



**Town of Marshville
Town Council Work Session
May 26, 2023, 4 PM
Marshville Town Hall
118 East Union Street - Marshville, NC 28103**

In Attendance: Mayor Larry Smith, Mayor Pro-tem Ernestine Staton; Council Member Gary Huntley, Monaca Marshall, Margaret Bivens, Paulette Blakeney

Staff Attendance: Town Manager Franklin Deese and Town Clerk Ashlie Vincent

Special Meeting Minutes

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

Adoption of Agenda: A motion to adopt the agenda was made by Member Bivens and seconded by Mayor Pro-tem Staton—all ayes.

Discussion of 2023-2024 Proposed Budget

Town Manager Deese told the council he brought back more information about the three topics from the previous meeting. The manager recommends a 5% COLA increase and a 3% merit increase where applicable. Mayor Pro-tem Staton said that last year was a 7% increase. She thinks there should be no merit increase and drop the COLA to 3%. Member Huntley recommends keeping both increases. Member Bivens seconded the recommendation. Mayor Smith asked for a motion to be made. Member Bivens accepted the Town Manager's recommendation for a 5% COLA and 3% merit raise. Member Huntley seconded. With a 2-3 vote, the motion was defeated.

Member Marshall suggested keeping the 5% COLA but removing the 3% merit.

May Pro-tem Staton made a motion for 3% COLA. There was no second.

Member Blakeney made a motion for keeping the 5% COLA. Member Bivens seconded. 3-2 vote, motion passed.

Manager Deese presented the council with a five cents increase to the tax rate. The increase would help pay for the incoming projects coming into the town. He commented that they had collected more taxes than projected. If the trend does not continue, he will return to recommend raising the tax rate the following year.

Mayor Pro-tem Staton made a motion to leave the tax rate at the current rate. Member Huntley seconded—all ayes.

Manager Deese reviewed the lease agreement per request from the council. The contract stated that the Landlord would determine annual rent when Gross Annual Receipts reach \$1,500,000. Manager Deese said he had reached out to gather information for commercial rent and found the average around \$6,000. He spoke to the ABC commission with a suggestion of \$4,500. Manager Deese recommendation to the town council is \$4,000 a month for a lease and \$250 per incident for repairs. The council agreed with the recommendation.

Mayor Smith said the ABC commission purchased three body shields and resided in the three schools with the resource officers.

Manager Deese spoke to the council about the system development fees. The fees would only be applied to developers coming to build homes. It offsets costs and strains on the water and sewer system. A study had been done to figure out the maximum to charge. Mayor Smith asked if there had been a recent study done. Manager Deese said it is recommended to be done every five years, and they completed their study last year. Mayor Smith asked if these fees would be separate from tap fees. Manager Deese said they would be separate. He is talking with the planner to work out having the town's meters in the development so they can set up tap fees. Mayor Smith asked about extensions or upgrades to the system. Manager Deese said the developer is responsible for connecting to the town water and sewer system. Lastly, the mayor asked how you treat each development on a case-by-case basis. Manager Deese said he is getting information from others well-versed in the matter.

Manager Deese said he would take the fees for meters up to two inches set to maximum, and the remaining meters will be on a case-by-case basis.

Manager Deese asked the council if they wanted to change their scheduled meeting date on July 3rd. The consensus of the council was to move it to July 5th.

June 20th special meeting before the work session to vote to approve the budget.

Closed Session GS 143.318.11(a)(6): Personnel Matter

A motion to go into Closed Session was made by Member Bivens and seconded by Mayor Protem Staton—all ayes.

A motion to end the Closed Session was made by Member Bivens and seconded by Member Huntley—all ayes.

Action: Increase Town Manager retirement compensation from 1.5% to 3%. The motion was made by Member Bivens and seconded by Member Marshall—all ayes.

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

Approved this ____ day of July 2023.

Larry B. Smith, Jr., Mayor

ATTEST

Ashlie Vincent, Town Clerk