

TOWN OF UNIONVILLE MINUTES OF REGULAR HEARING

The Town Council of the Town of Unionville held its regular meeting on Monday, July 18, 2016 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and all of the commissioners were present. Town Attorney Ken Helms was also present.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Commissioner Edd Little led the prayer of invocation.

Mayor Simpson called the meeting to order and welcomed everyone present.

There being no corrections to the minutes of the June 20, 2016 regular meeting and the June 27, 2016 public hearing and special meeting, Mayor Simpson declared them approved as reviewed by Council.

Mayor Simpson recognized Darrell Baucom, Town Budget and Finance Officer, who reviewed the financial statements, a copy of which is appended to these minutes. Mr. Baucom reported that the checking account balance is \$2,244,000 compared to \$2,260,000 last year. In the month of July, there hasn't been much activity. On the expense side, there have been no contributions; the Town is under budget on dues, subscriptions and professional fees, making the Town favorable to budget \$100,000. Activity since last month includes Barbee Lawn Care of \$1,295, League of Municipalities dues of \$7,166, Unionville Community Center for \$3,375, and donations to Turning Point and Union County Red Cross. In Pending Bills to be Paid, Interlocal Risk is the Town's property insurance, and Willis is the cyber liability insurance, City of Monroe is \$23, Duke Energy of \$249, Patsy Carriker for cleaning Town Hall is \$210, a refund to Core Logic for \$20 and postage of \$599. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved the Financial Statement. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved payment of pending bills.

Mayor Simpson opened the floor for comments regarding the rezoning ZC-16-01 to rezone 123.65 acres from R-40-CUP for age-restricted development to RA-40. Ms. Vella Deese, adjacent property owner, addressed Council. She made inquiry as to the process for rezoning this property. She received a notice of the public hearing and attended last month, but is confused regarding the process. Attorney Ken Helms explained that a public hearing was held, as required but no vote was taken, as a quorum was not present. Tonight, the Council may vote on the rezoning, as a quorum is present. Ms. Deese stated that she is in shock that an impact study was not performed on this property, and asked how we can justify it with the county if an impact study was not performed—for financial and moral purposes. Someone has been accessing the property through her property, digging holes, etc. She encouraged Council to ride out there and look at it. Applicant Darrell Baucom stated that he has ordered a soil evaluation through Union County Public Works, but he asked them not to trespass. Ms. Deese stated that it

appears that a road is being constructed. Mayor Simpson stated that the Town Council has no authority over the things she spoke of and encouraged her to speak with Mr. Baucom about it. Land Use Administrator Gaddy stated that an impact study was not required, therefore, none was done. Planning Board gave a favorable recommendation for the RA-40 zoning. Ms. Deese asked about the impact this would have on the county—schools, water, sewer, police, fire, roads, etc. Mayor Simpson stated that those are county entities, and Unionville doesn't have any jurisdiction over them. Mayor Simpson stated that the Town is following the law, as it applies to the Town. LUA Gaddy clarified that tonight's issue is a rezoning, not a subdivision approval, and most of the current Town is zoned RA-40. Attorney Helms stated that the Town must address the situation as the Land Use Ordinance calls for the Town to do. The petition has been properly brought, the Planning Board has made a recommendation, a public hearing was held, and now the Council must consider a vote. Commissioner Randy Baucom recused himself from voting, due to the close family relationship to the applicant. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved the RA-40 zoning to the 123.65 acres on Duncan Road, as requested in Rezoning ZC-16-01.

Commissioner Ken Brown expressed his deep appreciation for Ms. Deese and her comments, and stated that the difference in Unionville and other areas is that Unionville wants to hear their residents' views.

In considering applying RA-40 zoning to twelve annexed parcels along Deese Road and Neal Boyce Road, Annexation #22, and upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved RA-40 zoning for those twelve parcels.

Unionville Elementary School PTO President, Diana Anderson, addressed Council regarding the request for \$1,100 to cover application and consultation fees for the 501-C-3 status for the school and PTO. It was recently brought to their attention that Unionville was one of the few schools in the system that did not have this status, so they began the lengthy process. Just today they received word of their approval. Commissioner Ken Brown made inquiry if this is an annual process. Ms. Anderson stated that it is a one-time process. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved a donation of \$1,100.

Mayor Simpson recognized Deputy Clerk Melody Braswell, who referred to the spreadsheet sent to Council regarding the purchase and installation of five 12-foot LED light poles—four along Unionville Road and one on Unionville Church Road on Town Hall property. She also referred to the photos of light poles in Wingate, NC, which will be like the ones quoted by Hinson Electric and Duke Energy. The quote from Hinson Electric is \$14,300 and does not include maintenance; the quote from Duke Energy is \$28,484 and is a turn-key proposal. Scott Barbee has agreed to provide landscaping and maintenance when necessary. At this point, Mrs. Braswell does not recommend a separate power meter for these lights, as they will require very little power and last 10-20 years. Commissioner Baucom made inquiry as to insurance coverage on vandalism. Hinson's quote does not include it, but Duke Energy's quote does. Mayor Simpson made inquiry as to our insurance coverage if a pole falls on someone. Darrell Baucom confirmed that the Town would be covered. Clerk Gaddy also stated that in the future, the Town

could hang 18" x 36" decorative banners on these poles at a cost of \$42-\$62 per banner. Commissioner Baucom requested that our poles be set back further than the minimum requirement. Upon motion duly made by Ken Brown, seconded by Jaren Simpson, Council unanimously approved the quote from Hinson Electric for five light poles to be installed on Town Hall property.

There being no other business, Mayor Simpson declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney