

**TOWN OF UNIONVILLE  
MINUTES OF REGULAR MEETING**

The Town of Unionville Town Council met at 7:30 p.m. on Monday, December 16, 2013 at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and all of the 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 Robert Crutch led the prayer of invocation.

Mayor Simpson welcomed everyone and called the meeting to order.

Upon motion duly made by Edd Little, seconded by Ken Brown, Council unanimously approved the minutes of the November 18, 2013 regular meeting.

Mayor Simpson recognized Budget & Finance Officer Darrell Baucom for the financial report. Mr. Baucom stated that the Town recently received a payment from NC Department of Revenue for franchise taxes, which is included in the balance sheet. Certificates of Deposit will mature tomorrow at .4% interest, and he will request the same rate. He will also add \$150,000 to the \$1,000,000 CD. In Budget vs. Actual, the Town is under budget by \$5,000 on ad valorem taxes, which will be caught up in December and January. In expenses, the Town is under budget on contributions and professional fees, overall under budget \$81,000. The notable item in transactions by detail is the \$68,000 franchise deposit. In Pending Bills to be Paid, please add: Mosca Designs, Dave Smith, Union Pressure Washing, Union County Board of Education and tax refunds. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved payment of pending bills.

Mayor Simpson recognized Tom Moyer with Moyer, Smith & Roller Accountants, who reviewed the Town's annual audit. Mr. Moyer distributed reports to the Council, and stated that his firm found nothing significant; only minor misstatements which have been corrected. There were no disagreements with management. They did not find any major internal control non-compliance items. The Town collects 96-97% of all ad valorem taxes, which is good. Page 28 is a summary of the two methods reported—the budget method and fund method. Overall, the audit opinion is unqualified.

Mayor Simpson recognized John Underwood and Scott Cole, engineers with N.C. Department of Transportation. They discussed three topics with Council: the Monroe Bypass, new subdivision road maintenance and the Five Points roundabout.

The Monroe Bypass is a controlled-access toll road from Highway 74 near I-485 to Highway 74 between Marshville and Wingate approximately 20 miles long. The idea of the road is to relieve Highway 74 so it can function more appropriately. In January, 2007 an environmental impact statement was performed. In November, 2010 a legal challenge was filed and in October, 2011 ruled in favor of NCDOT. Also in October, 2011 an appeal was filed and in May, 2012 the appeal was overturned. They are currently working on a draft environmental impact statement. They hope to receive approval in April, 2014 to continue planning the bypass. Mayor Simpson made inquiry as to the toll for this road. Mr. Cole stated that the toll will be \$2.50 each way for passenger vehicles and \$10.50 for trucks. Mayor Pro-Tem Randy Baucom made inquiry of the projected finish date. Mr. Cole stated there is a three-year construction window. Commissioner Edd Little made inquiry of the percentage of property already acquired by the state. Mr. Cole stated that most of the property from Highway 601 to Marshville has been acquired, but not as much on the western side. They hope to commence design and right-of-way

acquisition in the first quarter of 2014. Mayor Simpson stated that the citizens feel that they already paid once for the road and will pay again with tolls. The DOT states that tolls are a necessary cost. Commissioner Edd Little made inquiry as to why there are no toll roads in the eastern part of the state. Mr. Cole could not answer that question. Mayor Simpson made inquiry as to how long it will take for the tolls to pay for the road. Mr. Cole will research this question for Mayor Simpson.

Mr. Cole stated that Lewis Mitchell sent a memo in September regarding new subdivision road maintenance within municipal limits becoming the responsibility of each municipality. The state wants to be helpful and will work with each municipality. Town Attorney Ken Helms made inquiry as to other municipalities our size maintaining their own roads. Mr. Cole stated that other municipalities pass along the engineering review cost to the developer, and have private engineering firms to function as the NCDOT has previously functioned. Attorney Helms also stated that in order to collect Powell Bill funds, a municipality must charge \$.05/\$100 valuation ad valorem taxes. He sees the Town's issue being "who will maintain the roads?" If the Town maintains roads, a bond must be in place to insure built-to standards. Mayor Pro-Tem Randy Baucom made inquiry as to the requirements for Powell Bill funds. Mr. Cole stated that the total amount allocated is 75% based on relative population of the municipality and 25% on the basis of local street mileage. He suggests that the Town get policy in place to handle these situations. Attorney Helms and Land Use Administrator Gaddy will work with Centralina Council of Governments regarding any policies the Town may need.

Mr. Cole distributed a copy of the plans for the Five Points roundabout, which are 95 percent complete. A copy of these plans is appended to these minutes. They will obtain right-of-way in January, 2014. Construction is planned for summer, 2014 and will take 6-8 weeks. The intersection will be closed during construction. Commissioner Ken Brown voiced concerns for emergency vehicles if the intersection is totally closed. Mr. Cole agreed to investigate alternate detour routes for this purpose. He displayed a large map, stating that Love Mill Road was realigned and the circle pushed east. Commissioner Ken Brown made inquiry as to the road leading to Piedmont Middle School. Mr. Cole stated that they have spoken with the principal and the school will take care of traffic. Mayor Pro-Tem Baucom made inquiry as to whether the diameter of the roundabout will sustain large trucks. Mr. Cole stated the roundabout will accommodate a 67-foot truck.

Mayor Simpson set a public hearing for Text Amendment TC-13-01 regarding Board of Adjustment changes, for Monday, January 20, 2014 at 7:00 p.m.

Upon motion duly made by Edd Little, seconded by Ken Brown, Council unanimously re-appointed Andrew Benton to Board of Adjustment alternate. This term will expire December, 2016.

It was the consensus of the Council to continue meeting dates and times the same—third Monday of each month.

Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously appointed Randy Baucom as Mayor Pro-Tem.

Upon motion duly made by Ken Brown, seconded by Randy Baucom, Council unanimously appointed Ken Helms, Jr. as Town Attorney.

Upon motion duly made by Ken Brown, seconded by Robert Crutch, Council unanimously appointed Darrell Baucom as Town Budget and Finance Officer.

Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously appointed Sonya Gaddy as Town Clerk/Tax Collector/Land Use Administrator.

Mayor Pro-Tem Baucom suggested contacting Town resident Pam Carriker as deputy clerk. Clerk Gaddy will contact her.

Upon motion duly made by Ken Brown, seconded by Randy Baucom, Council unanimously appointed Edd Little as Centralina COG delegate and Robert Crouch as alternate.

Upon motion duly made by Edd Little, seconded by Ken Brown, Council unanimously appointed a 2014 Christmas Parade and Tree-Lighting Committee consisting of John Brewer, Ken Brown, Scott Barbee and Sonya Gaddy. Members will work together to plan the 2014 event and report to Council.

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

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney