

**TOWN OF UNIONVILLE
MINUTES OF REGULAR MEETING**

The Town of Unionville Town Council held its regular meeting on Monday, November 16, 2020 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, 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 Broadaway led the prayer of invocation.

Mayor Baucom called the meeting to order.

Upon motion duly made by Jaren Simpson, seconded by Jeff Broadaway, Council unanimously approved the minutes of the October 19, 2020 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 Balance Sheet reflects the cash the Town has. After paying the \$60,000 annual contribution to the Volunteer Fire Department, the Town has over \$3,000,000 in the Certificate of Deposit. The Town is below budget on ad valorem taxes and franchise taxes due to COVID-related issues. We are ahead on sales tax. In Expenses, contributions are under budget, but the VFD contribution will bring it up to the budgeted amount. The internet/website expense is the work being done by Piedmont Computer Service. In Transactions Since Last Month, Helms Robison and Lee attorneys, Baucom Lawn Maintenance and Piedmont Computers were the large items. In Pending Bills to be Paid, large expenses include the VFD contribution and \$1388 to Mosca Designs for LED Christmas lights. Upon motion duly made by Gene Price, seconded by Andrew Benton, Council unanimously agreed to pay pending bills.

Mayor Baucom recognized Attorney Ken Helms, who addressed the December, 2018 drafted resolution amending the Town's annexation policy. Town Council took action on all of this resolution except the portion prohibiting "doughnut holes"—parcels excluded from but surrounded by parcels being annexed. Mr. Helms is bringing this back to Council since we had another voluntary annexation with portions of the subdivision choosing not to petition for annexation recently. He also stated that not many Towns currently allow annexations with doughnut holes. Mayor Baucom confirmed that all property owners must petition for voluntary annexation and if we prohibit these doughnut holes, one resident could potentially keep the rest of the proposed annexation from being annexed. Mr. Helms agreed, and stated that the Town cannot enforce its ordinances on property which is not in the Town limits. Commissioner Broadaway made inquiry as to a resident asking to be excluded from the existing Town's limits. Mr. Helms stated that this issue has not been answered, and it would require NC state legislation to de-annex. He feels it would be an extremely difficult process. The consensus of the Council was to table this discussion until the December 21, 2020 regular meeting.

Mayor Baucom set a public hearing for Rezoning #ZC-20-02 to rezone parcel number 09174006L, located at 112 Baucom Deese Road from RA-40 to B-2 for Monday, December 21, 2020 at 6:45 p.m.

In connection with the rezoning public hearing, Land Use Administrator Gaddy stated that the applicant for the rezoning is also petitioning for a Special Use Permit on that property and the adjoining property, parcel #09174012B, for a convenience store with fuel sales. Since the rezoning decision should be made prior to the Special Use Permit, she suggested that the Town Council meet at 7:00 p.m. on December 21, 2020 and the Board of Adjustment meet at 7:30 p.m. on December 21, 2020. Commissioner Simpson made inquiry as to the size of these parcels. LUA Gaddy reported that parcel number 09174012B is 2.19 acres and parcel 09174006L is 1.68 acres. Upon motion duly made by Andrew Benton, seconded by Gene Price, Council unanimously set the regular meeting time for the December 21, 2020 meeting to 7:00 p.m. and the Board of Adjustment meeting to 7:30 p.m. on December 21, 2020. Clerk Gaddy will advertise and send notifications of these changes appropriately. Attorney Helms stated that his law firm represents the applicants in other matters but is not representing them in these petitions, in the event Council wishes to seek other legal representation in the rezoning matter.

In other business, Clerk Gaddy reported that the new office furniture has arrived and invited the Council members to view it. She also asked their opinions regarding posting their photos on the Town's new website and a new Town tagline. The only tagline which has been submitted so far is "Unionville...a great place to live and grow." The consensus of the Council was that they will allow photos to be posted on the website, and they did not have any suggestions for a tagline. Commissioner Benton followed up about the notice to the public that the Christmas festivities have been cancelled this year. Clerk Gaddy stated that the statement has been put on our website and Facebook page.

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