



Town of Marshville
Town Council Public Hearing and Regular Meeting
October 02, 2023, 7 PM
Marshville Town Hall
118 East Union Street – Marshville, NC 28103

In Attendance: Mayor Larry Smith; Council Member Monaca Marshall, Paulette Blakeney, Gary Huntley, Margaret Bivens

Absent: Mayor Pro-tem Ernestine Staton

Staff Attendance: Town Manager Franklin Deese, Town Attorney Bobby Griffin, and Town Clerk Ashlie Vincent

Public Hearing Minutes

Call to Order/Invocation/Pledge of Allegiance: Mayor Smith called the meeting to order. Member Huntley gave the invocation. All shared the Pledge of Allegiance.

RZA – 23-02 Forest Drive Lots

- **Open Public Hearing:** The motion to open the public hearing was made by Member Bivens and seconded by Member Marshall—all ayes.
- **Staff Report:** Mr. Wells spoke to the council about the six lots for rezoning. Currently, the lots are zoned AGI. The rezoning will be changed to SRF-2, which is reflected in the Future Land Use map.
- **Input from the Public:** No public comments.
- **Close Public Hearing:** The motion to close the public hearing was made by Member Bivens and seconded by Member Huntley—all ayes.

Forest Drive Lots Annexation

- **Open Public Hearing:** The motion to open the public hearing was made by Member Bivens and seconded by Member Huntley—all ayes.
- **Staff Report:** Mr. Wells spoke to the council about the annexation. A developer requests annexation for the six lots to receive sewer and water from the town.

- **Input from the Public:** No public comments.
- **Close Public Hearing:** The motion to close the public hearing was made by Member Huntley and seconded by Member Bivens—all ayes.

Regular Meeting Minutes

Public Comments:

- Robert Parker: Flu season is here. He reminded everyone to get their vaccinations; if not, be sure to sanitize. A reminder to check to see if you qualify for access to any vaccinations.
- Rusty Johnson: The monument has been moved for over a month, but no work has been done on the water/sewer line issue.
- Thomas Goodman: He has submitted another public records request. Why is the town hall not open to the public? Why doesn't the town take cash? What is the 3% fee when you pay by card? He had received a phone call from staff about a meeting. He contacted his lawyer and requested a letter to meet with the staff. He has not received a letter or a callback.
- Fern Shubert: She stated that the town has been in a 30+ year battle with Union County. The town council has finally made some changes. People need to know what is happening. She would like to be able to bring the council members up to speed so they are knowledgeable on this matter. She has tried reaching out to those at Truth in Government but couldn't get anyone to speak with her. If people think something underhanded is happening, talk to her.

Adoption of Agenda: The motion to adopt the agenda was made by Member Huntley and seconded by Member Blakeney—all ayes.

Consent Agenda: The motion to adopt the consent agenda was made by Member Huntley and seconded by Member Bivens—all ayes.

Discussion regarding RZA 23-02 Forest Drive Lots rezoning:

The motion to approve the rezoning RZA 23-02 with consistency statement A was made by Member Blakeney and seconded by Member Marshall—all ayes.

- A. "The proposed Map Amendment is considered consistent with the Marshville Town Plan 2035 by continuing to meet the Objective of the Plan 'To improve the quality of life of the citizens of Marshville by encouraging responsible growth management decisions, protecting the small Town character,*

developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy’, and to align with the adopted Goals of Sec. 6 (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.’. The proposed Map Amendment is also considered consistent with the Future Land Use Map contained in the Marshville Town Plan 2035 and the proposed change is considered to be reasonable and in the public interest.”

Discussion regarding Forest Drive Lots annexation:

The motion to annex the six parcels into the town limits was made by Member Bivens and seconded by Member Huntley—all ayes.

ABC Board Presentation:

Bob Morgan presented the council with a check for \$63,760. He stated that the town could receive about \$120,000 if sales stayed the same. To make that possible, the ABC store needs more space. The ABC board has come up with three options but wants to work with the council to find a solution. Option One: reduce inventory. Option Two: add onto the building. Option Three: allow the ABC board to look for new property, purchase, or build a new location. Mr. Morgan suggested having some council members attend their meetings to work together on a solution. Meetings are held every fourth Thursday at 4 p.m. at Town Hall.

Mr. Morgan gave an explanation and presentation to the council for the purchase of the ballistic shields. He stated that it was done with the intent of public safety, not malice.

Manager’s Comments:

Manager Deese gave an update on the pump station. Terry’s plumbing gave an updated timeline to be done by the end of the year, hopefully. The pump station will have an automatic system to help with the water pressure issue.

Manager Deese explained the reason for the negative in the tax line on the Budget vs. Actual report. At the end 2022, the county had to reimburse money from assessment appeals.

In talks with the engineers about materials for the pier. He handed a list of materials to the council members to get their opinions.

Another \$4 million has been allocated to the town, and now have \$8 million to work on sewer turnaround. Moving forward with Anson and Union.

AIA study will start surveying this week.

Cemetery Policy – Reimplementing grave marking fee as it has always been a part of the policy.

The policy states that the funeral home and/or person owning the plot is responsible for who goes into the plot. Will update the policy to meet with the present times.

Council Comments:

Margaret Bivens: She thanked the manager for all his hard work.

Paulette Blakeney: She commented that the movie in the park was good.

Gary Huntley: He thanked the public for coming out. He thanked the staff for their hard work. Let's get along.

Monaca Marshall: She thanked the public for coming out. Might not always agree, but need to find balance.

Mayor's Comments:

Mayor Smith commented on starting the discussion of an economic development strategy.

Manager Deese agreed. He stated the council should begin considering restrictions on how much to allocate to commercial and industry.

Mayor Smith said he wished to get some clarity on whether the organization has a council and an attorney.

Adjournment: The motion to adjourn the meeting was made by Member Bivens and seconded by Member Huntley—all ayes.

Approved this ____ day of November 2023.

Larry B. Smith, Jr., Mayor

ATTEST

Ashlie Vincent, Town Clerk