

**TOWN OF UNIONVILLE
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, March 19, 2018 at Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and all 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 Simpson led the prayer of invocation.

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

There were no public comments.

Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously approved the minutes of the February 19, 2018 regular meeting.

Mayor Baucom recognized Budget and Finance Officer Darrell Baucom for the financial report, a copy of which is appended to these minutes. Mr. Baucom reported that the checking balance is \$2,710,000. In the Profit and Loss Budget vs. Actual, the Town is short on income, as investment income hasn't been adjusted yet. On the expense side, the Town is under budget \$6,000 primarily in contributions. In Bills Paid Last Month, the largest item was J.B. Watson for the 2016-2017 audit. In Pending Bills to be Paid, the largest items are NFocus Planning, Helms Robison & Lee attorneys and Barbee Lawncare. Upon motion duly made by Ken Brown, seconded by Gene Price, Council unanimously approved payment of pending bills.

Finance Officer Baucom also reviewed the three quotes for the 2017-2018 audit, a copy of which is appended to these minutes. The Town paid \$8,400 plus 6 hours for non-attest functions, equaling \$9,150, the same as the 2017-2018 audit. J. B. Watson is quoting the same price for the 2018-2019 audit quote. Collins & Boike provided a three-year proposal. Potter & Company has audited the Town accounts in the past. The primary reason for seeking quotes was that last year Moyer Smith & Roller was unable to provide the service at the last minute, leaving little time to acquire quotes. J. B. Watson was a little slow, but possibly will be faster next year. Mayor Baucom made inquiry as to why Collins & Boike provided a flat fee only. Mr. Baucom stated that they would probably have a per-hour charge for other significant items, if needed. Commissioner Little made inquiry as to problems with J.B. Watson. Mr. Baucom stated that his only complaint was the slow response. Mayor Baucom made inquiry as to Collins & Boike working with other municipalities. Mr. Baucom stated that they audit for City of Monroe, Town of Matthews, Town of Mooresville, Town of Stallings, Town of Waxhaw, Town of Indian Trail and Town of Weddington. Potter & Co. has performed our audit in the past. Commissioner

Brown made inquiry as to Mr. Baucom's recommendation. Mr. Baucom recommended J. B. Watson, as it is a \$1,000 difference. Upon motion duly made by Ken Brown, seconded by Jaren Simpson, Council unanimously awarded the contract to audit Town of Unionville's 2018-2019 books to J. B. Watson Company.

Clerk Gaddy reported that the Unionville Person of the Month committee consists of Mayor Baucom, Joe Medlin, Angelene Keziah and PHS student Karis Haigler. Deputy Clerk Braswell reported that we only have two nominations at this time, and she has posted a message on Facebook and the Enquirer-Journal published our press release on Sunday, March 11, 2018. The consensus of the Council was to hold off for another month until we have more nominations to review.

In reviewing Text Amendment #TC-18-01, septic easements, Land Use Administrator Gaddy recommended tabling this item, as the Planning Board did not adopt a statement of reasonableness and consistency at its March 5, 2018 meeting. Additionally, Attorney Ken Helms reviewed an email he sent regarding clarifying this text amendment and providing more precise language, a copy of which is appended to these minutes. Attorney Helms stated that an attorney could possibly argue that the homeowner who is granted the easement has control of the property. He recommended sending it back to Planning Board to clarify this text amendment. Mayor Baucom suggested forming a committee of two Planning Board members, two Council members, Ken Helms, Sonya Gaddy and Nadine Bennett to discuss this further. He also made inquiry as to whether Homeowners' Associations might monitor these easements. Mr. Helms stated that typically the HOA does not monitor them, rather, the public utility who provides the service would monitor them if they are not functioning properly. In Unionville's case, the provider is Union County Environmental Health. Commissioner Brown made inquiry as to whether the Town could be held liable in the event of problems. Attorney Helms doesn't see how that could happen. He also stated that when a loan is involved in a closing, typically a title search is performed, and the easement would be revealed at that time. The buyer would be taking a risk if the title examination is not done. Mayor Baucom made inquiry as to a ten-acre lot with only one red knoll suitable for septic. If the owner wanted to divide the property, under these restrictions he would not be able to divide the lot. This could be a problem for several owners in Unionville. The consensus of the Council was to hold a meeting with Ken Brown and Edd Little from Council, two Planning Board members, Attorney Helms, Land Use Administrator Gaddy and Back-up Nadine Bennett to further discuss this language.

Clerk Gaddy drew Council's attention to the letter from Union County Board of Elections, stating they will no longer charge the \$100 fee for annexations. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously agreed to retain the \$250 annexation fee.

Clerk Gaddy also drew Council's attention the Charitable Contributions Request from Union County Community Arts Council for \$1,200.00. Ms. Barbara Faulk will attend the April 16, 2018 meeting to address Council.

Clerk Gaddy made inquiry as to whether Council members will attend N-Focus Planning's grand opening on Thursday, March 22, 2018 in Kannapolis. No Commissioners were interested.

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