



**Town of Marshville**  
**Town Council Regular Meeting**  
**April 01, 2024, 7 PM**  
**Marshville Town Hall**  
**118 East Union Street – Marshville, NC 28103**



## **Regular Meeting Agenda**

- 1. Call to Order/Invocation/Pledge of Allegiance**
- 2. Public Comments**
- 3. Adoption of the Agenda**
- 4. Consent Agenda**
  - a. February 24<sup>th</sup> Special Meeting Minutes**
  - b. March 4<sup>th</sup> Regular Meeting Minutes**
- 5. Discussion/Action concerning joint workshop with the town council and Planning Board on April 29<sup>th</sup>, 2024**
- 6. Discussion concerning annexation agreement with Wingate**
- 7. Discussion/Action concerning ABC Board's \$20,000 request**
- 8. Discussion concerning the Municipality paying for council person's alcoholic drinks**
- 9. Discussion concerning a dog park**
- 10. Discussion concerning ballfield drainage**
- 11. Manager's Comments**
- 12. Council Comments**
- 13. Mayor's Comments**
- 14. Closed Session per G.S 143-311.11(a)(6): Personnel**
- 15. Adjournment**

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*Planning Board Meeting April 8<sup>th</sup>, 7 PM • Town Council Work Session April 15<sup>th</sup>, 7 PM • Town Council Regular Meeting May 6<sup>th</sup>, 7 PM • Planning Board Meeting May 13<sup>th</sup>, 7 PM*



**Town of Marshville**  
**Town Council Special Meeting**  
**February 24, 2024, 8:30 AM**  
**Renaissance South Park Hotel**  
**5501 Carnegie Blvd – Charlotte, NC 28209**



**In Attendance:** Mayor Larry Smith, Mayor Pro-tem Ernestine Staton; Council Members Paulette Blakeney, Monaca Marshall, Stephen Passarelli

**Absent:** Member Gary Huntley

**Staff Attendance:** Town Manager Franklin Deese, Town Clerk Ashlie Vincent, Town Finance Officer Richard Dixon, and Deputy Clerk Ann Sutton

## **Special Meeting Minutes**

### **Call to Order:**

Mayor Smith called the meeting to order at 8:30 am.

### **Budget vs. Actual:**

The council members were given an updated budget vs. actual report to review and ask questions. Mr. Dixon and Mrs. Sutton were present to help answer questions. Manager Deese pointed out that the line items for insurance and workman's compensation were budgeted too low due to miscommunication.

Mayor Smith asked about 10-3710-0500 Prior Year Taxes. Manager Deese stated they are budgeted lower because it is difficult to determine how much the town will get from the county.

Mayor Pro-tem Staton asked about 10-5000-1300 Utilities. Mrs. Sutton explained that the budget may not have accounted for all the town properties and was budgeted incorrectly.

Member Passarelli asked about the donation from Food Lion and where the funds were allocated. Manager Deese replied that there was no explanation for the donation after multiple attempts to contact their corporate office. The funds were placed in the General Fund.

Member Passarelli asked how the community events were funded. Manager Deese stated that the funds come out of the community development department. Mrs. Medlin gives an approximate budget of what she thinks will be needed for the events. Any donations that are accepted go into the General Fund under Miscellaneous Revenue.

### **Presentation from Richard Flowe: MDO and Duties of Planning Board:**

Manager Deese introduced Richard Flowe from N-Focus to the council. Mr. Flowe gave a brief background on the history of the legislative 160D changes and how they affected the MDO. His presentation included understanding the role and duties of the Planning Board and Board of Adjustment.

There was a brief discussion about the Technical Review Committee and the Planning Board's part in the process. Mr. Flowe stated the Technical Review Committee consists of those needed on a project-by-project basis for technical analysis. The Technical Review Committee will send the project plan to the Planning Board for revision and input.

The council requested Mr. Flowe speak to the Planning Board at one of their scheduled meetings. Mr. Flowe said he would coordinate a time with the Town Manager to speak at a meeting.

### **Vision Facilitators Carol Kline and Jesa V. – Visionary Workshop:**

Manager Deese introduced the vision facilitators, Carol Kline and Jesa V., to the council. The facilitators reviewed the previous visionary summary with the council members to see what goals were accomplished, in progress or failed to accomplish.

- **2023-2024 Goals:**

The community center is being used more than before, but the council would like more variety in the hosted events. Some suggestions from the council included community services, senior citizen classes, bingo, and other informative classes.

No progress had been made on the farmer's market, but the council expressed interest in continuing their efforts to start the market. Concerns about setup, cleanup, and who would facilitate the market were brought up.

The council acknowledged that they had not engaged well with the downtown stakeholders and agreed that these discussions were necessary to ensure good communication between the town and businesses.

Town Manager Deese said he is working with Duke Energy and waiting for their proposal for new street lights. The council also expressed interest in more decorative lights.

No progress had been made on initiating town cleanup, but the council expressed interest in pursuing the project. They had commended Public Works for their efforts in cleaning up areas around town.

- **2024-2026 Goals:**

1. Continue defining, planning, and implementing inside programs for the Community Center. (Priority of council)
2. Define locations and artists for community murals. (Priority of council)
3. Define, plan, and implement music in downtown Marshville and the park. (Some degree of success.)
4. Conduct a walkability study using the existing pedestrian study as a starting point. (Priority of council)
5. Install sidewalks and lighting according to the needs identified in the walkability study. (Priority of council)
6. Clear the land near the lake. Create parking and trails. (In Progress)
7. Achieve sewer and water stability that will support town growth. (In Progress)

### **Town Manager Topics:**

#### **Town Properties:**

Manager Deese presented the council members with a list of the town's properties. The council had a brief discussion about the different properties and their purposes.

#### **Pavement Condition Survey:**

Manager Deese presented the council with the Pavement Condition survey and spreadsheet of town streets from the survey. The council briefly discussed where to begin allocating money for repairs for the worst-conditioned streets and maintaining other streets. The council asked Manager Deese to clarify if the costs in the survey included any engineering plans if needed. Manager Deese said he would contact the firm and get an answer so he could report back.

#### **Sewer Capital Improvement Plan:**

Manager Deese presented the council with the 2022 sewer capital improvement plan. The council briefly discussed some of the completed tasks and future tasks. Manager Deese pointed out some of the repairs could be taken care of during the sewer turnaround project, allowing the town to be strategic with ARPA funds.

#### **Code Enforcer/Land Use Admin:**

Manager Deese told the council that a posting would be made for the code enforcer position. He has heard from two citizens expressing interest in the position. The code enforcer will work with someone from N-Focus if they need assistance until they can become proficient on their own. Manager Deese mentioned the possibility of Matt Tarlton taking on the role of code enforcer, but he would have to be out at least thirty days before he came back to work for the town. There was a brief discussion of the possible need to increase the Land Use Admin's work days in the future.

### **Meeting Broadcasting:**

Manager Deese and Clerk Vincent are meeting with Granicus to discuss their offerings regarding broadcasting and archiving meetings.

### **Employee Discussion:**

Manager Deese presented the council with a chart showcasing the employees' roles. There was a brief discussion concerning employees with multiple roles and whether or not they get compensated. Manager Deese told the council they do not. Matt Tarlton only received a stipend when he took on the role of Public Works Director. Mrs. Medlin does not receive extra pay for the multiple positions she fills.

### **Recess the Meeting:**

**Motion:** The motion to recess the meeting and reconvene on February 25<sup>th</sup> at 8:30 am was made by Mayor Pro-tem Staton and seconded by Member Marshall—all ayes.

### **Reconvene the Meeting:**

The meeting reconvened on February 25<sup>th</sup> at 8:30 am.

### **Vision Facilitators Carol Kline and Jesa V. – Visionary Workshop:**

#### **• 2026-2028 Goals:**

The facilitators guided the council in curating a new list of 2026-2028 goals and began brainstorming ideas for implementing them.

- More Community Center activities
- Farmer's Market/Pop-up market
- Downtown lighting and aesthetics.
- Multiprong approach to address litter
- Murals
- Music in Downtown, Lake, and Park
- Walkability study
- Municipal Park Development
- Lake Phased Development
- More surveys/polls to the community on different aspects of the town
- Funding stream/avenues
- Increasing awareness of Town wins/Celebrating milestones
- Developing a resource list of local providers

Once finalized, the facilitators will present their report/summary to the council via Zoom.

### **Presentation from Kara Anne Millonzi: Understanding System Development Fees:**

Manager Deese introduced Kara Millonzi to the council. Mrs. Millonzi's presentation consisted of explaining system development fees, when and how they are collected, and how the funds from the fees can be used.

**Town Manager Presentation:**

Manager Deese gave a brief presentation on what a 300-home development would bring to Marshville.

**Adjournment:**

**Motion:** The motion to adjourn the meeting was made by Mayor Pro-tem Staton and seconded by Member Marshall—all ayes.



**Town of Marshville**  
**Town Council Regular Meeting**  
**March 04, 2024, 7 PM**  
**Marshville Town Hall**  
**118 East Union Street – Marshville, NC 28103**



**In Attendance:** Mayor Larry Smith, Mayor Pro-tem Ernestine Staton; Council Members Gary Huntley, Paulette Blakeney, Monaca Marshall, Stephen Passarelli

**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 at 7 p.m. Member Huntley gave the invocation. All shared the Pledge of Allegiance.

**Public Hearing Open:** Mayor Smith opened the public hearing.

### **Staff Presentation:**

**Planning Board Recommendation:** The recommendation of the Planning Board, voted upon during their January 8, 2024 meeting, was to recommend that the maximum requirements for wall-mounted signs remain 32 square feet but to allow a sign to be *up to 10 percent of the size of the building façade, (or 32 square feet) whichever is larger*. This would apply to C-74 (US 74 Commercial) and IND (Industrial) districts only, with sign requirements for all other zoning districts remaining unchanged. It would also avoid penalizing smaller buildings that would still be entitled to 32-square-foot signs if their facades were smaller than 320 square feet.

### **Consistency Statement A:**

*“The proposed Text 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.”*

**Public Input:** No input from the public.

**Public Hearing Close:** The motion to close the public hearing was made by Mayor Pro-tem Staton and seconded by Member Huntley—all ayes.

## Regular Meeting Minutes

### **Public Comments:**

**Thomas Goodman:** He commented that the January 16th FOIA request still has not been fulfilled. Truth in Government is for having a Planning Board member on the Technical Review Committee. The logo painting on the water is a hot topic on the page. The organization is not trying to make things worse.

**Rusty Johnson:** After handing out a copy of the duties of the Planning Board and Board of Adjustments to the council, he wanted to address some of the comments the town manager had made at a previous meeting. He stated that he feels the board acted within its scope. He mentioned that the town manager must present to the council. It is not his place to make the decision.

### **Adoption of Agenda:**

Manager Deese requested swapping item 9 and item 7 and adding a closed session per G.S 143-318.11(a)(6): Personnel as item 13.

**Motion:** The motion to adopt the amended agenda was made by Member Huntley and seconded by Member Blakeney—all ayes.

### **Consent Agenda:**

**Motion:** The motion to adopt the consent agenda was made by Mayor Pro-tem Staton and seconded by Member Marshall—all ayes.

### **Presentation from Union County School:**

Colon Moore and Cathy Brown from the Union County School District presented to the town council about the Forest Hills High School project. The project is anticipated to be completed in the summer of 2025.

Once the new high school is completed, the old school campus will be fully renovated to make way for the new East Union Middle School project. Mrs. Brown stated that the designs could be ready by mid-2025, with anticipated completion in 2026.



Potential opportunities would arise to repurpose the old campuses for future elementary schools. Mrs. Brown expressed to the council that the school capacity would be able to handle the proposed new growth.

The council thanked Mr. Moore and Mrs. Brown for their presentation.

#### **Discussion/Action on RZA 23-02 Sign Ordinance:**

The consensus of the council members was to approve the text amendment change.

The motion to accept the proposed text amendment to the sign ordinance was made by Member Blakeney and seconded by Member Huntley—all ayes.

#### **Consistency Statement A:**

*“The proposed Text 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.”*

#### **Report from Land Use Admin:**

Mr. Wells presented the council with a handout that broke down the number of permits, rezonings, board of adjustment cases, and annexations in the past three years. The handout also mentioned notable improvements he and the Planning Board accomplished in 2023 and offered possible insight into the future.

#### **Mural Ordinance Discussion:**

Manager Deese stated at the retreat that there was some interest in adding art pieces and sculptures to the mural ordinance. He had spoken with Mr. Wells and advised that having a separate ordinance would be better.

Member Passarelli asked about the Randy Travis Mural's licensing agreement and whether the town would pay for any touch-ups to maintain the mural. Manager Deese replied that the agreement was for 20 years and included that the town would be responsible for paying maintenance. He is trying to reach out to Scott Nurkin to see if he can do the repairs to the mural.

Manager Deese said he is actively seeking grant money and funds for a Color Purple mural. He has gotten permission from Mr. Stegall to paint the mural on his property and will also create a license agreement for that mural.

### **Discussion on Social Discussion:**

Manager Deese presented the council with information packets about social districts. He advised the council to review the information and begin this discussion later.

### **Council attending meetings via Zoom:**

The council briefly discussed whether to allow council members who attend meetings via Zoom as present or absent. Town attorney Griffin suggested doing more research before voting on anything. Manager Deese said he would reach out to the School of Government for clarification and report back to the council.

### **Manager's Comments:**

- Open Job postings: The part-time Code enforcer and Part-time Office Assistant positions will be posted for 3 to 4 weeks, and the police Chief and Public Works Manager positions will be posted for six weeks.
- ABC Board sent an email about renovations. He reached out to the town attorney and was advised to look at the lease agreement. The lease agreement said written approval by the town is required for any changes to the building.

### **Council Comments:**

Paulette Blakeney: She thanked the public. The retreat was helpful and informative, and she thanked the staff for putting it together. Reminder about the Easter event on March 21<sup>st</sup> and 22<sup>nd</sup>.

Gary Huntley: He said he was happy to see the public. Remember to go out and vote.

Stephen Passarelli: He thanked the public and asked them to come to the community meeting and voice their opinions. Please reach out; he wants to make sure everyone has the right information.

Ernestine Staton: She thanked the public and asked them to bring forward what is causing problems and concerns to the council. She requested a list of DOT roads from the town manager. The Dr. Seuss event didn't get much participation, but it was very fun.

Monaca Marshall: She thanked the public. Sign up to voice your opinions.

### **Mayor's Comments:**

- He was pleased with the retreat but disappointed in not achieving the goals they had set out at the previous workshop. He challenges the council to keep goals in sight.
- Reminder: Community Meeting by Taylor Ridge Development at Kate Clyde's on March 7<sup>th</sup> at 6 p.m.
- He has had office hours for weeks, and no one has come to speak with him.

**Closed Session G.S 143-318.11 (a)(6): Personnel**

The motion to go into closed session was made by Member Huntley and seconded by Member Marshall— all ayes.

The motion to end the closed session was made by Member Huntley and seconded by Member Marshall— all ayes.

No action was taken.

**Adjournment:**

**Motion:** The motion to adjourn the meeting was made by Member Huntley and seconded by Member Marshall—all ayes.