



Town of Marshville
Town Council Regular Meeting Minutes
October 3, 2022 7 PM
Marshville Town Hall
118 East Union Street - Marshville, NC 28103

In Attendance: Mayor Larry Smith; Council Members Gary Huntley, Monaca Marshall, Paulette Blakeney, and Margaret Bivens. Mayor Pro-tem Ernestine Staton not in attendance

Staff in Attendance: Town Manager Franklin Deese, Town Clerk Ann Sutton, and Town Attorney Bobby Griffin

Regular Meeting Minutes

Call to Order/Invocation/Pledge of Allegiance: Mayor Pro-tem called the meeting to order. Council Member Huntley gave the invocation. All recited the Pledge of Allegiance. 7:00 pm

Public Comments: No public comments.

Adoption Agenda: Council Member Bivens asked to add an agenda item for "Yard of the Month." Council Member Bivens made the motion to approve the agenda with additions. Council Member Marshall seconded this. All ayes.

Consent Agenda:

- i. Minutes for Approval:
 - a. July 5, 2022, Regular Meeting Minutes
 - b. August 1, 2022, Regular Meeting Minutes

A request was made to take the Resolution for the Exchange of Property off the Consent Agenda by Council Monaca Marshall. This was seconded by Council Member Bivens. Council Member Huntley said no to this motion. All others said aye. Motion passes by a majority.

A motion was made to approve the Consent Agenda with changes by Council Member Huntley and seconded by Council Member Marshall. All ayes.

Discussion on the Exchange of Property: Council Member Marshall said that Mrs. Fern Shurbert owns several properties in Marshville and is not doing anything with them. Mrs. Shurbert is not taking care of her own properties, and the properties in question will remain an eyesore. Council Member Marshall felt that we should tear the properties down. Council Member Marshall did not feel confident that the exchanged properties would be renovated.

Council Member Biven asked what Mrs. Shubert would do with the properties. Town Manager Deese said the plan is the renovate the house at the end of Main Street and rent it out. The old

firehouse is to become a restaurant. Town Manager Deese said we had planned to tear down these two properties. If we exchange them, they would go back on the tax scrolls, and the town would receive that benefit.

Town Manager Deese says Mrs. Shubert wants to fix the house up and rent it. She wants to renovate the fire station and turn it into a restaurant. Also, these properties will come back on the tax scroll.

Town Attorney Griffin reminds all that oral promises are not binding. Town Manager Deese said if she does nothing with this, we are no worse off. The properties will be on the tax scrolls.

The property at Cross Street and Main Street will be exchanged for our property at the end of Main Street. In addition, the old firehouse would be exchanged for property behind the old Baptist Church off Elm Street.

Town Manager Deese said we could not sell the properties. We will need to auction the properties if we want to get rid of them. Town Attorney Griffin said there are other options, but Town Manager Deese is right.

Town manager Deese said our impounded cars need to be stored somewhere. We could use the Elm Street property to store cars. We would have properties to use instead not using the ones we have. We must keep the vehicles we have impounded until the crimes conclude.

Mayor Smith sees value in the corner lot of Main and Cross Street. Do we need to table this resolution? Council Member Huntley asked if we had talked about this before. Yes, Council Member Marshall says we have spoken about this before.

Council Member Bivens would like the Town Manager to do what he thinks is important.

Council Member Bivens made a motion to approve the resolutions before the Council. Council Member Huntley seconded the motion. Council Members Bivens, Blakeney, and Huntley approved. Marshall nayed. The motion passes.

Discussion for Town Tour: Mayor Smith reminded all of the desire of the Council to take a "Windshield Tour" of the town. Town Manager Deese reached out to Mr. Summer at East Campus Baptist Church. Unfortunately, the church van is broken. Mr. Summer will look for a van for us if we give him a few dates. Town Manager Deese asked if Council still sees value in the tour? Council Member Bivens sees value in the tour. Council Member Marshall would like to do it before it gets too cold. Council Member Blakeney would like to do this during the week. Council Member Marshall prefers a weekend. Mayor Smith cannot go before October 29.

Attorney Griffin wanted to know if we have an agenda for the town tour. The citizens need to have to opportunity to be where we are.

Town Manager Deese does say that we need to try to plan it. Each council member has a fiduciary responsibility to ride the town and find areas that need repair. Then we could make an agenda with places to visit so the citizens would be included.

Three dates were offered for the tour, October 29, November 10, or November 12. Unfortunately, Mayor Smith will not be available on October 29.

Yard of the Month: Council Member Bivens said we had the yard of the month in the past. Council Member Bivens noted that the Council would go around the town once a month to choose a yard to be recognized as Yard of the Month. Town Manager Deese asked if it would be better to wait to put this together in the spring. Council Member Marshall would like to see this, but spring would be a better time. Council Member Bivens thinks the town is trashy and needs something to encourage folks to clean up the area. Town Attorney Griffin said the thought is good, but the implementation would be difficult. There needs to be a good plan.

Manager's Comments: Town Manager Deese has a meeting next week with Anson County to discuss sewer compacity. He will be meeting with the county manager and the sewer staff. Town Manager Deese is construction a letter to LGC about the Pluris contract. The LGC must approve the contract, and a few things have changed. Town Manager Deese will bring a report to you once the changes are complete. He is looking to address their concerns.

Town Manager Deese is working to submit the paperwork to move the DEQ grant forward. DEQ. This is for the \$4,000,000.00 grant for water/sewer.

Tow Manager Deese is seeking bids to tear down the Stegall Building.

On October 17, Park Director Allen Jackson will come to the Work Session to share his thoughts and plans for the lake property.

The utility bills have not gone out because we have a software glitch. A gentleman from Badger Meters will help with the billing tomorrow. Town Manager Deese said if we can legally do it, we will not charge a late fee this month. Some of the new meters are not giving us good numbers for consumption. 70% to 89% are working fine. We cannot submit the billing records if you cannot send all the information. Town Manager is asking permission to waive the late fee. Town Attorney Griffin would like to review what we can and cannot do concerning late fees.

Work session on the 17th. Town Manager Deese will be gone from the 17th to the 19th. Park Director Jackson will be at the Work Session to speak about the PARTF Grant and other park plans.

Council Comments:

Council Member Huntley reminded all that early voting starts on October 20. Stay safe.

Council Member Blakeney reminded all to stay safe and have a blessed week.

Council Member Marshall had no comments.

Council Member Bivens had no comments.

Mayor's Comments: Mayor Smith asked if we had met Timothy Helms, the Public Works Manager. Town Manager Deese said this had not happened yet. Mr. Helms is still working with Chief Tarlton and Bivens Steel to learn the job.

Mayor Smith has heard gunshots in the area and would like to know about that.

Mayor Smith mentioned the WSOC TV meter reading story. Mayor Smith was upset that the town was never contacted to say anything to the television people. Mayor Smith felt it was irresponsible for the town not to have a chance to respond. Town Manager Deese said we do work diligently to help resolve all citizens' issues. The report from NC Rural Water noted that 47% of our water is wasted. Some of this was due to old meters. The new meters are very efficient.

Adjournment: Council Member Bivens made a motion to adjourn the meeting. Council Member Huntley seconded this. All ayes. 8:20 pm

Approved this _____ day of December, 2022.

ATTEST

Mayor Larry B. Smith

Ann Sutton, Town Clerk