



## Town of Marshville Town Council Meeting

Friday, March 24, 2017, 3:00 PM  
Marshville Community Center

### Special Meeting Minutes

Present: Mayor Frank Deese; Mayor Pro-Tem Virginia Morgan; Council Members Norma Carpenter, Margaret Bivens and Jim Rowell. Note: Council Member Ernestine Staton arrived at 4:15 pm.

Staff Present: Interim Town Manager, Scott Howard; Clerk/Finance Officer, Tonya Johnson; Police Chief, Matt Tarlton; Public Works Director, Ricky Bourne

#### **Call to Order/Invocation/Pledge of Allegiance**

The special meeting was called to order at 4:07 pm by Mayor Frank Deese. The invocation was given by Council Member Bivens. Everyone participated in the Pledge of Allegiance.

#### **Adoption of Agenda for the Meeting**

Council Member Rowell made a motion to adopt the agenda. The motion was seconded by Council Member Carpenter and passed by unanimous vote.

#### **FY2017-18 budget planning discussions**

Marty Wilson, NC Rural Water – Rate Study

Marty Wilson with NC Rural Water Association, pointed out that NCRW is not a state agency. Rather, it is a not for profit agency. The rate study is a benefit of membership.

Marty distributed copies of rate study scenarios and reviewed with council. Marty explained that depreciation expense reflects aging infrastructure, which wears out over time. He further explained that capital outlay is identified through the town's Capital Improvement/Asset Management Plan. Marty discussed that total expenditures is the true cost of providing service. There should be enough revenue generated to cover the expenses. Discussion ensued.

Marty explained the different rates. There is a volumetric rate (actual usage/consumption) and a base rate. Marty stated that without the base charge, revenues would be unstable. Marty recommended that a base rate be charged for service. Discussion ensued.

Mayor Deese asked Marty if the outside rate could be adjusted. He questioned if adjusting the rates might be a way to recoup the \$9.30 without actually having the Union County Sewer Increase on utility bills. Marty commented that he could provide rate study scenarios to incorporate the \$9.30 into the base rates and gallonage/usage rates.

Mayor Deese and the council thanked Marty for attending and providing information.

Chris Plate', Monroe Union County Economic Development – Economic Development  
Chris reported that just a couple of years ago there was \$306 million in economic development projects but that presently projects have slowed. Chris explained that the Monroe-Union Economic Development group works to generate opportunities for businesses/industries to come to Union County.

Chris stated that the bypass is going to change things for Union County. Available land is becoming more difficult to find on the west side. Marshville is the only place that has the opportunity for rail.

Chris stated that he is working on getting natural gas, which would open up industrial land. There is a \$150,000 shortfall in the proposed eight year model. Chris mentioned several grants, an Infrastructure Incentive Grant and a Golden Leaf Grant.

Council Member Rowell added comments related to natural gas. He stated that a meeting had been scheduled but with the former interim manager's departure it had to be rescheduled. Discussion ensued concerning natural gas. Chris stated that the town needs to look at areas served and not served by sewer.

Mayor Deese asked Chris whether he is having conversations with CSX. Chris stated that he pulled back from that. Discussions ensued regarding rail sites. Discussion ensued regarding Right of 1<sup>st</sup> Refusal as an effort to obtain land.

Chris commented that the town needs to look at its zoning and Land Use Plan to ensure that the industrial areas are not dumping areas. He stated that there should be a balance between residential and industrial, approximately 60%/40%. Discussion ensued.

Mayor Deese and the council thanked Chris for attending and providing information.

### **Adjourn**

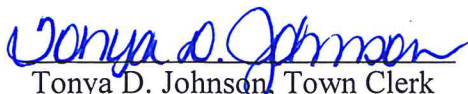
Council Member Rowell made a motion to adjourn. The motion was seconded by Mayor Pro-Tem Morgan and passed unanimously. The meeting adjourned at 5:45 pm.

These minutes approved this 5<sup>th</sup> day of June, 2017.

By: 

Franklin D. Deese, Mayor

ATTEST:

  
Tonya D. Johnson, Town Clerk