

VILLAGE OF MARVIN
Council Retreat Meeting Minutes
February 23, 2018 – Village Hall
Executive Summary Minutes
Adopted 3/12/19

Mayor Pollino called the meeting to order at 9:30 am.

Quorum was determined with the following members in attendance: Mayor Joe Pollino, Mayor Pro Tem Nick Dispenziere, and Councilwoman Kim Vandenberg.

Councilmen Epps and Salimao were absent.

The following staff were present:

Christine Robertson, Interim Village Administrator/Finance Officer

Barbie Blackwell, Village Clerk

Melanie Cox, Village Attorney

1. ADOPTION OF AGENDA

Councilwoman Vandenberg requested tabling the Code of Ethics until the regular meeting on March 13, 2018 at Village Hall.

Motion: Councilwoman Vandenberg moved to adopt the agenda as amended.

Vote: The motion carried with a unanimous vote.

2. WELCOME AND REVIEW OF YEAR

Mayor Pollino welcomed and thanked everyone for attending. He noted some staff changes but excited about the positive changes on the Village Boards and the Village of Marvin. He welcomed Lara Carnow as the new Planner and welcomed back Barbie Blackwell as the Village Clerk. He shared an overview and highlights of the past year.

The Council held a general discussion regarding the Land Use Plan completion, a meeting with land owners to discuss the downtown corridor and branding for Marvin.

3. REVIEW OF THE MISSION STATEMENT

Mayor Pollino read the mission statement aloud. Council discussed it and agreed not to make any changes.

4. REVIEW OF VILLAGE COUNCIL RULES OF PROCEDURES

The Council held a general discussion of Rule 9 in their Rules of Procedures: (1) allowing Council to attend meetings remotely while a member was out of town, (2) Mayor's voting privileges as it relates to board appointments, and protection against hiring and firing of employees. Ms. Cox explained: She researched this back in 2014. There is no law against remote participation but there were concerns relating to quorum and electronic access for attending a meeting. She handed out a memo addressing general powers of the Mayor and Council and the Mayor's voting powers on Council matters. She explained: to avoid any legal challenges Council may want to amend the Village Charter by local legislation.

Council agreed that Rule 9 needed to be clarified. Council directed Ms. Cox to provide a draft at their meeting on March 13, 2018.

5. REVIEW OF VILLAGE CODE OF ETHICS

Council tabled this item until their regular meeting March 13, 2018 at 6:30 pm.

Mayor recessed the meeting at 10:20 am.
Mayor reconvened the meeting at 10:30 am.

6. DISCUSSION OF VILLAGE HALL

MOVE INTO CLOSED SESSION PURSUANT TO NCGS §143-318.11(A)(5) TO CONSIDER PROPERTY ACQUISITION OF PARCEL 06-225-003-D TO DISCUSS POTENTIAL NEGOTIATION TERMS OF THE CONTRACT

Motion: Councilwoman Vandenberg moved to go into closed session at 10:40 am pursuant to NCGS §143-318.11(a)(5) to consider property acquisition on parcel 06-225-003-D to discuss potential negotiating terms of the contract.

Vote: The motion carried with a unanimous vote.

MOVE INTO OPEN SESSION

Motion: Councilwoman Vandenberg moved to reconvene into open session at 11:58 am.

Vote: The motion carried with a unanimous vote.

Motion: Mayor Pro Tem Dispenziere move to direct Village Attorney, Melanie Cox, to prepare an option agreement for potential purchase of property located at 10208 New Town Road, Marvin, NC 28173 parcel ID# 06-225-003-D for a possible new town hall location.

Vote: The carried with a unanimous vote.

Mayor Pollino noted for the record his voting in the affirmative for the motion.

Ms. Cox left the meeting shortly after lunch around 12:30 pm.

7. UPDATE ON THE LAND USE PLAN

Lara Carnow provided an update on the Land Use Plan. She explained: The Planning Board met and received the latest version of the Plan. The new members are reviewing it. The Planning Board decided to review the plan in sections and discuss any changes in their meetings. They agreed to review the first four sections by next meeting. Ms. Carnow noted that the Planning Board had questioned Council's direction on the timeframe for completing the review of the LUP. The discussion focused around a survey that was conducted 5-years ago and whether it needed to be updated. The Planning Board felt if the survey was updated it may take longer to review the LUP. The Planning Board felt they were being rushed through the review process. Ms. Carnow suggested leaving the survey as is and hold more public involvement and stakeholder meetings.

Council suggested the Planning Board move forward with reviewing the LUP. Check with the Town of Weddington on how Benchmark is helping them with their survey process and questions. If a new survey is to be conducted, include the information from the new survey in the Marvin's LUP.

Mayor Pollino recessed the meeting at 12:20 pm.

Mayor Pollino reconvened the meeting at 12:34 pm for a working lunch.

8. REVIEW OF CODE OF ORDINANCE

Council reviewed the Benchmark report and an email from former Attorney Kevin Bringewatt's that provided a summary with recommended next steps for updating Marvin's Code of Ordinance. Council discussed separating the Design Review Board from the Planning Board. They also discussed the type of experts needed to serve on the DRB.

Council directed staff to contact Kevin Bringewatt to get a status report regarding the original and the proposed changes for the ordinances.

9. Round Table Discussion of Downtown Corridor

Marvin's downtown corridor is identified from Marvin School Road to Marvin Road. Council held a round table discussion identifying possible development within the corridor. Mayor Pollino shared an article from the Charlotte Magazine, "The Future of Retail". Council agreed that certain development would be allowed like: food trucks, gathering place/park, Farmer's Markets/amphitheater, coffee shops, small professional businesses, and yoga shops. Council was opposed of certain development like: big box stores, mattress stores, and tire stores. Council agreed to invite the landowners to a meeting and discuss creating a masterplan that would address future development planning they may want in the downtown corridor. Council also agreed to invite Terry Shook or another expert to help facilitate the landowners' meeting.

Mayor Pollino suggested taking ownership of a section of New Town Road from roundabout to roundabout from DOT, which would ensure the location and what citizens what within the downtown corridor.

Councilwoman Vandenberg and Mayor Pollino agreed to draft a letter to the landowners and Terry Shook for Council to review at their March meeting.

Ms. Carnow suggested hiring an expert that specializes in developing small area plans to facilitate the landowners meeting to help them discuss and consider types of future development in the downtown corridor.

10. DISCUSSION AND CONSIDERATION OF CODE ENFORCEMENT

Derek Durst gave a brief overview of his role of Code Enforcement. He explained: Code Enforcement is complaint based and he generally spends 10 hours a week addressing violations with home owners, which makes up 25% of his duties. He reported that no violation notices have been issued nor does he have a specific time allotted for code enforcement. He is constantly looking for violations throughout the day while doing other duties. He attended an eight (8) hour training session, which focused on administration and paperwork.

11. ADJOURNMENT

Motion: Councilwoman Vandenberg and Mayor Pro Tem Dispenziere moved to adjourn the Retreat meeting at 3:44 pm
Vote: The motion passed with a unanimous vote.

Adopted: March 12, 2019

Joseph E. Pollino Jr., Mayor
Village of Marvin

Barbara R. Blackwell, NCCMC
Clerk, Village of Marvin