

**TOWN OF UNIONVILLE
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville held their regular meeting at 7:58 p.m. on Monday, July 15, 2019 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Edd Little, Gene Price and Jaren Simpson were present. Commissioner Ken Brown was absent. Town Attorney Ken Helms was also present.

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

Mayor Baucom welcomed everyone to the regular meeting and called the meeting to order. There were no public comments.

Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved the minutes of the June 10, 2019 special meeting and June 17, 2019 public hearings and regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the financial reports, a copy of which is appended to these minutes. Mr. Baucom stated that the Balance Sheet last month reflected the 2 percent rate for the Certificate of Deposit. The current rate is 2.12% for a year. There hasn't been much activity for 2019-2020, so he showed the full year 2018-2019 results. Total income exceeded expenses by \$133,000, which has increased the available cash balance. Income was \$10,000 above budget; expenses were \$13,000 below budget. In Activity Since Last Month, donations include Council on Aging, Turning Point, Lions Club, Unionville School and the check to the Certificate of Deposit. This month's bills include North Carolina League of Municipalities dues, cyber liability insurance, Baucom Lawn Maintenance and the Unionville Volunteer Fire Department donation. Upon motion duly made by Edd Little, seconded by Andrew Benton, Council unanimously approved payment of pending bills, including the ones listed above.

Attorney Ken Helms reported that he has not been able to meet with City of Monroe attorneys to discuss an Interlocal Agreement regarding utilities along Village Lake Drive but will have that meeting soon and will report back to Council.

Mayor Baucom recognized Ms. Sheila Crunkleton, Executive Director of American Red Cross. She thanked the numerous firefighters who were in attendance and stated that they are true partners of the Red Cross. The Red Cross provides a safe place to stay, money for clothing, nurses and mental health providers 24 hours per day and a case worker for 30-45 days when there is a disaster. They also provide medicines except controlled substances and smoke alarms, which reduce death due to fire by 50 percent. Currently, the county is in a blood emergency. The Red Cross has a blood drive at their facility on Pedro Street the third Tuesday of every month from 1:30 – 6:00, which is tomorrow. School drives account for fifty percent of their inventory, so naturally, they are down in the summer. Blood drive schedules can be accessed at www.redcrossblood.org She is requesting a donation of \$3,500, which is the

amount the Town donated last year. Upon motion duly made by Edd Little, seconded by Jaren Simpson, Council unanimously approved a donation of \$3,500 to American Red Cross.

Clerk Gaddy reported that Unionville typically donates a gift card basket consisting of certificates from Unionville merchants to be given away at the Union County Heritage Festival. This value of the basket is \$250. Upon motion duly made by Jaren Simpson, seconded by Edd Little, Council unanimously approved a \$250 gift basket donation to Union County Heritage Festival.

Mayor Baucom recognized Ms. Shelly Holt with Piedmont High School Marching Band Boosters. She stated that they are looking for assistance to replace instruments, maintenance of trailers, support transportation, and other needs of the band this season. She reported that Town of Fairview gave a donation of \$2,500, and the band members agreed to participate in the park clean-up day this weekend. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously approved a donation of \$2,500 to Piedmont High School Marching Band Boosters.

In considering Rezoning ZC-19-01, a request to rezone a portion of 623 Sikes Mill Road, parcel number 08207010 from RA-40 to a Parallel Conditional Use District--Light Industrial for a Class 1 mini warehouse with no outside storage, Mayor Baucom reminded Council that this is a two-step process. First the Council would consider the rezoning, based upon evidence presented during the public hearing earlier, to determine the four findings-of-fact. If the vote is favorable, the Council would consider the conditional use permit. Any additional conditions proposed by the Council would need to be agreed upon by the petitioner, Mr. Keziah. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously agreed that the application for Rezoning ZC-19-01 is complete. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously agreed that the application complies with all the Town's requirements. Council then began discussions regarding the rezoning and proposed use. Commissioner Benton made inquiry as to the Light Industrial zoning of the neighboring property, Vann's Welding. Land Use Administrator Gaddy confirmed that this property was zoned Light Industrial by Union County several years ago, prior to Unionville taking over zoning. Commissioner Benton also made inquiry as to whether Planning Board has changed the 2006 Land Use Plan to include commercial zoning in the area. LUA Gaddy confirmed that they have not made any changes but are in the process of reviewing the Land Use Plan. Mayor Baucom made inquiry as to the floor construction in the mini warehouses. Mr. Keziah stated that the floors will all be concrete. Attorney Helms stated that the Council needs to take a vote tonight or table the decision, but the statutes require that the Town must respond as expeditiously as possible. Upon motion duly made by Andrew Benton, seconded by Edd Little, Council denied the rezoning, as Planning Board has not recommended this area for future commercial, most surrounding properties are zoned RA-40, and the one property was zoned Light Industrial prior to the Town's existence and therefore it is not reasonable nor consistent with the Town's Land Use Plan adopted in 2006. Commissioners Benton, Little and Simpson voted in favor of the motions; Commissioner Price voted against the motions. No further changes were considered, as the motion carried.

In considering Text Amendment #TC-19-02, regarding Section 247 (b) to increase the required length of hose from fire hydrants from 500 feet to 1,000 feet and upon motion duly made by Edd Little, seconded by Andrew Benton that this amendment is reasonable and in the public interest, and is consistent with the Town's Land Use Plan dated 2006, Council unanimously approved the text amendment.

Following up with the approval to destroy the Town's tax records dated 1998-2008, Clerk Gaddy provided three quotes for shredding services:

1. Shred South: \$95 for the first cart (approximately 10 banker's boxes); \$40 for each additional box.
2. Shred-It: \$250 for 10 banker's boxes; \$8 for each additional box
3. Carolina Shred: \$150 for the first cart; \$59 for each additional cart

Upon motion duly made by Edd Little, seconded by Andrew Benton, Council unanimously approved shredding services by Shred South.

In other business, Clerk Gaddy requested vacation days of Wednesday – Friday, July 24-25, 2019. Upon motion duly made by Jaren Simpson, seconded by Edd Little, Council approved these vacation days.

There being no other business or comments, Mayor Baucom declared the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney