

**TOWN OF UNIONVILLE
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville held its regular meeting at 7:30 p.m. on Monday, February 21, 2011 at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and Commissioners Jim Baucom, Randy Baucom, Robert Croutch and Edd Little 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 Croutch led the prayer of invocation.

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

There being no corrections to the minutes of the January 17, 2011 regular meeting, and upon motion duly made by Edd Little, seconded by Jim Baucom, Council unanimously approved the minutes.

Mayor Simpson recognized Budget and Finance Officer Darrell Baucom, who reviewed the financial reports, a copy of which is appended to these minutes. Mr. Baucom reported that the checking account balance is \$81,000 and the money market account balance is \$9,000. He drew everyone's attention to the Certificates of Deposit balances. He highlighted that budget vs. actual trends have stayed in place from previous months. Franchise taxes are above budget by \$14,000 and ad valorem taxes are above budget about \$2000. The Certificate of Deposit maturing in April will catch up. On the expenses side, contributions are above budget, and professional fees are under budget. Overall net income is favorable \$12,000. In the transaction detail, there are fewer expenses, and the deposits are mostly ad valorem taxes. In addition to the pending bills, please add a \$7 tax refund, Union Exterminating \$80 and Parker Poe Adams & Bernstein \$5,777. Upon motion duly made by Edd Little, seconded by Randy Baucom, Council unanimously approved payment of pending bills, included those listed above.

In response to Moyer Smith Roller's recommendation of separation of duties for staff, Tax Collector Sonya Gaddy recommended that American Solutions for Business, who prints our tax bills, also mail out the 2012 tax bills. Commissioner Randy Baucom made inquiry if there would be a charge for this. Mrs. Gaddy stated that the only charge would be for bulk postage. Upon motion duly made by Edd Little, seconded by Randy Baucom, Council unanimously approved this recommendation.

In land use issues, Council found the following findings of fact regarding Conditional Use District ZC10-01, a revision of ZC07-01 for Phil and Patricia Chapman to allow expansion of their office by 720 square feet, six concrete parking spaces and future expansion not to exceed 1,250 square feet on parcel #08-198-017B, located at the corner of Unionville-Indian Trail Road and Highway 601:

1. Upon motion duly made by Randy Baucom, seconded by Edd Little, Council unanimously found that this will not materially endanger public health or safety, as the office is preexisting and no detrimental effects are anticipated.
2. Upon motion duly made by Edd Little, seconded by Randy Baucom, Council unanimously found that this will not substantially injure the value of adjoining or abutting property, as there would be very little change in the neighborhood.
3. Upon motion duly made by Randy Baucom, seconded by Edd Little, Council unanimously found that this will be in harmony with the area in which it is to be located, as this is a potentially commercial corner.
4. Upon motion duly made by Edd Little, seconded by Robert Croutch, Council unanimously found that this will be in general conformity with the land use plan, thoroughfare plan or other plan, as the Future Land Use Map identifies this area as future commercial.

Upon motion duly made by Randy Baucom, seconded by Robert Croutch, Council unanimously approved CUD ZC10-01, as this rezoning request is reasonable and in the public interest and is consistent with the Town's Land Use Plan adopted March, 2006.

In considering Text Amendment TC11-01, a revision to add "or farm use" to Section 220 (b) and (b)(2) of the Land Use Ordinance, Council found the following findings of fact:

1. Upon motion duly made by Randy Baucom, seconded by Edd Little, Council unanimously found that this will not materially endanger the public health or safety, as it is already allowed in residential areas.
2. Upon motion duly made by Edd Little, seconded by Robert Croutch, Council unanimously found that this will not substantially injure the value of adjoining or abutting property, as this is currently allowed in residential districts.
3. Upon motion duly made by Robert Croutch, seconded by Edd Little, Council unanimously found that this will be in harmony with the area in which it is to be located, as farm land is in the same zoning as residential land.
4. Upon motion duly made by Edd Little, seconded by Robert Croutch, Council unanimously found that this will be in general conformity with the land use plan, thoroughfare plan or other plan, as farm tracts will usually be larger tracts than residential tracts.

Upon motion duly made by Randy Baucom, seconded by Edd Little, Council unanimously approved Text Amendment TC11-01. Upon motion duly made by Randy Baucom, seconded by Robert Croutch, Council unanimously agreed that this request is reasonable and in the public interest and is consistent with the Town's Land Use Plan adopted March, 2006.

Upon motion duly made by Edd Little, seconded by Randy Baucom, Council unanimously approved a contract extension with Centralina Council of Governments for \$1,700 for FY 2010-11.

Upon motion duly made by Edd Little, seconded by Robert Crutch, Council unanimously appointed Planning Board members Andy Fowler, Ken Trull and Jaren Simpson to a three-year term, expiring May, 2014, as recommended by Planning Board. Planning Board is accepting applications for Larry Helms' expiring alternate position.

Mayor Simpson recognized Mr. John Brewer, Unionville American Legion Post #535. Mr. Brewer reported that the fundraising for the legion baseball team is going well. They have raised funds for the entry fee, insurance, equipment and expenses for the first three games and does not anticipate requesting funds from the Town. Games will be played at Wingate University's baseball field, and he invited Mayor Simpson to throw out the historical first pitch. Mr. Brewer also thanked the Town for their letter and support during the Christmas parade.

Upon motion duly made by Edd Little, seconded by Randy Baucom, Council unanimously approved participation in North Carolina's Deer Urban Archery Season January 14 – February 18, 2012, and did not want to be listed in the *2011-2012 Inland Fishing, Hunting and Trapping Regulations Digest*.

There being no other business, and upon motion duly made by Edd Little, seconded by Randy Baucom, Council unanimously adjourned the meeting.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney