

Town of Unionville
April 2026 Regular Council Meeting
Meeting Minutes

The Town Council of the Town of Unionville held its regular meeting on Monday, April 20, 2026, at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom, Jeff Broadaway, Lana Kirkpatrick, Gene Price, Jaren Simpson, and staff were present. Mayor Pro Tem Andrew Benton was absent.

1. Pledge of Allegiance to the United States flag

The meeting began with the Pledge of Allegiance to the United States flag.

2. Invocation

The invocation was led by Councilman Price.

3. Welcome and Call to Order

Mayor Randy Baucom welcomed everyone to the meeting and called the meeting to order.

4. Public Comments

Lanae Haigler of 1521 Tom Helms Road addressed the council regarding the Union County Council on Aging's request for donation. She shared her personal experience of how life can change suddenly when loved ones become ill and need care. Ms. Haigler emphasized that Union County is fortunate to have the Council on Aging, which provides free services to residents aged 60 and older. She noted that while the town frequently supports requests for children and schools, seniors are rarely considered despite their contributions through property taxes. Ms. Haigler referenced the words "for all" in the Pledge of Allegiance, urging the council to serve every segment of the community and asking them to "double down on our seniors" by supporting the charitable contribution request.

5. Consideration of Minutes of the March 16, 2026, Regular Meeting

Motion: Jaren Simpson moved to approve the minutes of the March 16, 2026 regular meeting. Gene Price seconded the motion. The motion passed unanimously.

6. Financial Report – Darrell Baucom

Finance Officer Darrell Baucom presented the financial report, noting the town's strong balance sheet with \$4,228,000 in bank accounts. Total income for the year was \$566,000 against a budgeted \$705,000, with additional taxes still anticipated. Expenses totaled \$460,000, primarily for salaries, park expenses, and professional fees. Significant recent expenses included payments to N-Focus, Piedmont Rec Association, VC3 for internet services, payroll, a drone show for the 250th anniversary celebration, and a donation to the American Legion. Pending bills included normal park expenses plus a well house repair, road maintenance payments to Warlick Trucking, and payment to J.B. Watson for the 2024-25 audit.

Motion: Gene Price moved to pay the bills. Jaren Simpson seconded the motion. The motion passed unanimously.

7. Review of 2025 Financial Audit & Internal Controls Letter – Jimmy Hanna, J. B. Watson & Co.

Finance Officer Darrell Baucom introduced Jimmy Hanna from J.B. Watson & Co., noting the audit report was late this year due to staffing issues, but the firm intends to complete future audits on time. No audit findings were identified.

Jimmy Hanna presented the audit results, explaining the town had a change in net position of \$3,328,000, largely due to donated park land valued at \$3,147,000. On a fund accounting basis, the general fund had a change in fund balance of \$219,000, ending with a fund balance of \$4,098,000. The balance sheet showed the town's only significant liability being a pension liability of \$22,000 representing Unionville's portion of the state pension system. The town has an unrestricted net position of \$4,051,000 and an unassigned fund balance of \$4,012,000. Hanna emphasized the town is in very strong financial condition with no audit findings and excellent financial performance indicators.

8. Consideration of 2026 Contract with J. B. Watson & Co. to Audit Accounts – Darrell Baucom

Darrell Baucom recommended continuing with J.B. Watson & Co. for the upcoming audit, noting they provide reasonable fees and that municipal audit firms are becoming increasingly difficult to find as many CPA firms no longer perform municipal audits.

Motion: Jeff Broadway moved to contract with J.B. Watson & Co. for the 2026 audit. Gene Price seconded the motion. The motion passed unanimously.

9. Update on Unified Development Ordinance (UDO) Project – Michael Harvey, N-Focus Planning

Clerk Melody Braswell reported that Michael Harvey was unable to attend due to illness. Harvey had requested council's consideration and direction regarding the comprehensive land use plan, currently operating under the 2022 version. As the UDO is updated, some changes may need to be reflected in the land use plan. Harvey offered to provide an additional quote for updating the comprehensive land use plan, or alternatively could provide direction on updating just the future land use map with required public meetings and input. Mayor Baucom requested that Braswell obtain a quote for the comprehensive land use plan update for next month's agenda consideration.

10. Set Public Hearing for Rezoning Request ZC-26-01

Clerk Melody Braswell reported that the planning board heard a rezoning request from RA-40 to B-2 zoning on Concord Highway, which is located in a future commercial district. A public hearing needs to be scheduled and advertised for council consideration.

Action: The council set the public hearing for rezoning request ZC-26-01 for May 18, 2026 at 7:00 PM.

11. Request for Charitable Contribution

a. Union County Council on Aging (vote tonight)

Andrew Friend, Executive Director of the Union County Council on Aging, presented the agency's request for continued support. He explained that the organization serves over 7,000 older adults in Union County annually, providing free services including resource assistance, Medicare counseling for over 3,000 people, distribution of over 11,000 packages of incontinence supplies valued at \$75,000, and in-home care services through 19 home aids serving over 250 residents weekly. The agency also provides durable medical equipment, a day program for individuals with memory loss, family caregiver support groups, and a home safety program.

Friend highlighted their newest program providing medical alert devices with automatic fall detection that connect directly to 911 dispatch. He noted these devices cost about \$150 each and they install 250 annually. Lanae Haigler then provided a testimonial about how her husband had received one of these devices and it potentially saved his life when he fell shortly after installation, with the automatic fall detection feature alerting emergency services.

Mayor Baucom confirmed the agency still provides in-home respite care services. Friend explained that while they receive some block grant funding from federal, state, and local sources, this funding has only grown 3% over five years while costs have increased significantly due to inflation and wage needs.

Motion: Jeff Broadaway moved to support the Union County Council on Aging with a \$10,000 donation, the same amount as last year. Jaren Simpson seconded the motion. The motion passed unanimously.

b. Unionville Lions Club (vote tonight)

Elizabeth Moore from the Unionville Lions Club confirmed they had no additional presentation beyond what was provided at the previous month's meeting. She reported they had secured sponsorship for the upcoming "Too Much Sylvia" concert but had not yet planned other concerts as they focused resources on securing sponsors for the immediate event first. For the Thursday event, they arranged for food trucks rather than Lions Club members cooking, with assistance from Leos from Piedmont High School for hosting and member recruitment.

Moore clarified that while they were requesting a significant amount, any unused funds would be returned to the town if they secured additional sponsorships or in-kind services, as the club was not seeking to profit from the donation.

Motion: Gene Price moved to donate \$20,000 to the Lions Club for July 4th activities. Jaren Simpson seconded the motion. The motion passed unanimously.

12. Updates on America's 250th Celebration – Gene Price

Gene Price reported that the 250th celebration planning is progressing well with excitement among volunteers. A meeting was held the previous Tuesday with eight attendees, and preparations are coming together nicely. They have secured 9-10 food trucks vendors. Since the last meeting, road improvements at the park have significantly improved its appearance by filling potholes. Security and parking plans are in place, and while some details remain to be finalized, the overwhelming feeling from the recent planning meeting was positive momentum compared to earlier concerns about remaining tasks.

Price reminded everyone that the celebration is scheduled for June 27th at 6:00 PM, featuring Chairmen of the Board, inflatables for children, and a drone light show at approximately 9:30 PM. Attendees only need to bring chairs and a desire to enjoy the event.

13. Consideration of Clerk Attending Clerk's Certification Institute at School of Government – Melody Braswell

Clerk Melody Braswell requested approval to attend the municipal clerk certification program offered by the School of Government. She had applied and been accepted to the program, which would require four weeks away from the office at Chapel Hill.

Motion: Jeff Broadaway moved to support Braswell's request to attend the Clerk's Certification Institute. Lana Kirkpatrick seconded the motion. The motion passed unanimously.

14. Consideration of Directing Clerk to Research Logo Designs for the Town - Melody Braswell

Clerk Melody Braswell requested permission to research logo designs for the town, explaining that the current town seal, while historically significant and detailed, is difficult to reproduce on items like t-shirts due to its complexity. When printed, much of the detail is lost, resulting in distorted and poor-quality reproductions. She requested approval to research simpler logo designs that would be easier to print while maintaining the town's identity, emphasizing that while she loves the current seal, sometimes "less is more" for practical applications.

Motion: Gene Price moved to direct Melody to research logo designs for the town. Jaren Simpson seconded the motion. The motion passed unanimously.

15. Other Business

Town Attorney Ken Helms presented an encroachment permission agreement for Lot 58 at the Oaks at Camden subdivision. He explained that a house on the lot cannot receive a certificate of occupancy because a portion of the septic line encroaches upon a 20-foot storm drainage easement that forms the boundary between lots 58 and 59. Union County is requesting Unionville grant permission for the septic line to remain in its current location so they can issue the certificate of occupancy.

Helms clarified that the septic system is completely contained within lot 58 with no impact on other property owners. The agreement would require the property owner to bear all costs for repairs or removal if the line ever obstructs storm drainage, and includes indemnification holding the town harmless. Jeff Broadway confirmed there would be no impact on lot 59, and Helms explained that Unionville's approval is needed because the town approved the original plat that included the storm drainage easement.

Motion: Jaren Simpson moved to accept the encroachment permission agreement. Lana Kirkpatrick seconded the motion. The motion passed unanimously.

16. Adjournment

With no further business, Mayor Baucom declared the meeting adjourned.

Respectfully submitted,

Melody Braswell
Clerk/Tax Collector/Land Use Administrator

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney

Note: These minutes were drafted with the assistance of Clerk Minutes by HeyGov. All content was reviewed and approved by the Clerk/Tax Collector/Land Use Administrator prior to submission.