

Town of Marshville
Town Council Work Session, Public Hearing, and
Special Meeting
May 16, 2022 7 PM
Marshville Town Hall
118 East Union Street - Marshville, NC 28103

In Attendance: Mayor Larry Smith, Mayor Pro-tem Ernestine Staton, Council Members Margaret Bivens, Paulette Blakeney, Gary Huntley, and Monaca Marshall.

Staff in Attendance: Town Manager Franklin Deese, Jonathan Wells Planning and Zoning Administrator, and Town Clerk Ann Sutton

Call to Order/Invocation/Pledge of Allegiance: Mayor Smith gave the Call to Order. Council Member Huntley gave the invocation. All gave the Pledge of Allegiance.

Public Hearing

Jonathan Wells, Planning and Zoning Administrator explained the changes to the Table of Uses using spreadsheets. He also explained the new definitions that the Planning Board would like the Town Board to approve.

The Marshville Planning Board has for a number of months been working on developing recommended relatively minor changes to the Marshville Development Ordinance (MDO) Table of Uses (Table 8.1) and to Article 3 (Definitions) in order to meet one of the goals in the *Town Plan 2035* to “Ensure that Marshville’s development policies are conducive to the long-term vision for the future and adequately control the location and appearance of future development.”

The changes to the Table of Uses (which includes an explanation of the rationale behind the recommended changes) as well as additions of several new definitions to Article 3 were approved as recommendations by the Planning Board at their April 11, 2022 meeting.

Susan Drake, Planning Board Chairperson, commented that the Planning Board made the recommended changes to the Table of Uses to add clarity to the document and to plan for future growth of Marshville. Mayor Smith thanked Mrs. Drake for the Planning Board's hard work.

There were no public comments.

A motion was made to come out of the Public Hearing by Council Member Bivens and seconded by Mayor Pro-tem Staton. All ayes.

Special Meeting

Council Member Bivens made a motion to move into a Special Meeting to approve or disapprove the changes to The Table of Uses. This motion was seconded by Council Member Huntley. All ayes.

Mayor Pro-tem Ernestine Staton made a motion to approve the Table of Uses and changes and definitions. She read the consistency statement A..." The proposed Text Amendments to the Marshville Development Ordinance (MDO) are considered consistent with the Marshville Town Plan 2035 by continuing to meet one or more of the Objectives and adopted Goals of Sec. 6 9 (General Development Strategies) to 'Ensure that Marshville's development policies are conducive to the long-term vision for the future and adequately control the location and appearance of future development.'" This motion was seconded by Council Member Bivens. All ayes.

A motion was made to move out of the Special Meeting by Council Member Huntley and seconded by Council Member Blakeney. All ayes.

Work Session

Public Comments: Mrs. Susan Drake sent in a written comment. She suggested the Marshville citizens be involved with naming the lake property. She also wanted to know the results of the Council's town tour.

Adoption of Work Session Agenda: Town Manager Deese added a discussion with Beaver Lane Fire Department. He also added a budget discussion to the agenda. Mayor Pro-tem Staton made a motion to adopt the agenda. Council Member Marshall seconded this. All ayes.

Discussion with Beaver Lane Volunteer Fire Department: Tim Vickory, President of the Board of Directors for Beaver Lane VFD. Also present was Clarence Howard a VFD Board Member. Mr. Vickory brought the fire department budget for the current year and several previous years.

Mr. Vickory mentioned the property located at the Union County water tower outside the Marshville town limits. The VFD wanted to build a station there but have found it to be too expensive right now. Mr. Vickory said that the annexation of that property would be up to Union County.

Mr. Vickory admitted to problems in communications between the Town and the VFD. Going forward, Mr. Vickory would like to know exactly what is expected of the fire department so there is no miscommunication. The Beaver Lane VFD needs the town's budgeted funds to help bring the salaries up for four paid employees. The VFD needs to provide competitive pay.

The fire department received no COVID 19 funding.

The fire department is in need of new substations and a new roof.

Town Manager Deese asked Mr. Vickory to take readings of the water meter and to send people to the Town Hall if they need water for farming, construction, etc. This way the town can charge for water used for purposes other than the fire department.

Mayor Smith said that he was embarrassed by the way things have gone over the past few years. He said that clear expectations were needed for both parties.

Mayor Pro-tem Staton thanked Mr. Vickory and Mr. Howard for coming.

Proclamation Commemorating the 145th Birthday of the Town of Marshville: This proclamation is for review and approval at the June 6th meeting.

Discussion Concerning Renaming What is Now Called Stegall Lake: Town Manager Deese wants the Town Council to think about names for the lake property. There could be a contest if the Council would like. This must have a Public Hearing for town citizen comments.

Budget Discussions: Each council member should have a copy of the draft budget. The Budget Message has been given for the Council to review and discuss.

Town Manager Deese mentioned that until last year we had not increased water and sewer costs. We did increase the rates a little last year. This budget reflects increases in water and sewer rates based on the rate study just completed.

Tap fees were increased based on a comparison study of nearby areas. The town was currently low in comparison to other towns.

Town Manager Deese said the cost for a cemetery plat will remain the same.

The zoning fees were reviewed. No refund will be given if a rezoning fails. No other towns give refunds.

Parks and Recreation fees will remain the same. The town is waiting to receive \$350,000 in PARTF funds.

Mayor Smith asked if the park fields were being used. Town Manager Deese said Union Academy still uses the fields and East Union still uses the fields.

Town Manager said that we need to make a decision about how much, if any, Council wants to give the Beaver Lane VFD. Council decided to give \$17,500 this year, which is the 2021-2022 Budgeted amount.

Council would like to include \$35,000 in the upcoming 2022-2023 Budget for the Beaver Lane VFD.

Town Manager Deese said that capacity fees are no longer legal. Developer fees will replace this. If a developer wants to build five hundred houses, this affects the system. The developer will pay a fee for each house to cover the affects to the system. Town Manager said a study must be done to find out what that fee would be.

Town Manager Deese said that tampering fees are outlawed by General Statutes. Tampering a meter is a class one misdemeanor and a felony, depending on the number of times tampered. We can charge for replacement fees.

Mayor Smith asked about solid waste pickup. Town Manager Deese said that he is talking with several companies. He will continue to work on this.

Reopen Town Hall: Council Member Marshall asked if we could open the Community Center as satellite viewing for the Council Meetings. Town Manager said we would need to add internet, chairs, and parking. You could probably have 20 to 24 people in the building. Mayor Smith said he felt like we needed to do whatever is needed to be transparent. We would still need a staff person at the Community Center to open and close the building and monitor the meeting.

Mayor Pro-tem Ernestine Staton, thinks all folks should be able to make a comment in the Meeting Room. Let one person come in for comments, and then let the next person come in for

comments as the other leaves the room. Mayor Pro-tem Staton feels that citizens would like to make comments directly to the council.

Town Manager Deese said we just need to know what Council desires to happen.

Council Member Blakeney would like to have people sign up before the meeting if they would like to be in the Meeting Room to make a comment.

Town Manager Deese will make a plan for the use of the Community Center during town meetings.

Manager's Comments: Town Manager Deese gave out an itinerary for Movie in the Park on May 27th. Mayor Pro-tem Staton would like the Park Director to be more involved in the park events.

May 28th at Agricultural presentation at the Ag Center at 9am.

Council Member Comments:

Council Member Bivens thanked Town Manager Deese

Council Member Blakeney thanked all.

Council Member Huntley reminded all to vote.

Council Member Marshall had no comments.

Mayor Pro-tem Staton wanted all to look through the town on their own and make a priority list of things that need to be done. Then Council could go out as a group with the priority list. Town Manager will get three dates to choose from for the town tour.

Mayor's Comments: No comments

Motion to go into closed session was given by Mayor Pro-tem Staton and seconded by Council Member Blakeney. All ayes.

G.S. 143-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

G.S. 143-318.11(a)(2) To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award.

Adjournment: A motion was made by Council Member Huntley and seconded by Monaca Marshall. All agreed.

Approved this 6th day of June, 2022.

Mayor Larry Smith, Jr.

Attest

Ann Sutton, Town Clerk