



Town of Marshville
Town Council Regular Meeting Minutes
December 5, 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, Town Clerk Ann Sutton, Town Attorney Bobby Griffin available by phone.

Regular Meeting Minutes

Call to Order/Invocation/Pledge of Allegiance: The meeting was called to order by Mayor Larry Smith. The invocation was given by Council Member Huntley. All shared the Pledge of Allegiance.

Public Comments: No public comments

Adoption Agenda: Changes were made to the agenda. A closed session was added. A discussion of the Hallman Drive property was added. And, a discussion concerning the MLK Parade was added.

Consent Agenda:

i. Minutes for Approval:

- a. October 3, 2022, Regular Meeting Minutes**
- b. October 17, 2022, Work Session Minutes**
- c. November 7, 2022, Regular Meeting Minutes**
- d. November 21, 2022, Work Session Minutes**

ii. Adopt Cost Principles Policy

iii. Adopt UG Eligible Project Policy

iv. Adopt Record Retention Policy

v. Adopt Non-Discrimination/Civil Rights Policy

vi. Allow modification of the normal late fees for September

One change needed to be made to the October 3rd minutes. Mayor Pro-tem Staton was not present at this meeting. Council Member Gary Huntley made a motion to approve the consent agenda. This motion was seconded by Council Member Marshall. All ayes.

Closed Session per G.S.143-318.11 (a)(3): *To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be*

discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

Mayor Pro-tem Staton made the motion to go into closed session. This was seconded by Council Member Blakeney. All ayes.

Hallman Drive Discussion: Chris Griffin was present for this discussion. Mr. Griffin would like to lease the Hallman Drive property for five years to plant soy beans. There will be a cost to prepare the land for planting. There are ten acres that are suitable for farming. The land is zoned Agriculture. Mr. Griffin will clean up the property the first year at his cost. In exchange he will not pay rent the first year. Beginning year two, he will pay \$125 per year for rent. At the end of year five, we would renegotiate the lease. If the Town needs the property before the end of five years, the Town will reimbursement he for the damaged crops.

Town Manager Deese spoke with Town Attorney Griffin and he suggested a year-to-year lease.

Mayor Smith asked how many acres did we buy? Town Manager Deese said we bought thirty-two acres.

Mayor Pro-tem Staton asked if there was a reason why Town Attorney Griffin felt like a year-to-year lease should be considered. Town Manager Deese said that Attorney Griffin said that we have always rented from year to year for other properties. So attorney Griffin just wanted to remind us of that.

Mayor Smith reiterated that the lease could be broken at any time. We would just need to pay for the crop. Town Manager Deese is fine with the offer with Chris Griffin. If we need the land we can get it. Town Manager Deese does not anticipate any need for the property.

Town Manager Deese asked if everyone was good with idea. All agreed that it would be good to do. Town Manager Deese will get with the Town Attorney and Chris Griffin to work out the details in a contract.

Discussion of the Martin Luther King Parade: Mayor Pro-tem Staton said the Martin Luther King Parade will be Sunday, January 15, 2023, at 3 pm. She said we have participated in the parade in the past. The breakfast is on Monday, January 16, 2023. Monaca Marshall and Larry Smith with not be available for the parade. Town Clerk Sutton will continue to look for transportation.

Discussion Concerning Town Tour: Town Manager Deese mentioned the issue of how to keep the public involved and treat it as an open meeting. Town Attorney Griffin said that if there was going to be discussion of properties or any other item, the tour must follow the open meeting laws. He still thinks the best way to do this is for each Council Member needs to do a tour on

their own and bring back items that need to be addressed. Then, we can arrange times and places to look at the properties so the public can be involved.

Mayor Pro-tem Staton said there was no red tape when we first began this. Now that the governor has opened everything back up, we cannot do it as planned. She is hoping that everyone will get out and tour the Town so we can have a discussion.

Town Clerk Sutton mentioned each council member could be reimbursed for mileage. Mayor Pro-tem Staton said she thought that mileage was included in their quarterly stipend. Town Manager Deese agreed that mileage was included in the stipend for regular meetings, including CRTPO. But, if someone was going to Raleigh for training, they would be reimbursed for mileage.

Mayor Smith encouraged all to tour the town on their own and come back in the middle of January to talk about what they saw.

The Closed Session was moved to the end of the meeting since no action would be taken.

Manager's Comments: Town Manager Deese passed out the community events calendar for 2023. Community Development Co-ordination Medlin asked Mr. Deese to thank Kate Clydes for donuts at the tree lighting, Central Carolina for the live nativity scene. And the Forest Hill High School volunteers for helping.

The Christmas Store Front competition will end on December 9. The award for the best store front will be handed out at the January 3, 2023, meeting. The Shop 'til You Drop winner will be randomly drawn on December 16.

A reminder that Jeff Carrier and James Clyburn will be retiring on December 30. Mr. Carrier has seventeen years of police service to the Town. Mr. Clyburn has eleven years in Public Works. A drop-in will happen on December 30 at 6:30 pm in their honor.

CSX will be working on the tracks in December. A schedule of that work was given out.

Mayor Smith mentioned that Michael Garrison was leaving his Finance Officer position on December 9. Town Manager Deese said he will continue to look for his replacement and also some police officers. Town Manager Deese mentions that pay plays a big part in the hiring process.

Council Comments:

Council Member Bivens asked if we had a Code Enforcement Officer yet. Town Manager Deese said no. She also mentioned that the park looks so nice.

Council Member Blakeney asked all to stay safe and warm.

Council Member Huntley asked all to have a Merry Christmas.

Council Member Marshall asked all to be safe over the holidays.

Mayor Pro-tem Staton will meet with Vie Liles on Tuesday concerning CARPO's Transportation and Connect and Beyond. And at the next meeting, Mayor Pro-tem Staton would like to talk about the Marshville Museum and the LED sign.

Mayor's Comments: Mayor Smith ask about the bonding of the Finance Officer. It is of our insurance with the NCLM. Mr. Smith commented on the good job that Park Director Jackson is doing.

Mayor Smith asked for a motion to go into closed session per:

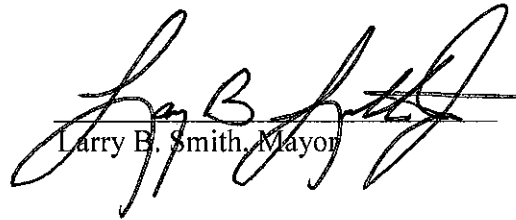
Closed Session per G.S.143-318.11(a)(5) to instruct the staff concerning the negotiatiiong position to be taken on behalf of the public body pertaining to real property Parcel #: 02114148A80, 02114148A90, 02114148, 02114148B

Council Member Huntley made the motion to go into Closed Session and this was seconded by Council Member Marrshall. All ayes.

There was no action from the Closed Session.

Adjournment: A motion was made by Council Member Bivens to adjourn the meeting. This was seconded by Council Member Marshall. All ayes 8:50 pm

Approved this 3rd of January, 2023.


Larry E. Smith, Mayor

ATTEST


Ann F. Sutton, Town Clerk