



**Town of Marshville**  
**Town Council Regular Meeting and Public Hearing**  
**August 1, 2022 at 7 PM**  
**Marshville Town Hall**  
**118 East Union Street - Marshville, NC 28103**

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## MINUTES FROM August 1, 2022 MEETING

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**In attendance:** Mayor Pro-tern Ernestine Staton, Council Members Monaca Marshall, Paulette Blakeney, Gary Huntley, and Margaret Bivens. Mayor Larry Smith came in late.

**Staff in attendance:** Town Manager Franklin Deese and Town Clerk Ann Sutton. Town Attorney Bobby Griffin.

**Call to Order/Invocation/Pledge of Allegiance:** The meeting was called to order by Mayor Pro-tern Staton. Council Member Huntley gave the invocation. All gave the pledge.

### Public Hearing Meeting Minutes

1. **Open Public Hearing:** A motion to open the Public Hearing by Council Member Bivens and seconded by Council Member Huntley. All ayes. Motion passed.
2. **Purpose of the Public Hearing:** To receive input on implementing system development fees.
3. **Staff Report:** Town Manager Deese presented the Council with information from the engineering company, LKC, on an appropriate system development fee. Town Manager Deese also pointed out that a system development fee does not affect the residents. The fees do not raise utility bills or property taxes. The system development fees are assessed on new development only. An example of new development would be a new subdivision. If someone has a property with a house on it and the owner would like to subdivide it to put more homes on it, then a system development fee would be required. Anytime the town needs to build infrastructure to give a property owner or developer access to water or sewer would require a system development fee. Adding additional houses to a property puts a strain on the system. The money collected for the fee has to be used for the water and sewer system. The fees cannot be used for anything else.
4. **Public Comments:** No one wanted to speak on the system development fees. Citizen Rusty Johnson sent an email expressing his thoughts on extending the Public Hearing until September when the Town Hall would be open for the public to be in person to make comments.

Town Manager Deese reiterated that System Development Fees would not affect Marshville citizens. The fees are to help pay for the lines for water and sewer necessary to add a development into the system.

Close Public Hearing: A motion was made by Mayor Pro-tern to close the Public Hearing. Council Member Paulette Blakeney seconded this. All ayes. Motion passed.



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### Regular Meeting Minutes

1. **Open Regular Meeting:** The regular meeting was opened by Mayor Larry Smith.
2. **Public Comments** - There were no public comments.
3. **Adoption Regular Meeting Agenda:** A motion was made to adopt the agenda by Council Member Bivens. Council Member Marshall seconded the motion. All ayes. Motion passed.
4. **Adoption of Consent Agenda -**
  - a. Planning Board Rules and Procedure Adoption
  - b. Minutes for Approval
    - I. March 21, 2022 Work Session
    - II. July 18, 2022 Work Session

Mayor Pro-tern Staton made the motion to adopt the Consent Agenda. Council Member Marshall seconded the motion. All ayes. Motion passed.
5. **Discussion/Action from Public Hearing:** The Town Manager and Council began discussing the study by LKC engineering for System Development Fees. The focus was on the Fee Adjustments Based on Merter Size and Type. A 5/8" or 3/4" residential pipe would be assessed at a lesser fee than a business 6" pipe. Also discussed was the comparison of fees with other towns. System Development Fees can be adjusted every year. Every five years, a new study is required. Town Manager Deese recommends a System Development Fee of \$1140.00 for water and \$2520.00 for sewer for each new home. These fees are not retroactive. Own Manager Deese said that if everyone was in agreement for a System Development Fee, he would bring a resolution to the September meeting for approval. The Council felt System Development Fees were a good idea and the recommended fees were reasonable.
6. **Discussion/Action Concerning Real Estate Exchange:** Town Manager Deese spoke with Council about properties that a citizen wanted to exchange for town property. The citizen would like to exchange parcel #02310102 for the Town of Marshville's parcel #02306022A. The exchange will allow the town to provide more parking downtown.

The citizen would also like to exchange parcel #02309056 for Town of Marshville's parcel #02310019-A (to be subdivided from #02310019 prior to exchange.) This exchange will allow for a police storage area that will be less noticeable.

The intent of the citizen is to clean up the buildings located on the property. This will make the town more pleasing to look at.



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Council Member Marshall asked if we were still hoping to have the old grill on Highway 74 a part of the exchange. Town Manager Deese said he did not think Council wanted that piece of property. Mayor Pro-tern Staton asked if Town Manager Deese would go back to the citizen to see if the grill could be part of the exchange.

- 7. Discussion Concerning Meetings After August 14th :** The COVID State of Emergency will expire on April 15<sup>th</sup>. The town will need to open meetings to the public. There was discussion on how to setup the Meeting Room for citizens since ZOOM meetings will continue. Mayor Pro tern Staton said that some citizens would like to continue to ZOOM. If people do join meetings with ZOOM they cannot make comments. Citizens have to be in the meeting room to make public comments.

There was some discussion on having a YouTube channel. Also, Council discussed mask requirements. No firm discision was made. Town Manager Deese will check to see what the State says can be required in meetings.

Mayor Pro-tern Staton would like some inexpensive microphones so all listeners can hear what is said. When masks are worn, it is hard for others to hear. If the town will have a YouTube Channel or Facebook live, we need to do it right.

It was also asked if parking places be set aside for Council on meeting nights? Town Manager Deese said he would see what he could do.

- 8. Manager's Comments:** We never officially appointed a COG representative. Paulette Blakeney said she would, but Wednesday nights may be a problem for Council Member Blakeney.

Town Manager announced that the State Legislature appropriated \$4,000,000 for Marshville for a new sewer line. We need to go through DEQ to get this money. The town manager will draft a letter to thank our representatives. Everyone can sign it at the next meeting.

The new water meters are being installed. Over seven hundred meters have been installed so far. Next, Southern Software will train our employees and get the software up and running to send meter data to our computers. We will still be reading the meters that have not been changed out.

Council Member Huntley asked about the Lake Property. Town Manager Deese said that we will hear on the PARTF Grant in September.



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Council Member Marshall asked if anything has been planned for the children in the park. Town Manager Deese thought Parks and Recreation Director mention having soccer available at the park.

Mayor Pro-tern Staton asked about the laptops. Town Manager Deese said that we have them, and Vann Dale, our IT guy, is working on them.

**9. Council Comments:**

- a. Council Member Bivens said the Marshville Museum celebrated its ten-year anniversary. Council Member Blakeney enjoyed the ribbon cutting at the Candle Factory.
- b. Council Member Blakeney enjoyed the ribbon cutting at the Candle Factory.
- c. Council Member Huntley asked about National Night Out, Town Manager Deese explained what would be at the event such as a food truck for free hot dogs, book bags will be given out, a fire truck will be there, and possibly a helicopter.
- d. Council Member Marshall had no comments.
- e. Mayor Pro-tern Staton had no comments.

**9. Mayor's Comments:** Mayor Smith asked about the grass at the old First Baptist Church. Town Manager Deese explained how busy Mr. Garrison was. Town Manager Deese is looking for a retired police officer to do the Code Enforcement Officer job.

**10. Adjournment:** A motion was made to adjourn the meeting by Council Member Bivens and seconded by Council Member Marshall. All ayes. Motion passed.

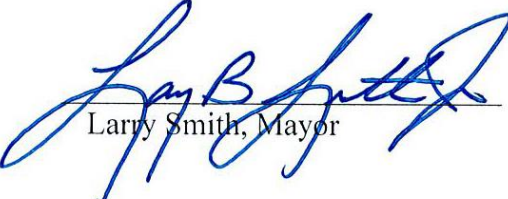
**11. Mayor's Comments:** Enjoyed the fireworks. He thinks we need to continue to find activities to engage the community. He said that we need to get some feedback from citizens to improve on the activities we are offering.

**12. Adjournment:** A motion was made by Council Member Gary Huntley and seconded by Council Member Marshall. All ayes. 8:45 pm.

Approved this 3rd day of October 2022.

ATTEST

  
Ann Sutton, Clerk

  
Larry Smith, Mayor