

TOWN OF UNIONVILLE MINUTES OF REGULAR MEETING

The April 19, 2010 regular meeting of the Town of Unionville was held at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and Commissioners Randy Baucom, Ken Brown, Robert Croutch and Edd Little were present. Commissioner Jim Baucom and Town Attorney Ken Helms were absent.

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

Mayor Simpson then called the meeting to order and welcomed everyone in attendance.

There being no corrections or additions to the minutes of the March 15, 2010 regular meeting minutes, Mayor Simpson declared them approved as reviewed by Council.

Mayor Simpson recognized Budget and Finance Officer, Darrell Baucom, who reviewed the financial reports, a copy of which is appended to these minutes. The reports included the regular monthly package and a first draft of the 2010-2011 budget. Mr. Baucom reported that the cash on hand balance is \$101,000. In Budget versus Actual, the Town is ahead of budget on investment income; below on franchise taxes; overall income is favorable to budget by \$7,000. On the expense side, the Town is under budget on contributions and legal fees. The total expense under budget is \$54,000, and the Town is favorable \$61,000 on income versus budget. The activity for the month is light; Barbee Lawn Care bills are for the community center and Town Hall. In pending bills, there are two bills for Centralina Council of Governments and the quarterly tax payments. Commissioner Ken Brown made inquiry as to the amount of time the Barbee Lawn Care bills covered. Mr. Baucom stated that the bills were for Town Hall August through December, 2009 and for the community center July through October, 2009. Upon motion duly made by Ken Brown, seconded by Robert Croutch, Council unanimously agreed to pay pending bills.

Mr. Baucom then reviewed the proposed budget, stating that the first two pages are assumptions. The third page shows certificates of deposit maturing in December, 2010 and April, 2011. This budget assumes a \$.02/\$100 valuation ad valorem tax rate. Many items are based on recent trends, including contributions, Parks and Recreation, NC League of Municipalities, health insurance and expenses, lawn maintenance and office cleaning. He projects a cost-of-living raise of five percent for employees. Legal fees have not been required lately, so he projects \$1,000 per month. Retirement benefits are specified by the state. The Town has an excess of \$159,000 revenues over budget. The final two pages show actual expenses April, 2009 through March, 2010 to compare. Mr. Baucom will not be here next month, but will be back in June. Mayor Simpson made inquiry as to the rates of the certificates of deposit. Mr. Baucom stated that Citizens South's rate was 1.75% and BB&T's rate was .65% or .7%. Hopefully, rates will be up in December, 2010. Mr. Baucom requested that a budget public hearing be set next month for June.

In land use issues, Mayor Simpson recognized Ms. Jana Finn, Land Use Administrator, who reviewed Text Amendment TC10-01, regarding signage for schools and places of worship in RA-40 zoning. Ms. Finn stated that Piedmont High School approached her with renovations for their sign and a sign permit. After reviewing the sign ordinance, she realized that it only allowed up to four square feet for signs in residential districts. This text amendment allows signs only for schools and places of worship in RA-40 zoning be calculated the same as other zoning districts, based on the amount of street frontage. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved this text amendment, as it is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Unionville Land Use Plan (adopted March 20, 2006) and the Town of Unionville Land Use Ordinance (effective October 1, 2003). A copy of this amendment is appended to these minutes.

Ms. Finn drew Council's attention to Text Amendment TC10-02, regarding removal of duplexes as a permitted use in the RA-40 district, and asked for Council to call for a public hearing on this issue. Ms. Finn stated that she has had inquiries over the past year about duplexes, and currently they are allowed in RA-40 zoning as "permitted by right". If the applicant meets the requirements of 150% lot allowance (60,000 square-foot lots) and setbacks, it cannot be denied. This is not difficult to achieve in Unionville. Concerns were raised that the Land Use Ordinance does not require a public hearing or notification of adjacent owners. The Planning Board's recommendation is to remove duplexes as a permitted use in RA-40 zoning, requiring a rezoning, such as RA-20, a public hearing, and notification to adjoining property owners. Commissioner Edd Little made inquiry as to lot size for duplexes in RA-20. Ms. Finn stated that the lot must be 30,000 square feet for duplexes. Mayor Pro-Tem Baucom made inquiry as to whether it would be allowed as special use in RA-40 currently. Ms. Finn stated that it would, but that would require notification, which is what the Planning Board is trying to achieve. She recommends that approved duplexes would be comparable with their surroundings, rather than an applicant coming to the Land Use Administrator and her not having any way to deny it. She looks at duplexes as attached multi-family housing, which would not be appropriate in RA-40 zoning, although approximately 96 percent of Unionville is zoned RA-40. Mayor Simpson called for a public hearing on Text Amendment TC10-02 for Monday, May 17, 2010 at 7:00 p.m.

Upon motion duly made by Edd Little, seconded by Ken Brown, Council unanimously approved Voluntary Annexation #18 on three Ridge Road parcels. Mayor Simpson called for a public hearing to apply Unionville zoning on these three parcels for Monday, May 17, 2010 at 7:15 p.m.

In considering replacement of Parks & Recreation members Matthew Hinson and Steven Williams, who have moved outside of Unionville, Council asked that this be advertised on the Town's website and bulletin board in order to receive more applications. This item was tabled until the May 17, 2010 regular meeting.

Mayor Simpson recognized Literacy Council volunteer, Connie Gaston. Mrs. Gaston thanked the Town for their donation last year and asked that the Town consider a donation this year of \$300.00. She reported that more than one in ten Union County residents is functionally illiterate. In 2008 – 2009, the Literacy Council provided literacy service to 362 adults—100 more than the previous year. Upon motion duly made by Randy Baucom, seconded by Ken Brown, Council unanimously approved a donation of \$300.00.

In considering a speed limit of 25 mph in the Loxdale subdivision, Mayor Simpson stated that the current speed limit is 35 mph. Many students use these roads as a cut-through to school. Upon motion duly made by Ken Brown, seconded by Robert Croutch, Council unanimously approved the 25 mph speed limit in Loxdale. They requested that the NCDOT reconsider the 35 mph speed limit on Kate Road also.

In considering the Code of Ethics Resolution/Policy from UNC School of Government, Clerk Sonya Gaddy reported that she has also received a code of ethics from Village of Wesley Chapel. Council asked that she send these to Attorney Ken Helms for his input. This will be on the May 17, 2010 agenda.

Mayor Simpson noted the request for charitable contribution form from United Family Services. Budget and Finance Officer Baucom confirmed that the Town gave \$1000 last year. A vote will be taken at the May 17, 2010 meeting.

Mayor Simpson drew the Council's attention to the Memorial Day Service sponsored by Unionville American Legion Post 535 on Monday, May 31, 2010 at 7:00 p.m. in Piedmont High School's auditorium. Reserved seating will be provided for Unionville officials and spouses.

Clerk Sonya Gaddy reminded Council that she will be attending a clerk class in Gastonia, NC on Friday, April 30, 2010. She also requested a day of vacation on Wednesday, May 5, 2010. There was no objection to either item.

Ms. Jana Finn expressed Centralina COG's appreciation for approving the contract to train Mrs. Gaddy for Land Use Administrator. This training will take place during May and June and will be effective on July 1, 2010. She also reminded Council that COG is moving to their new offices off North Tryon Street in Charlotte May 21, 2010. She will be bringing several files here prior to the move. The consensus of the Council was to purchase a four-drawer fireproof safe for these files.

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

Approved as to form:

Respectfully submitted,

R. Kenneth Helms, Jr., Town Attorney

Sonya W. Gaddy
Clerk