

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The Unionville Town Council held its regular meeting on Monday, September 18, 2017 at 7:40 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and all Commissioners were present. Town Attorney Ken Helms was also present.

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

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

In Public Comments, Rev. Gennady Maryanov (Pastor Henry) with Word of Christ Bible Church addressed Council. He commended the Council for beginning their meeting with prayer and the community for the July 4th celebration. He invited everyone to a recreation of Bethlehem at the time of Christ's birth on Friday and Saturday, December 22 and 23, 2017 in the church parking lot. He is asking for donations of lumber, corn stalks and other items so they can build the town. During the first hour, visitors can visit ten stations of Bethlehem and purchase food items, after which the church will present a play in the parking lot. They have done this previously in the area. He will keep the Council updated and would appreciate any donations.

Clerk Gaddy stated that Finance Officer Darrell Baucom had made a few corrections to last month's minutes, and she provided copies of those corrections to Council. There being no other corrections to the July 17, 2017 executive session minutes and August 21, 2017 public hearing, regular meeting and executive session minutes, Mayor Simpson declared them approved as reviewed by Council.

Mayor Simpson recognized Finance Officer Darrell Baucom, who reviewed the Financial Report, a copy of which is appended to these minutes. Mr. Baucom stated that the money market and certificate of deposit balances are the same as last month. In income, the Town is under budget \$11,000 due to timing of ad valorem taxes. In expenses, the Town is under budget on contributions of \$12,500, also due to timing. Major bills paid include Barbee Lawn Care, Parker Poe for the lobbyist and Piedmont Band Booster donation. In Pending Bills to be Paid, please add City of Monroe \$23.57, Duke Energy \$152.05, Union County Sheriff for \$75 for tonight's meeting and Moyer Smith Roller \$2,187.50. Upon motion duly made by Edd Little, seconded by Andrew Benton, Council unanimously approved payment of pending bills.

Mayor Simpson recognized Bjorn Hansen, Union County Transportation Planner, who addressed Council regarding the Monroe Expressway and a series of new roads being built or modified to access parcels affected by the building of the new road. These new roads will require names, and the county is working with the municipalities affected and Union County 911, asking for public comments regarding name suggestions through September 30, 2017. Three meetings were held last week and about 50 names have been received for 31 new roads. Union County is required to follow a process of holding public hearings and advertising within

five miles of the streets at least 15 days prior to the public hearings. In December, they will ask the municipalities to pass a resolution recommending names for the streets within their jurisdictions. At that point, NCDOT will review and advise if approved. Then addressing will take place, and Union County Sign Shop will make signs. All of this should be completed by April, 2018, six to seven months prior to the road opening. He is asking that the municipalities get the word out to the citizens who are interested in making nominations. Mayor Simpson made inquiry as to who will actually name the roads. Mr. Hansen stated that the municipality in which the roads are located will make those recommendations to NCDOT, and they will have the final decision.

Mayor Simpson recognized Land Use Administrator Sonya Gaddy who recommended approval of the contract with NFocus for land use backup, a copy of which is appended to these minutes. Attorney Ken Helms confirmed that it is the same as last year and either party may terminate the contract with 60 days' notice. Upon motion duly made by Ken Brown, seconded by Randy Baucom, Council unanimously approved the 2017-2018 contract with NFocus.

Mayor Simpson recognized Land Use Administrator Gaddy for Rezoning #ZC-17-01 to rezone parcel #08099014 located at 3102 Love Mill Road from RA-40 to CUD-B-2 for a parking lot. Mrs. Gaddy stated that the public hearing was held earlier this evening. Planning Board recommends approval with the eight conditions noted on the Staff Report, a copy of which is appended to these minutes. Mrs. Gaddy stated that Council would need to make a decision on each of the four findings of fact and also the statement of reasonableness and consistency, along with a motion, second and vote.

Upon motion duly made by Ken Brown, seconded by Randy Baucom, Council unanimously agreed to adjourn to Executive Session to discuss a legal matter and liability issue with their attorney.

Mayor Larry Simpson declared the Executive Session closed, and asked the pleasure of the Board.

Mayor Pro-Tem Baucom made inquiry as to the working relationship of the applicant with neighbors Mr. Rowell and Mr. Melton. Mrs. Laney said they have spoken with them and have kept the grass mowed where the students can walk. Mr. Baucom asked if they would be receptive to a gravel trail, as this would keep the kids' feet dry and clean and we cannot install sidewalks. Mrs. Laney said she would have to ask them, but doesn't think it would be a problem. Mr. Baucom is concerned about the students getting off the road. Mrs. Laney contacted NCDOT and Union County Public Schools, as she was also concerned. One of the parents offered to have her husband spread rocks for a gravel walkway if some do not want to walk on the grass. This gravel walkway would need to be out of the right-of-way of the road, which we assume to be ditch to ditch. Mrs. Laney is concerned that they won't walk that far off the road, and there is a deep ditch on the Melton property. She is concerned to make the walk safer for the students.

Mayor Simpson asked Attorney Helms if there is a written right-of-way or if it is ditch-to-ditch. Mr. Helms didn't know for sure, but most old roads don't have a written right-of-way.

Commissioner Brown asked if the Laney's would be willing to ask the adjoining property owners for permission to install the rock walkway outside of the right-of-way. He is concerned with the first finding of fact, as it addresses the health and safety issue. As a fireman, he goes to wrecks often where an accident happens when people are walking on the edge of the road. His son will be driving soon, and he's aware of the lottery process at the school. The schools should provide and the students shouldn't cross on Ms. Tyson's side of the road, but he understands all sides of the issue.

Attorney Helms advised that the Council can table the decision until next month in order to give the Laney's an opportunity to seek permission for a rock path outside of the right-of-way of Love Mill Road from the existing parking lot to Piedmont High School Road where the crossing guard will assist students across Love Mill Road. Upon motion duly made by Ken Brown, seconded by Randy Baucom, Council unanimously tabled the decision on Rezoning ZC-17-01 until the October 16, 2017 meeting, giving the Laney's extra time to seek permission for a rock pathway, and suspending any citations incurred during this time.

Mayor Simpson set a public hearing for 7:00 p.m. on Monday, October 16, 2017 to hear comments regarding the major subdivision Piney Drive in The North Phase of The Oaks at Camden.

Clerk Gaddy reminded Council of the upcoming Christmas parade and tree lighting on Saturday, December 2, 2017, and asked for any suggestions they might have.

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