Town Council Regular Meeting

Meeting Minutes

August 17, 2026, 7:30 PM

1102 Unionville Church Road, Unionville, NC, US

OPENING PROCEEDINGS

The meeting was opened with the Pledge of Allegiance, followed by the invocation led by Andrew Benton. Mayor Randy Baucom called the meeting to order.

Present: Mayor Randy Baucom; Councilman Jeff Broadaway; Councilman Gene Price; Councilman Jaren Simpson; Councilwoman Lana Kirkpatrick; Councilman Andrew Benton Also Present: Darrell Baucom, Finance Officer; Melody Braswell, Clerk/Tax Collector/Land Use Administrator; Sonya Gaddy, Deputy Clerk; Ken Helms, Town Attorney

PUBLIC COMMENT

Kathy Orepesa, 1417 Carlson Drive, Unionville, addressed the Council on two matters.

First, Ms. Orepesa spoke to the chicken ordinance, expressing concern that insufficient research had been conducted before the matter was approved. Drawing on personal experience, she described a three-year period during which a neighbor's rooster disrupted her enjoyment of her property despite her repeated requests for the animal's removal. She expressed disappointment that the ordinance had passed and encouraged the Council to conduct more thorough research on such matters in the future.

Second, Ms. Orepesa raised concerns regarding a proposed mini storage facility, which she characterized as an ill-fitting use for the subject parcel. She questioned the absence of an impact study and a soil study for drainage, noting that such studies had been required of applicants in the past. She also raised concerns about setback compliance from neighboring properties, the lack of provisions addressing lighting, landscaping, and visual appearance, and the need for written approval or clarification from the holder of the utility easement on the property regarding permitted uses and setback requirements within that easement.

ACTION ITEMS

1. Consideration of Minutes — July 20, 2026 Regular Meeting Minutes

> Motion to approve the minutes of the July 20, 2026 Regular Meeting was made by Councilman Jaren Simpson and seconded by Councilwoman Lana Kirkpatrick. The motion carried unanimously.

2. Financial Report

Presenter: Darrell Baucom

Finance Officer Darrell Baucom presented the financial report, highlighting a comparison of August 2026 versus August 2025 balances, reflecting an increase of approximately $35,000 in cash on hand. On the profit and loss budget versus actual, approximately $21,000 in income had been recognized to date, consisting primarily of sales and use tax revenue. Expenses stood at approximately $56,000, which Finance Officer Baucom noted was expected at this point in the fiscal year, as dues, insurance, and similar obligations fall due at the start of the fiscal year. A transactions-by-account report covering activity since the prior meeting was also presented, with expenses consisting primarily of salary and payroll taxes. Finance Officer Baucom noted that an updated list of pending bills to be paid had been placed at Council members' seats, supplementing the report prepared by Melody Braswell.

> Motion to approve payment of the bills was made by Councilman Jaren Simpson and seconded by Councilwoman Lana Kirkpatrick. The motion carried unanimously.

3. Set Public Hearing Date for Rezoning Request #ZC-26-02

Land Use Administrator Melody Braswell presented a rezoning request (Case No. ZC-26-02) seeking to rezone property located at 623 Sikes Mill Road from RA-40 to a Conditional Zoning District for light industrial use, specifically for mini warehouses. Braswell noted that the Planning Board had reviewed the request and that their written response had been provided to Council members. She advised that this matter requires a legislative public hearing in which evidence-based testimony will be received for and against the request.

After brief discussion, the Council agreed to schedule the public hearing for September 21, 2026, beginning at 6:30 PM, at Town Hall. Each speaker will be allotted three minutes.

4. Consideration of Charitable Contributions Grant Program Committee Award

Presenters: Jeff Broadaway & Lana Kirkpatrick

Councilman Jeff Broadaway presented the committee's recommendations on behalf of himself and Councilwoman Lana Kirkpatrick. He noted that the volume and quality of applications were exceptional, with total requests exceeding $100,000 against a more limited budget. The committee's recommended awards are as follows:

Organization	Recommended Award
Lions Club	$20,000
Turning Point	$3,500
Piedmont Band Boosters	$5,000
American Red Cross	$4,000
Unionville Community Center	$5,000
American Legion Auxiliary	$3,000
Council on Aging	$10,000
American Legion Baseball Youth Program	$3,000
Piedmont Breast Cancer Walk	$3,000
Total	**$56,500**

Councilman Broadaway requested that checks be prepared promptly, acknowledging that several recipient organizations have upcoming events for which the funding is needed in short order.

> Motion to approve the Charitable Contributions Grant Program awards as recommended by the committee was made by Councilman Jeff Broadaway and seconded by Councilman Jaren Simpson. The motion carried unanimously.

5. Noel Williams Park – Consideration of quotes for septic drain field cleanout

Clerk Melody Braswell presented three quotes received for clearing the overgrown septic drain field area at Noel Williams Park.

Simpson Grading proposed to mulch all trees to the cedar tree buffer line and leave a clean finish to the entire park area below the soccer fields, at a quoted price of $7,000.

Stamper Soil Services proposed a phased approach: Phase 1 — clearing approximately 450 ft. × 150 ft. of underbrush using a compact track-mounted bushhog (est. 1 day, $1,800); Phase 2 — locating the existing septic

system to support Phase 3 (est. 4 hours, $720); Phase 3 — removal of large trees within the septic field using chainsaws, excavator with thumb, and compact track loader with grapple bucket (est. 1 day, $4,080). Total quoted price: $6,600. Braswell also noted that the Stamper Soil Services representative offered to be on site to assist whichever contractor was selected, given their expertise in septic maintenance.

Clean-Cut Lawn Care proposed to clear the septic area of trees and brush, chip and mulch removed material, and apply brush killer throughout the cleared area and on remaining stumps. The work would be performed primarily by hand to protect the drain field from heavy equipment, estimated at three days with multiple crew members. Clean-Cut noted availability for September 10–12. Their quoted price was $5,800.

Councilman Jeff Broadaway noted firsthand familiarity with Clean-Cut Lawn Care's work quality and moved to award the contract accordingly.

> Motion to award the drain field cleanout contract to Clean-Cut Lawn Care at a cost of $5,800 was made by Councilman Jeff Broadaway and seconded by Councilman Jaren Simpson. The motion carried unanimously.

UPDATES & COMMITTEE REPORTS

6. Community Input Session #2 for Noel Williams Park Engineering Plan

Tuesday, August 25 from 6 pm – 8 pm at Town Hall

Mayor Baucom announced that the second community input session for the Noel Williams Park engineering and design plan will be held on Tuesday, August 25, 2026, from 6:00 PM to 8:00 PM at Town Hall. Residents are encouraged to attend and share their preferences regarding park features, which may include walking trails, playground equipment, pickleball courts, and other amenities.

7. Unionville's Heritage Festival

Saturday, September 12th from 10 am – 3 pm

Clerk Melody Braswell provided an update on the Unionville Heritage Festival, organized annually by the American Legion Auxiliary. The 2026 event is anticipated to be the largest to date, with over 60 vendors, Jon G's Barbecue, a coffee truck, musical performances throughout the day, and performances by students from several local elementary schools. The festival will be held on Saturday, September 12, 2026, from 10:00 AM to 3:00 PM at Unionville Elementary School, with vendors located both in the gymnasium and along the car rider drop-off area. Mayor Baucom noted that three bands are planned in addition to the student performances. The Council and staff expressed appreciation for the Auxiliary's sustained efforts in organizing the event.

RECOGNITION

8. Recognition of Unionville's America's 250th Planning & Volunteer Team

Presenter: Gene Price

Councilman Gene Price offered remarks recognizing the volunteers who supported Unionville's America's 250th anniversary concert. He described the event as a success despite a two-hour weather delay caused by a rainstorm, after which approximately 2,000 attendees gathered. Councilman Price praised the depth of community volunteerism that made the event possible and noted that at the conclusion of the event, the grounds were left virtually spotless — a reflection of community pride. He expressed that the experience reinforced his pride in both the nation and in Unionville specifically. Councilman Price invited all volunteers present to stand and be recognized, and the assembled attendees responded with applause. He also acknowledged Clerk Melody Braswell and Sonya for organizing a post-meeting reception.

OTHER BUSINESS

Finance Officer Compensation — Return to Hourly Rate

Councilman Andrew Benton reported that, as part of the ongoing personnel policy update, the Council had been deliberating on whether certain positions should be classified as salaried or hourly. Following additional discussion, it was agreed to return the Finance Officer position to an hourly rate of $125 per hour.

> Motion to reclassify the Finance Officer position back to an hourly rate of $125 per hour was made by Councilman Andrew Benton and seconded by Councilman Gene Price. The motion carried unanimously.

Deputy Finance Officer Designation

Councilman Jeff Broadaway raised the matter of financial redundancy within the Town's administrative structure. He noted that while cross-coverage exists between Clerk Melody Braswell and Deputy Clerk Sonya in their respective roles, no such backup exists for the Finance Officer position. In the event of Finance Officer Darrell Baucom's unavailability, the Council would have no designated individual with access to or working knowledge of the Town's finances. Councilman Broadaway proposed that Sonya's Deputy Clerk position be expanded to also carry the designation of Deputy Finance Officer, providing the necessary redundancy. He confirmed that Sonya had expressed willingness to take on the additional responsibility.

> Motion to designate Sonya to the position of Deputy Finance Officer in addition to her existing Deputy Clerk role was made by Councilman Jeff Broadaway and seconded by Councilwoman Lana Kirkpatrick. The motion carried unanimously.

ADJOURNMENT

There being no further business, Mayor Baucom declared the meeting adjourned and invited those present to enjoy refreshments.

Respectfully submitted,

Melody Braswell
Clerk/Tax Collector/Land Use Administrator

Approved as to form:

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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.