocation.

Welcome and Call to Order

Mayor Baucom welcomed everyone to the meeting and called the meeting to order at 7:30 p.m.

Public Comments

Three residents addressed the Council:

Mr. Rusty Rushing expressed concern about a pond near the Volunteer Fire Department at 3041. He described an incident where an autistic child went missing and was found after walking around the pond. Mr. Rushing was concerned about safety hazards as there is no fencing around the pond and wanted to bring this to the Council's attention.

Mr. John Hinson introduced himself as having grown up in Unionville. He informed the Council that he had recently submitted an application for the Planning Board to become more involved in the town and gain knowledge.

Ms. Joanne Connell, Chair of the Piedmont Community Breast Cancer Walk, requested a donation of \$4,000 from the Town for the annual walk scheduled for October 18, 2025. She expressed gratitude for the Town's past support and explained that the funds would help people in Union County identified as needing assistance. She asked if the Council could make a decision sooner than usual given the upcoming event date.

American Legion Post #535 Presentation – Mr. Lovel Henderson

Mr. Lovel Henderson from the American Legion Post #535, known as Sam F. Kaziah in Unionville, presented a certificate of appreciation to Mayor Baucom. Mr. Henderson provided information about their recent health fair held on August 16, which was attended by 165 people including 60 community residents, 40 volunteers, 25 youth, and 55 members. The event featured 25 agencies providing services and educational resources. As a result of the event, the American Legion will now be working with eight families to provide needed services. Mr. Henderson explained that the Legion focuses on working with the community, youth, veterans affairs, and national security as their core pillars. He expressed interest in building a partnership with the Town and aligning with community needs under the Mayor's leadership.

Consideration of the minutes of the August 15, 2025 regular meeting

Councilmember Andrew Benton made a motion to approve the minutes as presented, which was seconded by Councilmember Gene Price, and passed unanimously.

Financial Report – Darrell Baucom

Mr. Baucom presented the financial report, noting that the Town had a strong cash balance. He reported total revenue since July 1 of \$115,000, with income sources including franchise taxes, sales and use taxes, ad valorem tax, and investment income. Total expenses since July 1 were \$93,000, with payroll and park expenses accounting for the majority. The Town currently has a positive net income of approximately \$22,000.

Major expenditures since the previous meeting included:

- \$9,400 for park reimbursement
- \$3,500 donation to Turning Point
- \$8,000 for property and casualty insurance
- Recently collected revenues included \$48,000 in franchise tax and \$6,900 in sales and use tax

Upcoming expenses included:

- \$9,300 to Piedmont Rec Association for park expenses
- Payment to South Data for property tax bills and postage
- Various payroll, retirement, and tax amounts

Councilmember Gene Price made a motion to pay the bills, which was seconded by Councilmember Andrew Benton, and passed unanimously.

Approval of Letter of Credit for Martin Ridge subdivision – Melody Braswell

Ms. Braswell presented information about the letter of credit for Martin Ridge subdivision, a 16-lot development on Highway 601. She explained that the developer had provided estimations for final costs and completion of the project, which were included with the letter of credit. Ms. Braswell noted that the developer had not changed any plans since the initial submission.

Councilmember Gene Price, made a motion to approve the letter of credit for Martin Ridge, which was seconded by Councilmember Jeff Broadaway and passed unanimously.

Consideration of Kania Law Firm representative as co-plaintiff for tax foreclosure

Attorney Ken Helms explained that this arrangement would allow the Town to "piggyback" with Union County on tax foreclosure proceedings. He noted that when Union County brings a tax foreclosure action, the Town would be included as a co-plaintiff, enabling the collection of both county and town taxes. Mr. Helms explained that this approach is economically sensible as the amount of past-due taxes for Unionville alone would not justify independent legal action. The law firm would collect the taxes and then pay them to the Town. He mentioned there was a provision for a fee of approximately \$500 if the firm is unable to collect enough to cover taxes and attorney's fees.

Councilmember Jaren Simpson made a motion to approve Kania Law Firm as the Town's representative for tax foreclosure proceedings with Union County, which was seconded by Jeff Broadaway, and passed unanimously.

Consideration of Quote from NFocus to update Land Use Ordinance into UDO – Ken Helms

Attorney Helms presented quotes from NFocus to update the Town's Land Use Ordinance into a Unified Development Ordinance (UDO). He explained that this was a continuation from last month's meeting and presented two options:

Option A: Update the Land Use Ordinance for \$52,365 Option B: Update both the Land Use Ordinance and the Comprehensive Land Use Plan

Mr. Helms and Ms. Braswell recommended Option A since the Land Use Plan was already updated in 2022. They explained that the update would be a comprehensive review of the zoning ordinance to ensure legal compliance, clean up ambiguities, and resolve potential conflicts. Mr. Helms emphasized that NFocus would work with the Council throughout the process, and the Council would have final approval of any changes. Ms. Braswell noted that the fee could be split across multiple fiscal years.

Councilmember Broadway expressed concern about a third-party creating regulations affecting town residents. Mr. Helms assured him that all changes would require Council approval and that this would be a collaborative process.

Councilmember Jeff Broadaway made a motion to move forward with Option A, which was seconded by Councilmember Gene Price, and passed unanimously.

Consideration of Quotes for Codifying Ordinances – Melody Braswell

Ms. Braswell presented quotes for codifying the Town's ordinances, explaining that this would be done after adopting the UDO. She shared that she and Mr. Helms had reviewed samples from different companies and found Municode to be the easiest to navigate. Ms. Braswell noted that Municode had separated the legal review from their quote, which significantly reduced the cost compared to the other option.

She explained that codification is required by state law for towns with populations over 5,000. Updates would be sent to Municode as needed, and they would be incorporated into the code one to two times per year, which should be sufficient given the Town's limited number of ordinance changes.

Councilmember Andrew Benton made a motion to award the codification project to Municode, which was seconded by Councilmember Chad Simpson, and passed unanimously.

Update on Speed Radar Equipment – Melody Braswell

Ms. Braswell reported that Lieutenant Maye from the Union County Sheriff's Office informed her they are working on replacing batteries and making their radar trailer fully functional. Once repaired, it will be placed on Unionville-Indian Trail Road near the Zack Road intersection at no cost to the Town. The Sheriff's Office is willing to place the trailer multiple times per year according to the Town's schedule and preferred locations.

She also mentioned that some municipalities are purchasing data packages with radar signs, which provide information about consistent violations to help determine where to increase patrols. If the Town decides to purchase its own sign in the future, Ms. Braswell recommended considering a data package as well.

Councilmember Andrew Benton made a motion to request the County place their speed radar equipment at least twice a year in Unionville, which was seconded by Councilmember Jeff Broadaway, and passed unanimously.

Appointment of one Board of Adjustment alternate for Roddie Baucom's vacated term

Ms. Braswell suggested confirming that the potential appointee is willing to serve on the Board of Adjustment before making an appointment.

Councilmember Jeff Broadaway made a motion to table the appointment until confirmation with the candidate is obtained, which was seconded by Councilmember Andrew Benton, and passed unanimously.

Discuss Unionville Christmas parade and tree lighting ceremony Sunday, December 7, 2025 – Sonya Gaddy

Ms. Gaddy reported that planning is underway for the Christmas parade and tree lighting ceremony, with several performers already committed. She asked the Council whether they preferred to return to using a flatbed trailer for performances at Town Hall or continue using the gazebo at the community center as was done last year. The Mayor suggested the Council think about this question until the next meeting.

Annexation #30 – 4001 Olive Branch Road – Resolution Directing the Clerk to Investigate

Councilmember Gene Price made a motion to direct the Clerk to investigate the annexation petition for 4001 Olive Branch Road, which was seconded by Councilmember Jaren Simpson, and passed unanimously.

Other Business

Mayor Baucom brought attention to a handcrafted display donated to the Town by Ms. Daisy Simpson. The display is a replica of Ms. Simpson and Mr. Oren Simpson's farm from the 1940s-50s, with everything handmade. The Mayor noted this was an extremely generous gift and suggested sending Ms. Daisy a letter of appreciation.

The Mayor addressed Ms. Joanne Connell's earlier request for a donation to the Piedmont Community Breast Cancer Walk. It was decided to place the request on the agenda for the October 20, 2025 meeting.

Adjournment

The meeting was adjourned by Mayor Baucom.

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.