

**Town of Marshville  
Town Council Meeting  
Monday, June 21, 2010  
7:00 PM  
Marshville Town Hall – 201 W. Main St.**

**PUBLIC HEARING:  
FY10-11 Proposed Budget  
Followed by:  
REGULAR MEETING**

**Public Hearing**

Attendance: Mayor Pro-Tem Bivens; Council Members Denise Whitley, Dora Bridget, Matthew Jefferson, and Ned Beachum; TA Radford Thomas; Interim Clerk/FO Tonya Johnson; DPW Steele; Chief Gaddy; PD Thifault; Attorney Griffin. Also present was John Edmondson, *The Home News*. Mayor Deese was absent.

Mayor Pro-Tem Bivens opened the meeting at 7:00 p.m. and welcomed everyone attending. The invocation was given by Council Member Whitley. All gave the Pledge of Allegiance.

A motion was made by Council Member Whitley to open and hold the Public Hearing on the FY10-11 Proposed Budget, seconded by Council Member Ned Beachum. Vote: All ayes.

TA Thomas commented that the total budget for FY10-11 shows an 11% reduction over the FY09-10 budget. There were no public comments regarding the FY10-11 Proposed Budget.

At approximately 7:05 p.m. Council Member Denise Whitley made a motion to close the Public Hearing, seconded by Council Member Dora Bridget. Vote: All ayes.

**Regular Meeting**

Mayor Pro-Tem Bivens opened the regular meeting at 7:05 p.m.

**Public comments**

Jim Rowell – 516 E. Union St., Marshville – Spoke out against the Habitat for Humanity development to be located at Union and Brewer Street. He's spoken with them several times and knows they worked together on a solution to some of the resident's concerns. He's aware that Habitat for Humanity has met requested requirements. They are planning to build fifteen homes. That's too many homes for such a small area. He is concerned with storm water problems, traffic, etc. He asked council to review the plan carefully. Just because the land is there doesn't mean a subdivision is appropriate for the area.

Linda Williams – 516 E. Union St., Marshville – She is concerned about water drainage problem due to the density of the proposed construction. Other neighbors are concerned. Some of the Planning Board Members didn't want the development near their homes, and neither does she.

### **Adopt Agenda**

Council Member Whitley requested to move Item #10, Adopt Budget Ordinance, to the end, as Item #12. A motion was made by Council Member Bridget to adopt the agenda with the requested change. The motion was seconded by Council Member Jefferson. Vote: All ayes.

### **Consent Agenda Items:**

- a. Receive Budget Report
- b. Approve Minutes of June 17, 2010 Special Meeting; June 7, 2010 Regular Meeting; January 4, 2010 Regular Meeting; August 3, 2009 Regular Meeting; July 20, 2009 Regular Meeting and July 27, 2009 Recessed Meeting (from July 20); June 30, 2009 Special Meeting; and June 22, 2009 Regular Meeting & Public Hearing

A motion was made by Council Member Whitley to approve the consent agenda, seconded by Council Member Ned Beachum. Vote: All ayes.

### **Discussion and possible decision on Major Development Permit submitted by Habitat for Humanity for property located at Union and Brewer Street – Nadine Bennett, Centralina COG**

Nadine Bennett with Centralina COG commented that the Planning Board did recommend approval of the Habitat for Humanity development from council after Habitat met requested changes. The development meets engineering, zoning, and conforms to the Town's ordinance. Zoning is in place. Mike Reese also made comments to the council. He is the executive director of the Union County Habitat for Humanity, Roosevelt Blvd., Monroe. He explained that Habitat for Humanity is a Christian, non-profit organization. The land for the development was purchased two years ago. Several existing Habitat houses in the neighborhood appraised within the value range of other homes in the neighborhood (\$128,000 to \$130,000). The homes meet energy star approval. On 4/18/2010, he met with the Planning Board where they gave him some requirements that had to be met. To date, those requirements have been met. This project/development would be an investment of \$200,000 in the community. Habitat for Humanity donated a portion of the subject property to BLVFD. The water/sewer tap fees (est. \$63,000) and property taxes would be revenue for the Town. He is requesting approval from the Council. The project is designed to handle storm water runoff, as requested. This was a major concern. Retention ponds were put in. The lots are approximately ¼ acre with 30 ft. between houses. The development does meet requirements.

Dr. Ed Bower, current President of Habitat for Humanity, also commented that the houses are quality houses that meet energy star ratings. Good people are moving into the houses. We're not building slums.

Mayor Pro-Tem Bivens commended Habitat for Humanity for what they do. People need affordable housing.

Council Member Whitley commented that she attended several Planning Board meetings and they did extra things requested by the Planning Board and the DOT. The development got a favorable recommendation from the Planning Board.



Council Member Beachum expressed concerns regarding the number of homes in such a small area. Small children will have nowhere to play except in the streets. He wishes there could be fewer homes.

Mike Reese commented to council that the cost to develop has been calculated and studied. There have been additional costs to develop this property. Hobbs and Upchurch, the Town's Engineers, agree that we have met the requirements, as requested. Habitat for Humanity wants to help fifteen families. We can't forecast the number of children in each household.

Nadine Bennett commented that Habitat for Humanity has agreed to do things above what's required. However, you cannot hold them to what's above the requirements.

A motion was made by Council Member Whitley to approve the Habitat for Humanity development to be located at Union and Brewer Street. The motion was seconded by Council Member Matthew Jefferson. Vote: All ayes.

**Request to close portion of Main St. between Elm St. and White Street on June 25, 2010 from 6 p.m. to 10 p.m. for a concert.**

A motion was made by Council Member Whitley to close a portion of Main St. for a concert on June 25, 2010. The motion was seconded by Council Member Dora Bridget. Vote: All ayes.

**Adopt Budget Ordinance**

TA Thomas reviewed with council the FY10-11 Budget Ordinance, and rate/fee schedule attached to the Budget Ordinance. Council Member Ned Beachum commented that at last Thursday's work session we took 2% out of the budget. Council Member Beachum made a motion to adjust the tax rate to \$.41, reflecting a \$.03 tax increase, and to authorize TA Thomas to make adjustments to the budget. The motion was seconded by Council Member Whitley. Vote: All ayes.

Discussion as to the intent of the motion/vote ensued.

A five minute recess was called at 7:55 p.m.

Council Member Beachum made a motion to clarify the previous motion. Council Member Beachum made a motion to establish a tax rate of \$.41, clarification of a previous motion. This motion is to adopt the tax rate only and not the Budget Ordinance. The motion was seconded by Council Member Whitley. Vote: All ayes.

Budget discussion ensued.

Council Member Jefferson commented that he is not excited about the tax rate. He is concerned about short falls year after year. Eventually money will run out. In a disaster, we may not have the means to protect ourselves. We need to adopt a slim budget. We need to look at more cuts. Nothing ever costs less. He feels there are areas of the budget we can look at. He understands that at the last meeting (in which Council Member Jefferson was absent) it was agreed there would be no COLA increase and health insurance would remain at the same level (100% paid for employees).

TA Thomas commented that changing the health plan from BlueCross BlueShield to United Healthcare was resulting a budget reduction. The premium decrease and doing away with the

2% COLA increase creates a significant reduction already. The proposed budget is 11% less than last year.

Council Member Whitley asked what is the complete health care package? TA Thomas responded that it includes health, dental, and disability.

Mayor Pro-Tem Bivens commented that she realizes it is a least expensive policy, but employees should still contribute at least 10%.

TA Thomas feels that what has worked out with the insurance is a good way to move forward this year.

Council Member Jefferson stated that it's hard to explain to citizens who can't make their payments, or that have lost their jobs. He doesn't like it. He's not talking about making it where employees will opt out.

Council Member Beachum commented that we're talking about approximately \$8,500 per year (17 employees at \$10/week). That's ½ cent if it takes 1 cent to generate \$15,000.

TA Thomas commented that we have trimmed department line items as much as we can. We are trying to accomplish, incrementally, less dependence on fund balance. That's the main reason for the tax increase.

Mayor Pro-Tem Bivens stated that she can't see why employees can't contribute something toward the cost of insurance.

Council Member Whitley asked if dental insurance could be made optional. To make employees pay for dental insurance would save approximately \$7,200/year.

TA Thomas commented that if the group gets too small insurance companies will rate each employee individually. This could affect cost/premiums. He would need to find out from the provider what it would do to the group.

Council Member Jefferson asked what this council is going to do. He feels employees should contribute in some way. He feels TOM offers great benefits as a small municipality. TA Thomas commented that the benefit package helps get good, qualified employees.

TA Thomas commented that the dental insurance doesn't come up for renewal until November. Council Member Whitley asked if we could look at the dental insurance at that time.

Council Member Bridget suggested council leave the budget as it was discussed last week. Remove the 2% COLA increase, change insurance provider to recognize savings, and continue to pay employee insurance this year.

TA Thomas commented that he thinks we should always look at plan options at renewal times. He doesn't think we would want to do away with disability.

Council Member Whitley stated she feels that the employees should pay a portion of insurance premiums. In November we need to look at doing something with dental insurance like make it employee paid.

Council Member Jefferson made a motion to adopt the FY10-11 Budget Ordinance, seconded by Council Member Whitley. Vote: All ayes.

### **Comments**



PD Thifault reminded everyone of the concert on Friday night at 7:00 p.m.

Chief Gaddy gave council notice of his retirement to be effective 9/30/2010. He thanked the Council and citizens for twenty-eight years of service to the town, and what a pleasure it had been. He commended Radford Thomas. He advised the Council that for the future they should look beyond tomorrow, but way on down the road.

Council Member Jefferson expressed appreciation to Chief Gaddy. He commented we need to slim the budget down. We need to do things here for people that are hurting. He is against the Habitat development. He feels the Council got "put in a box". The neighbors there are justifiably concerned.

Council Member Whitley stated that, with the new Town Administrator in place, there would be more oversight in Town spending.

Council Member Beachum thanked TA Thomas for his hard work on the budget preparation. He feels we trimmed some dollars and cut few services.

TA Thomas thanked Chief Gaddy for helping with his transition here. He also thanked him for the time invested in the community. We need to be mindful of whom we work for and do things procedurally correct. He reminded council that at the next meeting they need to appoint someone to the Historic Preservation Committee. He also briefly talked about a Bakery Feeds expansion project. They will have a need for additional sewer capacity. We will need to work to develop a plan with them. There will be more information forthcoming. He will begin looking at applications for the Clerk/Finance Officer position. He requested to narrow the applicant's down to eight or ten and have Mayor Deese appoint a council member or two, plus one outside person as a hiring committee. He also conveyed to council that the bill to change the Form of Government is in the N.C. senate. Senator Goodall is working to push it through and it should be effective 7/1/2010. He also commented that council needed to vote to cancel the Special Meeting scheduled for June 22, 2010.

Council Member Beachum made a motion, seconded by Council Member Bridget to cancel the Special Meeting scheduled for June 22, 2010. Vote: All ayes.

Mayor Pro-Tem Bivens commented that the telephone answering service needs to be changed. She does not feel there needs to be an additional speed bump at Morgan Place.

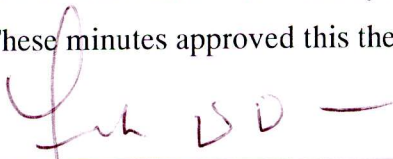
Interim Clerk/FO Tonya Johnson informed council that the auditors from J.B. Watson & Co. were at Town Hall this week doing preliminary audit work.

There were no further comments.


### Adjourn

At 9:05 p.m. a motion to adjourn was made by Council Member Whitley, seconded by Mayor Pro-Tem Bivens. Vote: All ayes.

These minutes approved this the 6<sup>th</sup> day of July, 2010.



Franklin D. Deese  
Mayor

Attest: 

Tonya Johnson  
Interim Clerk

*\*A brief recess may be called every 45-60 minutes, as desired by Council.*