



**Town of Marshville
Town Council Public Hearing and Regular
Meeting - Zoom
Tuesday, September 7, 2021 7 PM
Marshville Town Hall
118 East Union Street - Marshville, NC 28103**

Public Hearing Agenda – Minutes

In attendance: Mayor Larry Smith, Mayor Pro-tem Virginia Morgan, Council Members Margaret Bivens, Paulette Blakeney, Gary Huntley, and Ernestine Staton

Staff in Attendance: Town Manager Frank Deese, Town Clerk Ann Sutton, Attorney Bobby Griffin was on call

Call to Order: Mayor Larry Smith called the Public Hearing to order at 7:00 pm.

Invocation: Given by Council Member Gary Huntley.

Pledge of Allegiance: All gave the pledge.

Open Public Hearing - To receive input from the public on land purchase contracts. Parcels included for discussion are #02310074; #02086005-70; #02114148C; #02114148B; #02114148A80; #02114148; and #02114148A90.

Public Comments for Public Hearing:

Diane Amundsen sent this email - Can you please explain how the county record for #02086005-70 (lake property) lists 83.8720 acres, and you say we have purchased 111 acres. It says it includes a 4-sided open pole barn and a 630 sq ft bathhouse. Does that mean we already have usable sewer and water on this site?

There were no other public comments.

Adjourn Public Hearing: A motion was made by Council Member Staton to close the Public Hearing. Council Member Huntley seconded this. All ayes. 7:10 pm

Regular Meeting - Minutes

Regular Meeting Call to Order: 7:10 pm

Discussion/Action from Public Hearing: Town Manager Deese let the council know that they can now vote on motions made by the council. The School of Government says we no longer have to wait 24 hours after a presentation or discussion to take action.

Town Manager Deese gave all a handout showing the request from the Town of Marshville to the bank for the financing of three separate land purchases. The land purchases include 111.25 acres at 7820 E. Highway 74, 2.021 acres at 307 East Union Street in Marshville, and 16.233 acres at 620 Olive Branch Road in Marshville. The request is for \$1,600,000. \$1,397,100 will be for the purchase of the land mentioned here. \$202,900 will be for cleaning up around the properties and inspections, and possible demolition or rehabilitation of structures on the properties.

Town Manager Deese spoke to some of the questions Mrs. Amundsen had in the Public Hearing. He expressed the fact that the lake property has not been updated on the Union County GIS site. The town has a survey that shows the lake property has been divided between the Baptist Boys Home and the Town of Marshville. The number of acres we have purchased is 111.25 acres, as shown on the survey map.

There was a question as to whether we had water and sewer on the site. We have Union County water on the site. We have no sewer on the site. However, our lagoons are in the area. So we will be putting Marshville water and sewer on the site.

The properties currently on the Marshville tax scrolls are the land beside the Municipal Park and the Stegall Milling property. The lake property is in the county only. Therefore, no Marshville taxes are coming to us from the lake property.

Mrs. Amundsen asked if the town put much thought into the purchases. Town Manager Deese said that most discussions were in closed sessions because price negotiations were taking place.

Town Manager Deese spoke of the land beside the Marshville Municipal Park. The agreed amount to purchase the land was settled at \$425,000. This is broken down to \$348,000 in cash, a gift acknowledgment of \$75,000, and earnest money of \$2,000. Town Manager Deese sent this agreement to the owner of the property to review. The owner said he was available to talk at the end of last week. Town Manager Deese has contacted him several times since then and has not heard from him. We have a valid contract already. Town Manager Deese said that if we do not have a fully executed Agreement to Purchase by September 20, 2021, he suggested we enforce the contract that we have. Town Manager Deese wants approval of the Agreement to Purchase contingent of the full execution of the agreement by 5:00 pm September 20, 2021. A motion was made by Council Member Staton to approve purchase of properties #02114148C, #02114148B, #02114148A80, #02114148, and #02114148A90 contingent upon a fully executed Agreement to Purchase by owner as of September 20, 2021 by 5:00 pm. The motion was seconded by Mayor Pro-tem Morgan. All said aye.

Town Manager Deese spoke of the Stegall Milling Company property. He showed the council an Agreement to Purchase the Stegall Milling property. The amount we will pay for the Stegall Property will be \$290,100. We will also pay \$2,000 earnest money. Town Manager Deese has not signed the agreement yet. He mentioned that the property had a tank on it at one time. The tank was removed from the property, but an environmental review showed high levels of diesel fuel. Therefore, a Phase II environmental study has been asked for. Town Manager Deese would like the council to approve the purchase agreement contingent on a favorable Phase II Environmental Study, or if there are environmental issues, the owner must resolve the issues

before purchase. A conditional motion was made to purchase parcel #02310074 for \$292,100 contingent upon a favorable environmental study. If the study is not favorable, the seller must resolve the problems at their expense before the Town of Marshville will purchase the property. Mayor Pro-tem Morgan made a motion to approve as stated. Council Member Ernestine Staton seconded the motion. All said, aye.

A Resolution Approving Financing Terms of up to \$1,600,000 amortized over fifteen years at a 2.27% interest rate was presented to the council for approval. The yearly payment will be \$127,049.94. Town Manager Deese showed where we requested financing options from three financial institutions. Council Member Bivens made the motion to approve the resolution of financing terms. Council Member Staton seconded the motion. All said, aye.

Public Comments: Diane Admunsen comments Regular Meeting comments by email. The minutes of June 1 are incorrect with the amount of acreage. It reads 11.1 acres for \$750,000. I certainly do not believe we would pay that much for that acreage.

It certainly sounds like we are in a protection mode rather than a promotion mode. If people do not know we are here, they will not stop. IS there anything new on the action of allowing murals. If you are out at night, it looks as if the town is a ghost town. Only activity is Thursday & Saturday at the auction and once a month the car show has been happening. The rest of the time there is very little traffic. It was the same way before covid so that cannot be used as a excuse. I sent over 2 YouTube tours of Marshville (1 from 6/25/21 & 1 from 4/30/21 & now there is 1 from 7/20/21) that had been done. I hope you got a chance to watch them. That was an outsiders view of our town

Adoption Regular Meeting Agenda: A motion was made by Mayor pro-tem Morgan to approve the agenda and seconded by Council Member Bivens. All agreed

Adoption of Consent Agenda: A motion was made by Council Member Huntley to adopt the consent agenda with the one correction in the June 1st meeting minutes. The motion was seconded by Council Member Bivens. All said, aye.

Minutes

June 1, 2021, Special Called Meeting Minutes

June 15, 2021, Public Hearing on Budget Minutes

June 21, 2021, Work Session Minutes

Proclamation to Recognize Constitution Week

Complete Zoning Action Concerning March 15, 2021, Special Meeting – RMST to MSP: A statement of reasonableness was missing from the action of March 15, 2021. A motion was made by Council Member Staton and seconded by Council Member Huntley. All said, aye.

Manager's Comments: We will need to pay part of the closing costs for the Lake Properties. At the time of closing on the property, we did not know the tax rate. Now that the rate is known, we will have to pay a portion of the property taxes. After this payment, we will not have to pay taxes again since we are a municipality.

Mrs. Amundsen was right when she said no one knows we are here. As you know, we lost the Main Street designation. However, we have an opportunity to apply for a Cirri Grant. The grant will provide a consultant to look at the downtown and see what we need to do. In order to get the grant, we need to form a committee of citizens and have someone on staff to help lead this committee. We already have several people who said they were interested. Council Member Bivens asked if the committee had to have only Marshville citizens? Town Manager Deese did not see anything in the grant that said that, but he will check. Mayor Smith asked if we need to advertise the opportunity to work with the Main Street group? Town Manager Deese said we could advertise if he finds that the people he has already spoken with are no longer interested. Council Member Bivens thought it would be great if we could bring back the "Yard of the Month" program to encourage citizens to clean up their yards.

Town Manager Deese mentioned LeKeshia Medlin, our part-time hire, who is working to bring ideas to the council to involve the community. She is working on a citizen recognition program.

The electric car station should be completed by September 14, 2021. We researched buying a sitting area for the charging area. We have found someone to build on for us. And, when people are waiting for the cars to charge, they need something to look at. Mary Edminston would like to get some artists together to develop ideas for a mural on the building walls across from the charging station.

Town Manager Deese showed a summary of the Budget vs Actual. It appears that we are right on track with our funds for the current period of time.

Town Manager Deese said that we had drained the lake. We have spoken with three different graders for the property. Finally, we have found one that we can afford. Over the next week or two, there should be some work done down at the lake. Town Manager Deese would like to have a pier built while there is no water in the lake.

Council Member Staton asked about Waste Pro, our solid waste contractor. Town Manager Deese said that it is bad that we cannot get in touch with anyone at Waste Pro when we have a problem. Possibly in November, Town Manager Deese will be speaking with solid waste companies

Council Comments:

Council Member Bivens had no other comments than people need to clean up their lots.

Council Member Blakeney thanked staff and the Police Department for patrolling and watching out for our community.

Council Member Huntley thanked the staff.

Council Member Staton thanked the Police Department. A firearm was left in the trash after someone moved out. The police came within ten minutes to get it.

Mayor Pro-tem Morgan reminded all of the ARPA webinar on Friday. And, she thanked the staff.

Mayor Comments: Mayor Smith asked about the water main break today. He asked if we knew when we are going to hear of the PATF Grant. Also, if you are looking for some ideas for parks, Oakboro has a lovely park. Landis has a park with a lake, also.

Clerk

From: Diane F. Amundsen <dfamundsen@catskill.net>
Sent: Monday, September 6, 2021 5:08 PM
To: Clerk
Subject: public hearing and reg meeting comments

Can you please explain how the county record for #02086005-70 (lake property) lists 83.8720 acres and you say we have purchased 111 acres. It says it includes a 4-sided open pole barn and a 630 sq ft bath house. Does that mean we already have usable sewer and water on this site. I still am having a hard time imaging the town purchasing all this land which is now removed from the tax rolls. We are losing approx \$10,000 in taxes for properties valued at almost \$982,000 (market value on tax records). We have not been selling any properties and rental of anything is very unlikely. The town if becoming property poor because the business influx is not coming. What is the plan for these properties? I attend just about every meeting and I have to say that I have not heard of anything concerning the Stegall Mill site before with the exception of the land donation for the gazebo. Just because the property is available, does not always mean we have to purchase. I hope there is thought going into these decisions before we jump into them with both feet.

For the regular meeting:

The minutes of June 1 are incorrect with the amount of acreage. It reads 11.1 acres for \$750,000. I certainly do not believe we would pay that much for that acreage.

It certainly sounds like we are in a protection mode rather than a promotion mode. If people do not know we are here, they will not stop. IS there anything new on the action of allowing murals. If you are out at night, it looks as if the town is a ghost town. Only activity is Thursday & Saturday at the auction and once a month the car show has been happening. The rest of the time there is very little traffic. It was the same way before covid so that cannot be used as a excuse. I sent over 2 YouTube tours of Marshville (1 from 6/25/21 & 1 from 4/30/21 & now there is 1 from 7/20/21) that had been done. I hope you got a chance to watch them. That was an outsiders view of our town.

Thank you for listening.

Diane Amundsen
Marshville

A PUBLIC HEARING HAS BEEN CALLED BY
MAYOR LARRY SMITH

Tuesday, September 7, 2021 – 7 pm

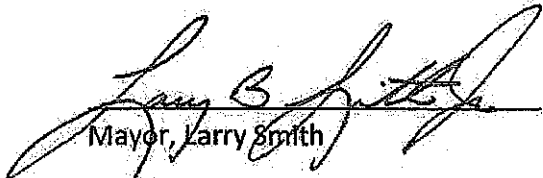
Marshville Town Hall

118 E. Union Street

A Public Hearing has been called for Tuesday, September 7, 2021, at 7:00 pm in the Town Hall Meeting Room for the citizens of the Town of Marshville. The Public Hearing is being held to receive input from the public on land purchase contracts. Parcels included will be #02310074; #02086005-70; #02114148C; #02114148B; #02114148A80; #02114148; and #02114148A90.

Details for ZOOM meeting will be available prior to meeting.

Town Clerk, Ann Sutton, may be reached for additional information at (704) 624-2515. Or, visit the Town's website at www.marshville.org.



Mayor, Larry Smith

ATTEST



Ann Sutton, Town Clerk