

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Unionville Town Council held its regular meeting on Monday, July 20, 2020 at 7:33 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Ken Brown and Gene Price were present. Commissioner Jaren Simpson was absent. Attorney Ken Helms was also present. Everyone wore face masks and sat at least six feet apart during the meeting due to the COVID-19 virus.

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

In Public Comments, Mike Wilson of 1010 Zephyr Circle, Monroe, NC, spoke on the proposed action at Morgan Mill and Old Camden Roads. His daughter and four children had an accident there recently. A neighbor has been a paramedic and has been to that intersection many times for accidents. He is in full support of a roundabout and encouraged little things that can be done to slow traffic such as signage, speed bumps and a four-way stop until the roundabout is installed.

Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved the minutes of the June 15, 2020 public hearing and regular meeting.

Mayor Baucom recognized Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. Mr. Baucom stated that the certificate of deposit matured at 2.12 percent and has renewed at .10 percent for 90 days. In Actual versus Budget for fiscal year 2019-2020, revenue was \$489,000 and the Town put \$178,000 into savings last year. After the budget adjustments, contributions were under budget \$11,500 and Professional Fees were under budget \$8,000. In Activity Since Last Month, he paid Union County Solid Waste Cost Sharing of \$8,000 and transferred \$191,000 from regular checking to the Certificate of Deposit. Fiscal 2020-2021 bills for this month include property casualty insurance of \$5,500; NC League of Municipalities dues of \$7,500; N-Focus Planning of \$1,565; Unionville Community Center bills of \$4,000; Urban Forester Program of \$2,864; half of the Volunteer Fire Department air packs of \$54,000 and cyber liability insurance of \$1,000. Union County will distribute \$8,800,000 in monies available from the General Assembly for covid-related expenses for the municipalities. Municipalities must submit a detailed funding request to cooperate in this program, and it is not allowed to be applied to the revenue shortfall of payroll expenses related to COVID-19. At this point, the Town has only spent a minimal amount on masks and hand sanitizer. Union County has \$300,000,000 available in relief funding. Upon motion duly made by Ken Brown, seconded by Jeff Broadaway, Council unanimously approved payment of pending bills.

In considering appointments to the Planning Board, Applicants Devin Clontz and Gary Salek addressed Council. Mr. Salek stated that he is currently serving on Union County's Infrastructure Committee and is interested in planning for the future. Mr. Clontz stated that he

grew up in Unionville, moved away for 15 years, and has come back home. He would love to help plan for growth. Upon motion duly made by Jeff Broadaway, seconded by Andrew Benton, Council unanimously approved Planning Board's recommendations, appointing Andy Fowler to a second three-year term as member, Steve Outen to his first three-year term as member and Devin Clontz to his first three-year term as alternate.

In considering a partnership with NC Department of Transportation at Morgan Mill and Old Camden Roads, Clerk Gaddy reported that Union County Transportation Planning Bjorn Hansen has indicated that the NCDOT would like Unionville to partner 25 percent on the cost of a four-way stop at this intersection, and the DOT will contribute the rest. Clerk Gaddy drew Council's attention to an email with Tony Tagliaferri of NCDOT. Town Council was concerned as to what might happen to the roundabout construction if a four-way stop is installed here. Attorney Helms reminded Council that they adopted a resolution supporting the roundabout in May, 2020 and could possibly change the wording of that resolution, since the Council and survey participants are largely in favor of the roundabout. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously approved an amendment to the resolution, indicating that the Council supports the roundabout and is willing to partner with DOT for signage and other temporary measures until such time that the roundabout is approved, as residents overwhelmingly also support the roundabout. The Council is not in favor of a four-way stop at this intersection.

In other transportation consideration, Ken Brown stated that Tom Boyd and Sikes Mill Roads should already be funded for a roundabout, as they have had accidents which involved hazardous material there.

Attorney Ken Helms stated that the state has special provisions for Information Technology services within jurisdictions. The Town must advertise to request for proposals prior to making a decision. Sealed bids would be received for an appropriate time period and opened at the August 17, 2020 Town Council meeting. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved a Request for Proposal for Information Technology bids, which will be opened at the August 17, 2020 regular meeting.

In considering Ordinance #20-01, an ordinance enacting regulation of Public Nuisance conditions on private property, Mayor Baucom asked Council to consider including the issue of keeping grass at a manageable level of less than 15-18 inches on developed lots. Attorney Helms stated that the Town would need to define a developed lot and prepare language for the ordinance to be clear of what is included. Clerk Gaddy will contact John Ganus for a "developed lot" definition. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously tabled this ordinance until the August 17, 2020 regular meeting.

Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved Text Amendment #TC-20-01, adding Gunsmith and Gun Repair to Section 164 and Table of Uses in RA-40 zoning with a Special Use Permit.

Upon motion duly made by Gene Price, seconded by Ken Brown, Gene Price and Ken Brown voted for the text amendment and Andrew Benton and Jeff Broadaway voted against it. Mayor Baucom broke the 2-2 tie vote with a favorable vote, to approve Text Amendment #TC-20-02, adding language to Sections 238 and 239(a) to allow unbuildable septic lots less than 40,000 square feet in RA-40 zoning when Labeled as “Unbuildable For Septic Use Only”, as it complies with Union County and Planning Board’s recommendation.

Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved the rezoning #ZC-20-01 to Conditional Use District B-2 for a work trailer parking lot.

In considering Rezoning #ZC-20-01, from Conditional Use Permit B-2 for a Piedmont High School student parking lot to Conditional Use Permit B-2 for a work trailer parking lot, the following findings of fact were voted upon:

1. Upon motion duly made by Andrew Benton, seconded by Ken Brown, Council unanimously agreed that the rezoning will not materially endanger the public health or safety.
2. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously agreed that the rezoning will not substantially injure the value of adjoining or abutting property.
3. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously agreed that the rezoning will be in harmony with the area in which it is to be located.
4. Upon motion duly made by Gene Price, seconded by Jeff Broadaway, Council unanimously agreed that the rezoning will be in general conformity with the land use plan, thoroughfare plan or other plan.

Upon motion duly made by Andrew Benton, seconded by Ken Brown, Council unanimously approved the Conditional Use Permit #ZC-20-01, CUD B-2 for a work trailer parking lot, along with the six conditions included in the Staff Report, as they found the rezoning request to be reasonable and in the public interest and consistent with the Town’s Land Use Plan adopted March, 2006. A copy of the staff report is appended to these minutes.

Mayor Baucom recognized Ms. Jessie Lindberg of Turning Point, who thanked the Council for their past support. There have been no interruptions in their service and they anticipate a 40 percent increase, as people have been isolated with their abusers due to COVID-19. They were able to include their curriculum in Unionville Elementary School and served 654 children for that program. They’ve sheltered 32 women and 28 children in the 28110 zip code and 111 women and 517 children total. Their counseling expenses have tripled

in the past three months, but they have kept COVID out of the shelter. They currently have 101 waiting for services. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved a donation of \$3,000 to Turning Point.

Mayor Baucom recognized Mr. Andrew Friend with Union County Council on Aging. He reported that they have helped seniors remain independent for 45 years. For the first time in the state's history, there are more citizens 65 years and older than 18 years and younger. They deliver groceries, prescriptions, medical equipment and other necessities to 180 seniors. Since 2019, they served 130 clients weekly. Now they serve 180 clients weekly. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously approved a donation of \$3,000 to Union County Council on Aging.

Mayor Baucom recognized Mr. Tim Patton with American Red Cross. He is known as the Disaster Dude. The Red Cross has adjusted and adapted, as fires don't stop happening and blood services are down since schools are closed. They have partnered with the F.D.A. to draw plasma of COVID survivors and antibody testing. A very active hurricane season is predicted soon. Volunteers are doing things remotely as much as possible. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously approved a donation of \$3,500 to American Red Cross.

Clerk Gaddy stated that the Heritage Festival will be held September 19, 2020 totally virtually this year, and they would appreciate the donation of a gift card basket, as the Town has donated this in the past. The value of the basket is \$250. Upon motion duly made by Ken Brown, seconded by Jeff Broadaway, Council unanimously approved the donation of a gift card basket to the Union County Heritage Festival, 2020.

In other business, Fire Chief Ken Brown stated that he has brought the new fire engine tonight for the Council and others to see. He invited everyone to a Pushback Ceremony and Blessing for this truck on Thursday, July 30, 2020 at 7:00 p.m. at the fire station.

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

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney