



Village Council Work Session Agenda

Thursday, July 31, 2025, 9:00 a.m.
Marvin Village Hall, 10006 Marvin School Road

	Pages
A. <u>CALL TO ORDER</u>	
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C. <u>ADOPTION OF THE AGENDA</u>	
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O.	<u>CLOSED SESSION</u>		
1.	Recess into Closed Session per NCGS 143-318.11(a)(3) to Consult with an Attorney to Preserve Attorney-Client Privilege and to Give Instructions re. Chris / Victoria Comiskey v Village of Marvin / Kim Vandenberg (25CV000445-890 & 3:25-cv-00087-FDW-DCK)		
2.	Recess into Closed Session per NCGS 143-318.11(a)(6) to Discuss Personnel		
P.	<u>ADJOURNMENT</u>		



Village Council Regular Meeting Minutes

July 8, 2025, 6:00 p.m.

Marvin Village Hall, 10006 Marvin School Road

Members Present: Mayor Pollino, Mayor Pro Tempore Vandenberg, Councilman Baresich, Councilman Deatherage, Councilman Lein, Councilman Marcolese, Councilman Wortman

Staff Present: Christina Amos, Austin W. Yow, Chaplin Spencer, Hunter Nestor, Poulami Das, Jill Carilli, Davy Broom

A. CALL TO ORDER

Mayor Pollino called the meeting to order at 6pm and determined a quorum was present.

B. CONSIDER ALLOWING REMOTE PARTICIPATION

Councilman Baresich participated remotely via Zoom.

Moved by Councilman Lein

To allow council members to participate remotely.

Vote: Motion Passed Unanimously

C. ADOPTION OF THE AGENDA

- Remove Closed Session

Moved by Councilman Deatherage

To adopt the agenda as amended.

Vote: Motion Passed Unanimously

D. ADOPTION OF THE PREVIOUS MINUTES

Moved by Councilman Marcollese

To adopt the minutes from 6/26/25 (Work Session) as presented.

Vote: Motion Passed Unanimously

E. PLEDGE OF ALLEGIANCE

Mayor Pollino led the pledge of allegiance.

F. PUBLIC COMMENT PERIOD

Tori Comiskey (312 Painted Turtle Court): Mrs. Comiskey stated her family is suing the Village of Marvin, the Marvin Creek HOA, and Kim Vandenberg to stop construction of the Preserve-Marvin Creek Connector Trail. She claimed the trail is not on the Village's master plan and construction halted in January 2024 due to missing environmental/engineering studies. She asserted that her family attempted to resolve the issue but ultimately filed suit in January 2025 due to continued conflict. She noted that a temporary restraining order is in place pending the outcome of a recently held preliminary injunction hearing. She stated the Marvin Creek HOA was added to the lawsuit and criticized the Village for attempting to include all Marvin Creek property owners. She stated that an October 2024 survey conducted by the Marvin Creek HOA reportedly showed resident opposition to the trail. She noted the Marvin Creek HOA President has twice requested the return of the easement and that the Preserve at Marvin HOA Board was entirely replaced over the issue. She asserted that most residents oppose the trail and that no records of resident support exist.

G. FEEDBACK FROM PREVIOUS PUBLIC COMMENT PERIOD

Mayor Pro Tempore Vandenberg read aloud a statement addressing residents who harassed her son on Nextdoor, claiming she was using his account. She noted she was embarrassed and disturbed by the willingness of residents to bully children online. She told the residents to pick on someone their own age, adding that she can take the harassment.

H. PRESENTATIONS

- 1. Recognition of Finance Director Jill Carilli's Completion of Certification Exams with the NC Government Finance Officer Association**

TIME STAMP 12:30

Christina Amos, Village Manager, announced that Finance Director Jill Carilli has passed her certification exams needed to receive her NC Local Government Finance Officer Certification. Ms. Amos noted that Ms. Carilli will officially receive her certification in January of 2026. Council and Staff congratulated Ms. Carilli on her accomplishment.

I. CONSENT AGENDA

Moved by Mayor Pro Tempore Vandenberg

To approve the consent agenda as presented.

Vote: Motion Passed Unanimously

1. Information Only: Deputy's Report

(See attached Item I1, which is included as a reference in these minutes.)

2. Consider Adoption of Resolution Accepting the Estates at Marvin Branch Roads

(See attached Item I2, which is included as a reference in these minutes.)

To approve the Street Acceptance Petition and adopt a Resolution to assume maintenance of Ellison Way within the Estates at Marvin Branch Subdivision.

A RESOLUTION TO ASSUME MAINTENANCE OF ALL ROADS WITHIN THE ESTATES AT MARVIN BRANCH SUBDIVISION

WHEREAS the Village of Marvin desires to provide certain services including, but not limited to, maintenance of subdivision streets within Marvin, including those listed below; and

WHEREAS JCH NC, LLC has submitted a Road Acceptance Petition for Marvin to accept all the roads in the Estates at Marvin Branch subdivision and Marvin's Engineer has found the roads to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Marvin Village Council that the Village of Marvin shall take over the road maintenance for road listed below in the Estates at Marvin Branch subdivision:

STREET NAME	MILEAGE
Ellison Way	0.313

Adopted this the 8th day of July 2025.

3. Consider Full Bond Release for the Estates at Marvin Branch

(See attached Item 13, which is included as a reference in these minutes.)

To approve and release the full amount of the Performance Bond for the Estates at Marvin Branch (Bond Number: 3805089).

4. Consider Adoption of Amendment to the General Fund Budget Ordinance for Road Maintenance

(See attached Item 14, which is included as a reference in these minutes.)

To adopt the amendment to the General Fund Budget Ordinance for Road Maintenance as presented.

AN ORDINANCE AMENDING THE GENERAL FUND BUDGET ORDINANCE

BE IT ORDAINED by the Village Council of the Village of Marvin, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

SECTION 1. To amend the General Fund Budget appropriations as shown.

TYPE	BUDGET ACCOUNT	AMENDMENT AMOUNT	FROM	TO
EQUITY	10. Unassigned Fund Balance	\$54,000	\$54,000	\$0
REVENUE	Transfer in from Unassigned Fund Balance	(\$54,000)	\$50,000	\$104,000
EXPENSE	40. Road Maintenance/Resurfacing	\$54,000	\$150,000	\$204,000

Reason: 1. This budget amendment pulls out \$54,000 of budgeted expenses for FY25 that were not completed by year end and were converted to fund balance as of 7/1/25. 2. Pulling the funds out and adding them to the FY26 Budget since these expenses will occur this Fiscal Year instead.

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 8th day of July 2025.

J. PUBLIC HEARING

1. Public Hearing for CZ-2025-1 to Consider Adoption of an Ordinance Approving the Development Agreement and Rezoning the 3.022-Acres at 10018 Marvin School Road from Rural-Residential (RR) to Heritage District Commercial Only (HD-CO-CZ)

TIME STAMP 13:30

(See attached Item J1, which is included as a reference in these minutes.)

Mayor Pollino opened the public hearing.

Hunter Nestor, Planning Director, presented his staff report for the proposed conditional rezoning of 10018 Marvin School Road from Rural Residential (RR) to Heritage District Commercial Only (HD-CO). He noted the surrounding uses of property, including the Village Hall and the Preserve subdivision. He stated recapped that four buildings are proposed in two phases. He noted that the developer has increased the proposed buffer to 25 feet and has agreed to remove an existing fence and install a new one on the property line. He then spoke on open space and tree preservation. He noted that an easement has been dedicated for the Marvin Loop Greenway and that the developer will either construct said portion of the greenway or pay a fee-in-lieu. He then spoke on water and sewer connectivity and the previously held neighborhood meeting. He noted that the proposal meets all ordinance requirements and then spoke on the development agreement.

Attorney Chris Duggan, representing the applicant, spoke on the proposal. He asked for the Council's approval, noting that the applicant has listened to the feedback from the Planning Board, Council, and residents. PB, Council, and residents. Councilman Lein thanked the applicant for listening to the residents and board feedback.

Mr. Nestor emphasized that the proposal is a site specific plan that is tied to property, and that no changes could be made to the plan without going through this process again. He noted that staff recommended approval, and that the Planning Board voted 6-1 to recommend approval with conditions. He read the conditions aloud, noting that they have been incorporated into the development agreement.

Conditions:

- Rezoning Plan Exhibits and Attachments. All exhibits and attachments, as submitted by the applicant, shall be incorporated as part of this rezoning.
- Compliance with all the terms and conditions of the included Development Agreement.
- All NCDOT and Village traffic engineering comments and recommendations shall be considered with the Construction Documents.
- Consult with NCDOT on potential road improvements along Marvin School Road.
- Require a detailed lighting and landscape plan with construction documents to be reviewed by the Village for compliance with Chapter 152: Outdoor Lighting of the Village Ordinances.
- Easement for Marvin Loop will be dedicated per the site plan to the Village.
- Consider fee-in-lieu or potential improvements of the Marvin Loop to be installed by developer.
- Require a maintenance plan and agreement for parking, landscaping, buffer, etc.
- Increase the rear buffer to 25' and installation of new fence along the property line (contingent upon the Preserve HOA allowing the removal of fence on their property).
- Applicant will continue to work with the Village and Preserve HOA on stormwater improvements.

Mayor Pro Tempore Vandenberg asked if a monument for the Marvin Heritage District was included in the development agreement. Mr. Nestor confirmed that an easement for a Heritage District monument was included in the agreement, as well as language pertaining to a potential cost share for the construction of the monument.

Please see the attached staff report regarding "Public Hearing for CZ-2025-1 (ROMS Investment LLC)" from Hunter Nestor, dated July 8, 2025, for more information.

Public Comments:

Steven Black (1927 S. Tryon Street, Charlotte): Mr. Black stated he was an attorney representing the Preserve at Marvin HOA. He thanked the developer for listening but noted three issues that remain unresolved, stormwater drainage, sewer connectivity, and trail connectivity. He noted that the Preserve HOA wants to solve these issues and for the property to be developed responsibly relating to stormwater.

Mr. Black's allotted three-minute time limit elapsed. The Council agreed by unanimous consent to allow the next speakers to yield their time to Mr. Black.

Mr. Black continued noting that the developer needs sewer connectivity across the Preserve's common open space. He then highlighted that the Village's connection from Village Hall to the Preserve Trail is an issue of contention to be resolved by both the Village and the HOA. He asked the Council to either delay the vote and continue working on stormwater and the other outlying issues OR let it at least be known that these issues were raised publicly by the Preserve HOA.

The Council noted that the existing trail connection from Village Hall to the Preserve Trail has no relevance to the proposed conditional rezoning. Village Attorney Chaplin Spencer noted that stormwater will be addressed in greater detail during construction document review phase and that sewer connectivity is a county issue, not part of the rezoning process.

Kristen Conway: (12017 Carolina Cherry Lane, Preserve): Mrs. Conway had yielded her time to Mr. Black.

Vamsi Vemuri (6004 Tea Olive Road, Preserve): Mr. Vemuri had yielded his time to Mr. Black.

Mayor Pollino closed the public hearing.

The Council deliberated the proposal in depth.

Moved by Mayor Pro Tempore Vandenberg

To Adopt an Ordinance Approving a Development Agreement and Conditional Zoning Map Amendment (CZ-2025-1) to Rezone the 3.022 Acres Located at 10018 Marvin School Road, Marvin, NC 28173 (Parcel 06-225012) from Rural-Residential (RR) to Marvin Heritage District Commercial Only (MHD-CO-CZ), AND adopt the following Land Use

Consistency and Reasonableness Statement; AND authorize the Mayor to execute the development agreement.

Vote: Motion Passed Unanimously

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA

AN ORDINANCE TO REZONE 10018 MARVIN SCHOOL ROAD, MARVIN, NC 28173 (PARCEL NUMBER: 06-225012) AS MARVIN HERITAGE DISTRICT – COMMERCIAL ONLY AND APPROVING THE DEVELOPMENT AGREEMENT WITH ZONING CONDITIONS

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF MARVIN:

SECTION 1. That the Official Zoning Map referenced in Article I of the Marvin Development Ordinance is hereby amended to rezone the 3.022 acres property located at 10018 Marvin School Road, Marvin, NC 28173 (Parcel Number 06-225012) from Rural-Residential (RR) to Marvin Heritage District Commercial Only (HD-CO) with zoning conditions set forth herein.

SECTION 2. That the Development Agreement attached hereto between ROMS INVESTMENTS LLC and the Village of Marvin governing the use and development of tax parcel 06-225012 as approved and the Mayor is authorized to execute the Development Agreement.

SECTION 3. The development and use of the property hereby rezoned shall be governed by the Development Agreement including the terms and conditions set forth therein, the predetermined ordinance requirements applicable to such district category, the approved site plan, exhibits and attached documents presented and approved for the district at the time of adoption of this Ordinance, and any additional approved rules, regulations and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SECTION 4. That this ordinance shall become effective upon its adoption.

This ordinance shall be effective July 8th, 2025 and ordered published as provided by law.

Adopted this 8th day of July 2025.

**STATEMENT OF CONSISTENCY AND REASONABLENESS FOR THE
CONDITIONAL ZONING MAP AMENDMENT APPLICATION CZ-2025-1**

WHEREAS, the Marvin Village Council adopted “2020 Land Use Plan” herein after referred to as “the Plan”, adopted in accordance with G.S. 160D-501 on October 11, 2020; and

WHEREAS, the Village Council finds it necessary to maintain consistency with the Plan and establish modern land use and development standards and specifications; and

WHEREAS, prior to adopting or rejecting any zoning ordinance or amendment thereto, the Village Council must, in accordance with G.S. 160D-605, adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the Village Council considers the action taken to be reasonable and in the public interest.

THEREFORE, The Village Council finds that the proposed rezoning of the located at 10018 Marvin School Road, Marvin, NC 28173 (further identified by parcel numbers 06-225012) from Rural-Residential (RR) to Marvin Heritage District Commercial Only (MHD-CO) is consistent with the goals and recommendations of the Village of Marvin 2020 Land Use Plan and the Marvin Heritage District Small Area Plan in that it designates the subject property as the Marvin Heritage District – Commercial Only.

The rezoning is deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

1. Cultivating a sense of community and creating a gathering place within the Heritage District,
2. Maintaining rural character and heritage,
3. Providing development adjacent to existing neighborhoods that is compatible in terms of intensity, scale, and architecture,
4. Providing conservation land or fee-in-lieu for future greenway connections and additional pedestrian-oriented amenities,
5. Creating a walkable, compact core of neighborhood-friendly commercial, retail and public uses and spaces,
6. Proposing and further incorporation of appropriate traffic calming strategies, and

7. Providing shared parking solutions/options and future vehicular connectivity within the district.

Recommended by the Planning Board on the 20th day of May 2025 and hereby adopted by the Village Council *this 8th day of July 2025.*

2. Public Hearing to Consider Adoption of an Ordinance Extending the Corporate Limits of the Village of Marvin, to Annex the 28.11-Acre Property Located at 9802 Rea Road (Parcel: 06-198002A)

TIME STAMP 57:30

(See attached Item J2, which is included as a reference in these minutes.)

Mayor Pollino opened the public hearing.

Hunter Nestor, Planning Director, noted that the Village received an annexation petition for 9802 Rea Road, Parcel 06-198002A from RTS Investors II, LLC. Mr. Nestor briefly recapped the annexation process. Mr. Yow asked the Council to hold off on any action until the conclusion of the final public hearing on the associated conditional rezoning proposal.

Public Comments:

Caroline Katz (225 Tyndale Court, Somerset): Mrs. Katz spoke against the proposed annexation and conditional rezoning, noting the Union County permits have expired. She stated that commercial development could lag behind construction of the residential portion. She referenced another Raley Miller development project and noted that its commercial component lagged behind and became a blight on the community. She stated that residents are not interested in dense development. She urged the Council to use their leverage to get more out of the developer.

Cassandra Wiselka (518 Pembroke Lane, Somerset): Mrs. Wiselka spoke on against the proposed annexation and conditional rezoning, noting the proposal was too dense and would negatively impact Marvin area schools which are overcrowded. She noted that the development could result in school district being redrawn, pushing current students out of Marvin are schools. She stated she did not believe the school impact study to be accurate. She questioned the traffic study, noting that the study needs to measure peak times. She emphasized that development must be balanced and well-planned.

Mayor Pollino closed the public hearing.

Mr. Yow reminded the Council that they would hold the vote on the annexation ordinance after the next public hearing on the conditional rezoning.

3. Public Hearing for CZ-2025-2 (Marvin Commons) to Consider Adoption of an Ordinance Approving the Development Agreement and Rezoning the 28.11-Acres at 9802 Rea Road (Parcel 06198002A) from Union County B-2 (PUD6-B2) to Marvin Mixed-Use 2 CZ (MU-2-CZ)

TIME STAMP 1:08:05

(See attached Item J3, which is included as a reference in these minutes.)

Mayor Pollino opened the public hearing.

Hunter Nestor, Planning Director, deferred to the applicant to present. Bridget Grant of Moore & Van Allen presented the proposal. She spoke on the reasoning for annexing, citing liquor by the drink. She reviewed the three development areas, single-family homes, townhomes, and commercial space. She noted that two conceptual plans were provided and included in the development agreement, with the primary difference being the inclusion of a grocery anchor. She noted that greenspace replaces a previously planned road connection to Tintinhull Lane. Mrs. Grant noted that the developer has increased the buffer from 20 to 25 feet with average of 30 feet based on feedback received. She recapped other changes from community feedback, including increased buffers, narrowed uses, limited hours of operation, full brick townhomes, increased rear yard setbacks from 10 to 25 feet for the single-family homes, and the removal of any service station (gas station) from the proposal.

Mayor Pro Tempore Vandenberg briefly left the room and returned at approximately 7:21pm.

The Council discussed the proposal in depth with the developer and their representatives, including regarding buffers and tree preservation. Mrs. Grant and Mark Kime of CEC noted that under this proposal the buffers would be replanted thicker, nearing 100 percent opacity.

Mr. Nestor read aloud additional prohibited uses agreed upon by the developer, noting that the uses are listed in the staff report and development agreement.

The Council asked regarding the sale price of the townhomes. Rob Kreisher of Jones Homes estimated the homes to sell for more than \$1 million each.

The Council asked the developer to address the concern that the townhomes would be towering over the Somerset subdivision. Mr. Kime noted that the property will be graded and that retaining walls will be constructed. He further noted that the base floor of the townhomes would be between 3-10 feet lower than the base floor of the homes in Somerset.

The Council asked the developer to discuss their traffic study. Thomas Shirley of Kimley Horn discussed trip generation used in the calculations for the traffic impact analysis. He then noted that the traffic impact analysis provides initial recommendations, but that NCDOT makes the ultimate decision regarding required intersection improvements.

The Council asked the developers to estimate the timeline for residential and commercial construction. Mr. Kreisher noted that homebuilding will begin in spring 2026 with the first residents moving in in fall of 2026. David Miller of Raley Miller properties noted that the commercial site work/grading will be performed concurrently with the residential development with the commercial construction to begin by the end of 2026 with a total development time of 1-3 years, depending on phasing.

Mr. Nestor then finished presenting his staff report, discussing architecture, tree preservation, buffers, open space, parking, sidewalks, and water and sewer. He noted that all application requirements have been met and that the required neighborhood meeting was held. He stated that staff recommended approval. He noted that the Planning Board moved to recommend approval with conditions, but that the motion failed with a tied vote of 3-3.

The Council asked when the developer would know if the development would contain a grocery anchor. Mr. Miller stated that he would likely know within six months if a Harris Teeter or another grocery anchor would be located on the property.

Please see the attached staff report regarding "Public Hearing for CZ-2025-2 (Marvin Commons)" from Hunter Nestor, dated July 8, 2025, for more information.

Public Comments:

Mayor Pollino thanked everyone for attending and participating. He acknowledged the wide range of feedback received regarding the development proposal, including from non-Marvin residents. He stated that the Village Council's primary responsibility is to Marvin residents and taxpayers. He stated that the property will eventually be developed and that it is in the Village's best interest to have a seat at the table. He emphasized that by expanding the Village's commercial base, the Village can diversify its revenue streams, helping to maintain low residential tax rates. He also noted that the development would promote local shopping, keeping sales tax revenue in Union County, rather than Mecklenburg County. He stated that the Council welcomes respectful input, but that the voices of Marvin residents must carry the most weight.

Kelly Rubottom (8912 Whittingham Drive, Somerset): Mr. Rubottom spoke against the proposed conditional rezoning, noting that his property abuts the proposal. He stated he did not believe the developer to be honest. He stated he purchased his home with a 60-foot buffer in mind, which was required by the previously approved proposal by Union County. He asked the Council to deny the conditional rezoning request.

Akiner Tuzuner (8910 Whittingham Drive, Somerset): Mr. Tuzuner spoke against the proposed conditional rezoning, noting concerns with building height and traffic. He stated that the development would be densest in all western Union County. He then spoke on why he loves his property and the surrounding area.

Forrest Kelley (9024 Tintinhull Lane, Somerset): Mr. Kelley spoke against the proposed conditional rezoning. He noted that he understood that the property would eventually be developed. He stated that the proposal differed significantly from previous proposals. He noted that his wife started a petition that received 763 signatures. He estimated that at least 684 signatures could be considered legitimate and that the majority reside in Marvin, the surrounding area, or the 28173 zip code. He noted that he prefers the County's regulations over the Village of Marvin's.

Andrew Katz (225 Tyndale Court, Somerset): Mr. Katz spoke against the proposed conditional rezoning, noting that much of Somerset's feedback was not included in the proposal. He argued that the development proposal is ambiguous, citing possible undesirable uses, density, and building height. He noted he was not anti-development. He asked the

Council to be considerate of Somerset residents, and to ask for a more detailed plan from the developer.

Mayor Pollino closed the public hearing.

The Council deliberated the proposal, thanking Marvin and Somerset residents for providing feedback.

Councilman Marcolese asked Mr. Nestor if approving this development would set a precedent for future proposals. Mr. Nestor noted that all proposals would have to proceed through the conditional rezoning process and that the final decision would be with the elected governing board.

Mayor Pro Tempore Vandenberg asked Mr. Nestor if the proposal was the densest in all of Marvin and western Union County at 2.67 units per acre, as was stated during the public comments. Mr. Nestor stated that this was incorrect, as the Courtyards at Marvin is the densest development in Marvin. He noted that the development, which was rezoned in the mid-2010s as an individual conditional district (ICD) had a density of 2.9 units per acre. He noted that he was not familiar with the density of non-Marvin residential developments.

Mayor Pro Tempore Vandenberg asked Mr. Miller if it was abnormal for commercial tenants to not commit to a development plan before approval. Mr. Miller stated that commercial tenants will not commit unless a development plan is approved.

Councilman Lein noted that a "No" vote means that the Village yields its ability to have a say in the future development of the property. He thanked the public for the feedback received via email and thanked one gentleman for sending a very detailed and unique email that was not copied and pasted, in contrast to most other emails received.

Councilman Marcolese spoke against density, noting the number of homes built in Marvin since he entered office in 2019. He stated he was done with development and wanted to focus on addressing traffic concerns.

Mayor Pollino spoke on "losing a seat at the table," referencing a previous de-annexation along Rea Road. He then spoke on the importance of annexation and his previous opposition to a proposal for the subject property that featured a large movie theater.

Moved by Mayor Pro Tempore Vandenberg

To Adopt an Ordinance Extending the Corporate Limits of the Village of Marvin, to Annex the 28.11-Acre Property Located at 9802 Rea Road (Parcel: 06-198002A).

Opposed (1): Councilman Marcolese

Vote: Motion Passed (5 to 1)

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE VILLAGE OF MARVIN, NORTH CAROLINA

WHEREAS, the Marvin Village Council has been petitioned under NCGS 160A-58.1, to annex the area described below; and

WHEREAS the Marvin Village Council has by resolution directed the Village Clerk to investigate the sufficiency of the petition; and

WHEREAS the Village Clerk certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Marvin Village Hall at 6pm on Tuesday, July 8, 2025, after due notice by the *Enquirer Journal* on June 28, 2025, and July 5, 2025; and

WHEREAS the Marvin Village Council finds that the area described therein meets the standards of NCGS 160A-58.1(b), as follows:

1. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the Village; and
2. No point on the proposed satellite corporate limits is closer to the primary corporate limits of any municipality other than the Village of Marvin; and
3. The area is so situated that Village will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits; and
4. No subdivision, as defined in NCGS 160A-376, will be fragmented by this proposed annexation; and
5. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Village; and

WHEREAS the Marvin Village Council further finds that the petitions have been signed by all the owners of real property in the areas who are required by law to sign; and

WHEREAS the Marvin Village Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the Village and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Marvin, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Village of Marvin as of July 8, 2025.

BEGINNING AT A FOUND #5 REBAR IN THE NORTHERLY R/W MARGIN OF REA ROAD EXTENSION (S.R. # 1306, PUBLIC R/W WIDTH VARIES, DEED BOOK 1061, PAGE 517 OF THE UNION COUNTY REGISTER OF DEEDS), SAID PROPERTY CORNER BEING THE SOUTHWESTERLY CORNER OF LOT 276 OF SOMERSET PHASE 2, MAP 10 (PLAT CABINET F, PAGE 761); THENCE WITH SOUTHERLY LINES OF LOTS 276 AND 277 S86-14-12E 300.34 FEET TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 281; THENCE ALONG THE SOUTHERLY LINE OF LOT 281 S86-13-22E 107.62 FEET TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 282; THENCE ALONG SOUTHERLY LINE OF LOT 282 S86-15-12E 99.26 FEET TO A FOUND #4 REBAR; THENCE ALONG THE COMMON OPEN SPACE OF SOMERSET PHASE 2, MAP 6 (PLAT CABINET F, PAGE 615), AND LOTS 299 AND 300 (PLAT CABINET F, PAGE 615) S86-14-16E 458.90 FEET TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 331 OF SOMERSET PHASE 2 MAP 2 (PLAT CABINET F, PAGE 286); THENCE ALONG THE SOUTHERLY LINE OF LOT 331 AND THE SOUTHERLY R/W MARGIN OF TINTINHULL LANE (60' PUBLIC R/W) S40-33-50E 165.57 FEET TO A FOUND #4 REBAR IN THE EASTERLY R/W MARGIN OF TINTINHULL LANE; THENCE ALONG THE EASTERLY R/W MARGIN OF TINTINHULL LANE A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 280.00' AND LENGTH OF 109.95 FEET (CHORD BEARING AND DISTANCE OF N41-21-44E 109.24 FEET) TO A FOUND #4 REBAR, BEING THE SOUTHWESTERLY CORNER OF LOT 332; THENCE ALONG THE SOUTHERLY LINE OF LOT 332 S65-51-02E 175.48 FEET TO A FOUND

REBAR AT A FENCE, BEING IN THE WESTERLY LINE OF LOT 356 OF SOMERSET PHASE 2 MAP 9 (PLAT CABINET G, PAGE 615); THENCE ALONG THE WESTERLY LINE OF LOT 356 S04-10-39W 64.19 FEET TO FOUND #4 REBAR; THENCE CONTINUING ALONG THE WESTERLY LINES OF LOTS 356 THROUGH 364 S34-25-20E 744.71 FEET TO A FOUND #4 REBAR IN THE NORTHWESTERLY R/W MARGIN OF TOM SHORT ROAD (S.R.# 2902, PUBLIC R/W WIDTH VARIES, PLAT CABINET I, PAGE 638); THENCE ALONG THE NORTHWESTERLY R/W MARGIN OF TOM SHORT ROAD S56-22-22W 846.75 FEET TO A FOUND #4 REBAR IN THE NORTHERLY R/W MARGIN OF REA ROAD; THENCE ALONG THE NORTHERLY R/W MARGIN OF REA ROAD THE FOLLOWING 6 CALLS:

1. N74-08-18W 113.70 FEET TO A DOT R/W DISK
2. N45-16-45W 114.27 FEET TO A FOUND DOT R/W DISK;
3. A CIRCULAR CURVE TO RIGHT WITH A RADIUS OF 4855.59 FEET AND ARC LENGTH OF 470.19 FEET (CHORD BEARING AND DISTANCE OF N36-53-31W 470.01 FEET) TO A FOUND DOT R/W DISK;
4. N33-14-07W 225.23 FEET TO A FOUND #4 REBAR;
5. N32-47-44W 4.94 FEET TO A FOUND #4 REBAR;
6. N32-47-44W 768.85 FEET TO A FOUND #5 REBAR, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINS 1,225,949 SQ. FT. OR 28.112 ACRES.

Section 2. Upon and after July 8, 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Village of Marvin and shall be entitled to the same privileges and benefits as other parts of the Village of Marvin. Said territory shall subject to municipal taxes according to NCGS 160A-58.10.

Section 3. The mayor shall cause to be recorded in the office of the Register of Deeds of Union County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Union County Board of Elections, as required by NCGS 163-288.1.

Adopted this 8th day of July 2025.

Moved by Mayor Pro Tempore Vandenberg

To Adopt an Ordinance Approving a Development Agreement and Conditional Zoning Map Amendment (CZ-2025-2) to Rezone the 28.11-acres located at 9802 Rea Road (Parcel 06-198002A) from Union County B-2 (PUD6-B2) to Village of Marvin Mixed-Use 2 CZ (MU-2-CZ); AND authorize the Mayor to execute the development agreement upon final attorney review; AND that the proposed conditional zoning map amendment and development is consistent with the Village of Marvin 2020 Land Use Plan and other officially adopted Village plans and is reasonable and in the public interest.

Opposed (1): Councilman Marcolese

Vote: Motion Passed (5 to 1)

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA

AN ORDINANCE TO REZONE 9802 REA ROAD (PARCEL NUMBER: 06-198002A) FROM UNION COUNTY B-2 (PUD6-B2) TO VILLAGE OF MARVIN MIXED-USE 2 CZ (MU-2 CZ) AND APPROVING THE DEVELOPMENT AGREEMENT WITH ZONING CONDITIONS

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF MARVIN:

SECTION 1. That the Official Zoning Map referenced in Article I of the Marvin Development Ordinance is hereby amended to rezone the 28.11-acre property located at the 9802 Rea Road (Parcel Number:06-198002A) from Union County B-2 (PUD6-B2) to Village of Marvin Mixed-Use 2 CZ (MU-2 CZ), with zoning conditions set forth herein.

SECTION 2. That the Development Agreement attached hereto between RTS INVESTORS II and the Village of Marvin governing the use and development of tax parcel 06-198002A as approved and the Mayor is authorized to execute the Development Agreement.

SECTION 3. The development and use of the property hereby rezoned shall be governed by the Development Agreement including the terms and conditions set forth therein, the predetermined ordinance requirements applicable to such district category, the approved site plan, exhibits and attached documents presented and approved for the district at the time of adoption of this Ordinance, and any additional approved rules, regulations and conditions, all of which shall constitute the zoning regulations for the

approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

SECTION 4. That this ordinance shall become effective upon its adoption.

This ordinance shall be effective July 8th, 2025 and ordered published as provided by law.

Adopted this 8th day of July 2025.

K. UNFINISHED BUSINESS

There was no unfinished business.

L. NEW BUSINESS

There was no new business.

M. REVIEW OF ACTION ITEMS

There were no action items.

N. REVIEW OF THE MAYOR PRO KIM LIST

Council reviewed the Ongoing Action Item List and made revisions.

O. COUNCIL COMMENTS

Mayor Pollino: He congratulated Ms. Carilli for passing her exams. He thanked staff and law enforcement for their hard work. He stated he was praying for those affected by the floods in Texas. He noted he recently kayaked down the French Broad River and saw debris from Hurricane Helene 20 feet high in the trees. He noted how well Asheville and other Western North Carolina towns are recovering from last year's floods. He expressed the desire to do more for Western North Carolina and suggested bringing the topic to the next WUMA Meeting. He thanked everyone for participating in the public hearings, noting that most were not Marvin residents. He thanked Council for their work in advance of the meeting.

Mayor Pro Tempore Vandenberg: She concurred with others' comments regarding the excellent work of Public Works. She thanked all staff for their hard work. She thanked the other Councilmembers for being cordial, even when there are disagreements.

Councilman Baresich: He recognized the hard work of the Public Works Department.

Councilman Deatherage: He thanked the staff, especially Mr. Nestor for his hard work for the meeting.

Councilman Lein: He also recognized the hard work of Public Works, noting how Marvin Efird Park is well-maintained. He also thanked all staff for their hard work.

P. CLOSED SESSION

No closed session occurred.

Q. ADJOURNMENT

Moved by Mayor Pro Tempore Vandenberg

To adjourn the meeting at 8:53pm.

Vote: Motion Passed Unanimously

Joseph E. Pollino Jr.

Mayor

Austin W. Yow

Village Clerk & Assistant to the Manager



VILLAGE OF MARVIN ASSET INVENTORY AND CONDITION SURVEY 2025

- Drainage Inlets
- Maintenance Pipe (Open Both Ends)
- Non-NBIS Pipe (>48" and <20' Roadway Span)

Inlets

Condition Inspection Criteria:

Damages and Failures: The drop-down menu includes the following: Yes, No, or N/A.

- **Structure Failure** – Any condition that needs **IMMEDIATE ATTENTION**. IE Significant structural damage or any condition posing a risk to the safety of the traveling public (Grate missing/broken, 100% blocked, or apron damage)
- **Grate/Lid Failure** – Cracked, damaged, broken, or bent grate or lid such that it would need to be repaired/replaced or repositioned. This includes lids and grates that have fallen into the box.
- **Grate/Lid Missing** – Is there a grate or lid missing?
- **Blocked Failure**– Inlet opening is blocked by 50% or more due to sediment, foreign objects, debris, or vegetation. Do not count grass clippings which would likely clear out during next rain event.
- **Apron Failure** – Structural damage or settling to the concrete apron surrounding a drop inlet which would affect performance or allow for erosion to occur.
- **Cracking/Joint Failure** – Cracks greater than 1” wide or Joints with sealant missing that are greater than 1” wide.
- **Erosion Failure** – “Wash outs” around inlet box or apron which are greater than 3” deep.

Inlets

Condition Inspection Criteria:

Damages and Failures:

- **Box Failure**—Inlet box damage such that it allows water infiltration other than as designed or structural defect affecting proper function of the inlet.
- **Invert Blocked Failure**—If any of the invert(s) (pipes leading into or out of the drainage structure) are blocked 50% or more.
- **Recommended Action**—Select the appropriate action needed to address any inlet failures or concerns.
 - Replace
 - Repair
 - Clean
 - No Action(default value)

VOM_ID	RouteId	InletType	Depth	BoxType	StructFail	GrateLidFail	GrateLidMi	BlockFail	ApronFail	CrackFail	ErosionFail	BoxFail	InvertFail	RecommAction	AssessIni	AssessCom	Estimated Cost
VOM-IN-1	40003328090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	No	No	Yes	Clean	RB		\$1,500.00
VOM-IN-2	40003328090	Curb and Grate	< 5 Feet	Masonry	No	No	No	Yes	No	No	No	No	Yes	Clean	RB		\$1,500.00
VOM-IN-25	40003328090	Curb and Grate	Unknown	Masonry	No	No	No	No	No	No	No	No	No	Clean	RB	Silt bag in box is full blocking for water to get in to box	\$500.00
VOM-IN-151	40002983090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	No	No	Yes	Clean	MW		\$1,500.00
VOM-IN-180	40003281090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	No	No	Yes	Clean	RB		\$1,500.00
VOM-IN-185	40003281090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	No	No	Yes	Clean	RB		\$1,500.00
VOM-IN-527	40003192090	Curb and Grate	Unknown	Masonry	No	No	No	No	No	No	No	No	Yes	Clean	MW		\$1,500.00
VOM-IN-816		Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	No	No	Yes	Clean	MW		\$1,500.00
VOM-IN-817		Curb and Grate	< 5 Feet	Masonry	Yes	No	No	No	No	No	No	No	Yes	Clean	MW		\$1,500.00
VOM-IN-875		Curb and Grate	< 5 Feet	Masonry	Yes	No	No	No	No	No	No	No	Yes	Clean	MW	100% blocked	\$1,500.00
VOM-IN-881		Curb and Grate	< 5 Feet	Concrete	No	No	No	No	No	No	No	No	Yes	Clean	MW	50% blocked	\$1,500.00
VOM-IN-10	40003329090	Curb and Grate	>= 5 Feet	Masonry	No	No	No	No	No	No	Yes	No	No	Repair	RB	Undermining behind hood erosion C.B (Dangerous for Pedestrians)	\$3,000.00
VOM-IN-26	40003332090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	Yes	No	No	Repair	RB	Sidewalk over pipe at box is undermining due to erosion	\$3,000.00
VOM-IN-117	40002982090	Curb and Grate	>= 5 Feet	Concrete	No	No	No	No	No	No	Yes	No	No	Repair	MW		\$3,000.00
VOM-IN-174	40003281090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	Yes	No	No	Repair	RB	Erosion behind hood grate	\$3,000.00
VOM-IN-277	40001307090	Drop	< 5 Feet	Concrete	No	No	No	No	No	No	Yes	No	No	Repair	MW		\$3,000.00
VOM-IN-502	40003815090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	No	No	No	Repair	RB	Pavement erosion at flow line	\$3,000.00
VOM-IN-539	40003183090	Curb and Grate	< 5 Feet	Masonry	No	No	No	No	No	No	Yes	No	No	Repair	MW		\$3,000.00
VOM-IN-642	40003641090	Curb and Grate	< 5 Feet	Concrete	No	No	No	No	Yes	No	No	No	No	Repair	RB	Pavement in front of grate needs repair	\$2,500.00
VOM-IN-657		Drop	< 5 Feet	Masonry	No	No	No	No	No	No	Yes	No	No	Repair	MW	Erosion on outer edge of box. Box is 15' off roadway. Could not get photo due to fencing & covered by evergreen	\$3,000.00
VOM-IN-947		Drop	> 5 Feet	Concrete	No	No	No	No	No	No	No	Yes	No	Repair	MW		\$5,000.00
																	\$47,000.00

Maintenance Pipe- less than or equal to 48”in diameter

Condition Inspection Criteria:

Damages and Failures:

- **Structure Failure** – Any condition that needs IMMEDIATE **ATTENTION**, IE pipe is not functioning due to severe structural damage or poses risk to traveling public.
- **Percent Blocked** – Select what percent of the pipe is blocked from the drop-down menu. (do not include the buried portion of the pipe). The menu includes the following options: 0, 25, 50, 75, and 100 percent.
- **Blockage Location** – ****Only fill out if % Blocked is anything other than 0**** Is the blockage within the pipe (could be inlet, outlet, or elsewhere) or is it located outside the pipe (IE dammed up on inlet side or blocked up tail ditch on outlet end. If blockage is half inside and outside or it is both blocked on the outside and separately on the inside, mark “Inside”
 - Inside
 - Outside
 - N/A-default
- **Erosion Failure** – Scour or eroded area at inlet or outlet that is wider or longer than 1.5 X the pipe diameter and greater than 6” deep OR any erosion within the unpaved shoulder due to pipe separation, joint damage, corrosion, Etc. Can include erosion around or behind headwalls. Often erosion failure occurs when joint failure exists.
- **Cracking Failure** – Damage to concrete, plastic or terracotta pipe due to cracking or breaking **that extends a minimum of 6” past the end of the pipe**. Would not apply for CMP pipe.
- **Joint Failure** – Damage due to joint separation, often visible or indicated by presence of “hole” or divot” in shoulder or road directly above drainage structure. Dirt buildup may have occurred in pipe at joint failure location as well. Look inside the pipe to verify as well. Often one will encounter erosion at the joint failure.

Maintenance Pipe- less than or equal to 48”in diameter

Condition Inspection Criteria:

Damages and Failures:

- **Crushed Failure** – Pipe (only CMP, Steel & Plastic) that has been crushed or distorted on either the inlet or outlet such that it reduces the effective pipe cross-sectional area by 50% or more.
- **Metal Section Loss Failure**–Corrosion of metal pipe(CMP/Steel)such that section loss has occurred.
- **Pavement Failure**–Damage to the road which results in cracking or tearing or significant settlement caused by pipe damage, joint separation, corrosion, or other failure of the drainage feature.
- **Recommended Action**–Select the appropriate action needed to address any pipe failures or concerns.
 - Replace
 - Repair
 - Clean
 - No Action(default value)

PipeId	PipeType	DrainageSy	PipeSize	BriCount	InHeadwall	OutHeadwal	Skew	LengthFeet	StructFail	LocIssue	PctBlocked	BlockLoc	ErosionFail	CrackFail	JointFail	CrushFail	MetalFail	PaveFail	RecommAc	Assessini	AssessComments	Estimated Cost
MP-090-05849	Concrete	Both Ends Open	12	1	None	Riprap	No	33.93	No	1	75	1	No	No	No	No	No	No	Clean	MW		\$1,500.00
MP-090-05850	Concrete	Both Ends Open	12	1	None	None	No	55.36	No	1	75	2	No	No	No	No	No	No	Clean	MW		\$1,500.00
MP-090-05854	Concrete	Both Ends Open	18	1	None	None	Yes	82.22	Yes	1	100	1	No	No	No	No	No	No	Clean	MW		\$1,500.00
MP-090-06207	Concrete	Both Ends Open	18	1	3	3		204.59	No	1	75	1	No	No	No	No	No	No	Clean	MW		\$1,500.00
MP-090-06285	Concrete	Both Ends Open	18	1	Riprap	Riprap	No	139.77	No	1	75	2	No	No	No	No	No	No	Clean	MW		\$1,500.00
MP-090-01341	CMP	1	15	1	None	None	No	73.77	No	1	75	1	No	No	No	Yes	No	No	Repair	MW	Wingard Rd. NCDOT responsible for this one.	N/A
MP-090-02571	Concrete	Both Ends Open	18	1	None	None	No	44.87	No	1	75	1	Yes	No	No	No	No	Yes	Repair	MW	New Town Rd at SCL Line. DOT responsible unless VOM takes over maintenance.	N/A
MP-090-02940	CMP	Both Ends Open	36	1	Riprap	Riprap	Yes	73.24	No	1	00		No	No	No	No	Yes	No	Repair	MW		\$2,000.00
MP-090-02941	CMP	Both Ends Open	24	1	1	Riprap	No	53.89	No	1	00		No	No	No	No	Yes	No	Repair	MW		\$2,000.00
MP-090-05846	Concrete	Both Ends Open	30	2	None	None	No	70.37	No	1	00		No	No	Yes	No	No	No	Repair	MW		\$5,000.00
MP-090-05847	Concrete	Both Ends Open	18	1	None	None	No	45.34	No	1	75	1	Yes	No	No	No	No	No	Repair	MW		\$3,000.00
MP-090-05853	Concrete	Both Ends Open	12	1	None	None	Yes	47.46	No	1	75	1	No	No	Yes	No	No	No	Repair	MW		\$5,000.00
MP-090-05856	Concrete	Both Ends Open	30	1	None	None	Yes	56.65	No	1	00		No	No	Yes	No	No	No	Repair	MW		\$5,000.00
MP-090-05866	CMP	Both Ends Open	18	1	None	None	No	52.05	Yes	Outlet not Found	100	1	No	No	No	Yes	No	No	Repair	MW		\$2,500.00
MP-090-06208	Concrete	Both Ends Open	24	1	Riprap	None	Yes	57.30	No	1	00		Yes	No	No	No	No	No	Repair	MW	DOT responsible for this one. On Marvin School Road	N/A
MP-VOM-00001	CMP	Both Ends Open	18	1	Masonry	Masonry		42.20	No	1	75	1	No	No	No	Yes	No	No	Repair	MW		\$2,500.00
MP-090-05861	CMP	Both Ends Open	24	1	None	None	No	47.85	No	1	00		No	No	No	No	Yes	No	Replace	MW		\$20,000.00
																						\$54,500.00

Non-NBIS Pipe Non-NBIS pipes are pipes that are larger than 48” in diameter and less than 20’ road length (Span)

Condition Inspection Criteria:

Damages and Failures:

- **Structure Failure** – Any condition that needs **IMMEDIATE ATTENTION**, pipe is not functioning due to severe structural damage or poses risk to traveling public.
- **External Obstruction Failure** – Record percentage of hydraulic opening blocked by external obstruction of vegetation, drift, or dam, obstructing water flow into the pipe. Values range from 0 to 100 percent.
- **Internal Obstruction Failure** – **Estimated** percentage of interior of hydraulic opening blocked (debris or sediment inside of the pipe) if observed from either outlet or inlet end with spotlight. Ex. If 60” pipe has 15” of sediment, it’s 25% blocked. Values range from 0 to 100 percent.
- **Sediment Depth (Barrels 1-6)** – Record the maximum depth of sediment in the pipes. The depth is measured in inches and the values range from 0 to 100. Measure at either the inlet or outlet end and record greatest measurement for each barrel.
- **Inlet Scour Length Inches** – If present, measure and record the length of scour beneath the bottom side of the pipe in inches. This length is measured from the end of the pipe or headwall going underneath and heading in the direction of the outlet, parallel to the drainage feature.
- **Inlet Scour Depth Inches** – If present, measure and record the maximum depth of scour beneath the bottom side of the pipe in inches. Note, this is not perch. This is a space created due to erosion of soil underneath the end of the inlet side of the pipe or underneath the headwall.

Non-NBIS Pipe

Condition Inspection Criteria:

Damages and Failures:

- **Outlet Scour Length Inches** – If present, measure and record the depth of scour beneath the bottom side of the pipe in inches. This length is measured from the end of the pipe or headwall going underneath and heading in the direction of the inlet, parallel to the drainage feature.
 - **Outlet Scour Depth Inches** - If present, measure and record the maximum depth of scour beneath the bottom side of the pipe in inches. Note, this is not perch. This is a space created due to erosion of soil underneath the end of the inlet side of the pipe or underneath the headwall.
 - **Outlet Perch Inches** – Perch is the height at which a pipe sticks out above the ground. This is not to be confused with scour depth, perch is by design, not erosion like scour is. Measure and record the vertical distance from the invert (inside bottom of pipe) of the drainage structure to the ground if a distance exists.
- Headwall Damage** – Structural damage to headwall, typically due to erosion from runoff will be recorded as good, fair, or poor.
- Good: no problems noted (Default value)
 - Fair: minor cracking other than hairline, spalling or slight rotation of the wall that does not affect structural integrity
 - Poor: extensive cracking or spalling. Rotation of the headwall that could cause loss of fill or failure.
 - N/A: select if no headwall exists
- **Distortion**– Record if any pipe distortion or crushed portion of pipe is observed from visual inspection from outlet or inlet end with spotlight. (Typically Round or Pipe Arch CMP).
- **Cracking** – Any observed damage inside concrete structure (not including headwall) due to cracking greater than hairline.
 - **Spalling**– Any observed damage inside concrete structure (not including headwall) due to spalling.

Non-NBIS Pipe

Condition Inspection Criteria:

Damages and Failures:

- **Joint Damage** – Observed damage due to joint separation will be recorded as good, fair, or poor.
- Good: no problems noted (default value)
- Fair: minor issues noted such as minor joint separation
- Poor: joint is separated allowing fill infiltration or water exfiltration.
- N/A: select if pipe does not have any joints to assess (CMP or plastic, for example)
- **Corrosion** – Any significant corrosion of metal pipes or arches observed such that section loss has occurred. Do not include surface rust.
- **Roadway Settlement** – Significant settlement of the roadway due to joint separation, corrosion, or other failure of the drainage feature.
 - Good: no noticeable failure (default value)
 - Fair: failure initiated, small indentation
 - Poor: failure requires attention, disrupts use of roadway
- **Shoulder Damage** – Any failure of the unpaved shoulder or front slope, such as erosion or sink hole, within the ROW due to pipe damage, joint separation, corrosion, or erosion.
 - Good: no noticeable failure (default value)
 - Fair: failure initiated, small indentation, washouts or erosion causing bare spots or loss of vegetation
 - Poor: failure requires attention, disrupts the driver, poses risk to driver safety or compromises road subgrade
 - N/A: select if no unpaved shoulder exists (IE paved shoulder 10' wide or greater or curb and gutter exists at location)

Non-NBIS Pipe

Condition Inspection Criteria:

Damages and Failures:

- **Recommended Action** –Select the appropriate action needed to address any pipe failures or concerns.
- Replace
- Repair
- Clean
- No Action (default value)

Assessment Status:

- **Pipe Accessibility** – Is the inlet and outlet of the pipe or box accessible for a proper inspection? Check Yes or No accordingly. “Yes” is the default value. If “No”, fill out location issue field also.
- **Location Issue** – If either the inlet or outlet could not be located or accessed, note the reason from the drop-down menu.
- None (default value): Were able to inspect both ends of the pipe/culvert
- Inlet Not Found: Could not locate the inlet side of the structure
- Outlet Not Found: Could not locate the outlet side of the structure.
- Inlet Not Accessible: Could not get to the inlet end of the structure (high water, extreme terrain restrictions, unsafe conditions, fencing)
- Outlet Not Accessible: Could not get to the outlet end of the structure (high water, extreme terrain restrictions, unsafe conditions, fencing)

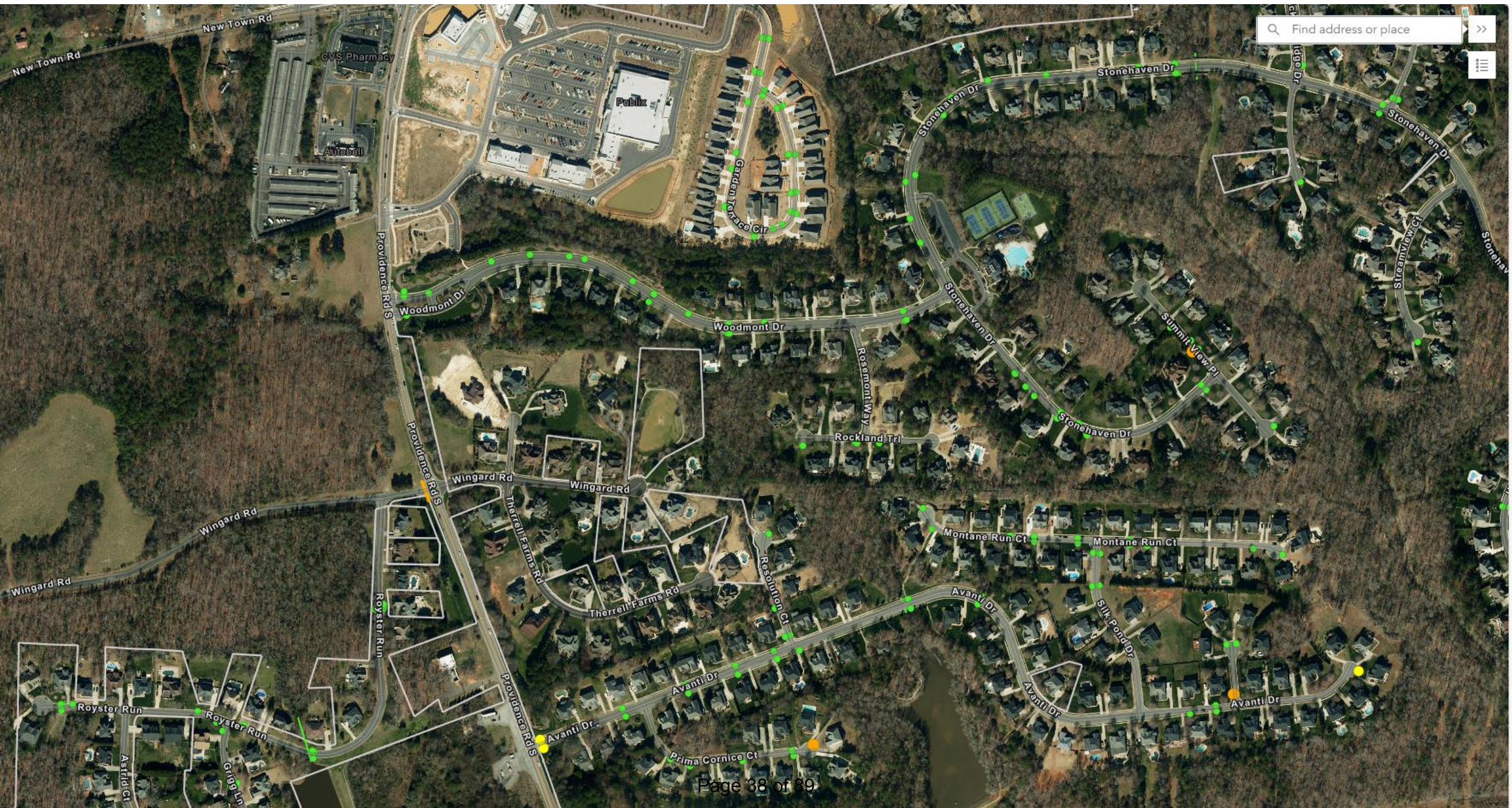
PipeID	PipeMaterial	PipeShape	PipeWidth	PipeHeight	PipeCount	InletDiameter	OutletDiameter	LengthFeet	SkewNumber	SetDepth	InletScourLength	InletScourDepth	OutletScourLength	OutletScourDepth	OutletPerforation	Headwall	distortion	cracking	spalling	jointDamage	corrosion	roadSettle	recommended	pipeAccess	assessment	assessmentComments	Estimated Cost
BP-VOM-0002	Corrugated Steel	Circular	60	60	1	None	None	80.600000000000	0	0	0	0	15	13	13	NA	No	No	No	No	Yes	Good	Repair	Yes	MW	Oak Brook Drive; Spin Cast Repair	\$72,000.00
BP-VOM-0007	Asphalt Coated Corrugated Steel	Circular	60	60	1	None	None	53.300000000000	0	3	0	0	0	0	0	NA	No	No	No	No	Yes	Good	Repair	Yes	MW	Woodland Forest Drive; Spin Cast Repair	\$55,000.00

Spincast









August 2025 Communication Topics Newsletter Dates - August 1 & 15					
Topic	Social Media	Newsletter	Event Date	Solo Emails	Other (Please Specify)
Candidate 101 Recap	Mon - Thu	8/1	7/30		
National Night Out	Mon - Thu	8/1	8/5		
Trail Scavenger Hunt	Mon- Thu	Both	8/21		
Meet Your Mayoral & Council Candidates	Mon - Thu	Both	Nov		
2025 Community Survey Promos	Mon- Thu	Both			
Meetings Next Week PR&G Board Meeting - Tue, 8/5, 9am	Friday Before	8/1	8/5		
National Night Out	Mon - Thu	8/1	8/5		
Coffee with Council - 8/7, 10-11am	Mon - Thu	8/1	8/7		
Meetings Next Week Village Council Regular Meeting - Tue, 8/12, 6pm	Friday Before	8/1	8/12		
Meetings Next Week Planning Board Meeting - Tue, 8/19, 6pm Board of Adjustment Meeting - Tue, 8/19, 6pm	Friday Before	Both	8/19		
UCPS First Day of School, 8/25	Mon - Thu	Both	8/25		
Coffee with Council - 8/26, 6-7pm	Mon - Thu	Both	8/26		
Meetings Next Week Village Council Work Session - Thu, 8/28, 9am	Friday Before	Both	8/28		
WUMA Meeting in Wesley Chapel - Thu, 8/28, 4pm	Mon - Thu	Both	8/28		
Meetings Next Week PR&G Board Meeting - Tue, 9/2, 9am	Friday Before	Both	9/2		
Coffee with Council - 9/4, 10-11am	Mon - Thu	Both	9/4		
Habitat Builders Articles		Both			

Press Releases	Social Media	Newsletter	Event Date
TBD	TBD	TBD	

Event Signage for Staff to Purchase	Size

*Note: The lead time for banners is at least two weeks, as staff needs time to design, proof, order the banners, and to allow for delivery and installation.

July 22, 2025

Public Works Update

Items:

- Oakbrook Estates Roads
 - Village Engineer inspected the roads in Oakbrook Estates and found some asphalt cracking in the cul-de-sacs of Oak Bluff Court and Oak Brook Drive. In his assessment, he estimated approximately \$2,000 to perform crack sealing on two cul-de-sacs. He does not believe the work is urgent. The observed cracking is limited to the surface, with no signs of subgrade or structural distress. The cracks are relatively minor in width and consistent with normal aging. Given the conditions, it would be reasonable to defer this work until next spring and consider including it in the annual maintenance plan. This would allow for better alignment with budget planning and scheduling without significantly increasing the risk of deterioration in the interim. Monitoring the area periodically through the winter is recommended, but no immediate action appears necessary.
- Sidewalk Assessment
 - Public Works staff has begun assessing sidewalks in Marvin. This work is being performed during downtimes in our weekly schedule. Staff will continue to perform this work as quickly as possible. Estimated completion of early 4th Quarter 2025.
- Village Hall Landscape Plantings
 - Public Works staff recently added new mulch to the planting beds around Village Hall. Staff also purchased plants that were not delivered during last year's planting project. These plants will be placed uniformly in the planting beds by end of July.
- Wounded Heroes Project
 - Sketch plans for the courtyard were sent to The Independence Fund representative in early July. He is in the process of mapping everything and will look into having a professional draftsman create a formal rendition based on the concept.



VILLAGE OF MARVIN
NORTH CAROLINA

Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173

Phone: (704) 843-1680
Fax: (704) 843-1660

Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title: Consider Adoption of an Ordinance Amending the General Fund Budget Ordinance for Legal, Email Security and Senior Nutrition Support

Attachments: Ordinance **Action Requested:** Adopt

Draft Motion: To adopt an ordinance amending the General Fund Budget Ordinance as presented.

Budgetary Impact: Budgeted Item(s)

Background:

See Ordinance

Current:

See Ordinance



OR-2025-07-XX

AN ORDINANCE AMENDING THE GENERAL FUND BUDGET ORDINANCE

BE IT ORDAINED by the Village Council of the Village of Marvin, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

SECTION 1. To amend the General Fund Budget appropriations as shown.

TYPE	BUDGET ACCOUNT	AMENDMENT AMOUNT	FROM	TO
EXPENSE	10. Managers Discretion	(\$2,725)	\$13,076	\$10,326
EXPENSE	10. Software	(\$875)	\$33,855	\$32,980
EXPENSE	10. Computer Consultant	\$2,460	\$8,000	\$10,460
EXPENSE	10. Microsoft Email Services	\$1,140	\$4,000	\$5,140
-	Contingency	(\$6,000)	\$50,000	\$44,000
EXPENSE	10. Legal	\$6,000	\$70,000	\$76,000
EQUITY	Unassigned Fund Balance	(\$6,000)	\$6,000	\$0
REVENUE	Unassigned Funds	\$6,000	\$104,000	\$110,000
EXPENSE	10. Community Outreach	\$6,000	\$0	\$6,000

Reason: 1. To Reallocate funds from Manager's Discretion to cover increased security of our email and antispam/phishing software to protect the Village. 2. To move \$6,000 from Contingency to Legal for Board of Adjustment legal matter. 3. To move \$6,000 from Unassigned Fund Balance for a Senior Nutrition program for Marvin seniors.

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 31st day of July 2025.

Attest:

*Austin W. Yow, Clerk & Assistant to the Manager
Village of Marvin*

*Joseph E. Pollino Jr., Mayor
Village of Marvin*



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NORTH CAROLINA**

**Marvin Village Hall
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Fax: (704) 843-1660**

Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title: Consider Adoption of Ordinance Reallocating Unassigned Fund Balance to Current Projects

Attachments: Ordinance Attached **Action Requested:** Adopt

Draft Motion: To adopt the Ordinance Reallocating Unassigned Fund Balance to Current Projects as presented.

Budgetary Impact: Budgetary Action Required

Background:

Payments will come due this fiscal year/early next fiscal year for the Marvin Loop next phase of construction and the Village Hall Park Phase 1.

Current:

This ordinance encumbers those funds for the Village match due for these grant projects.



OR-2025-07-0X

**UNASSIGNED FUND BALANCE ORDINANCE
AN ORDINANCE REALLOCATING FUNDING FOR GRANT PROJECTS VILLAGE HALL
PARK, CRTPO/STIP FOR THE MARVIN LOOP, AND STRAP STREAM REHABILITATION**

WHEREAS, Grant Project Ordinances have previously been adopted by Council for Village Hall Park via OR- 2024-02-01, CTRP/STIP Grant for the Marvin Loop via OR-2022-05-05 and StRAP Grant for Stream Rehabilitation via OR-2024-09-01

WHEREAS, the Village anticipated expenditures in future years that would require a fund balance transfer from Unassigned Fund Balance

BE IT NOW ORDAINED by the Marvin Village Council that the Fund Balances shall be reallocated and redistributed as follows:

TYPE	BUDGET ACCOUNT	AMENDMENT AMOUNT	FROM	TO
EQUITY	Unassigned Fund Balance	(\$1,014,098)	\$1,350,924	\$336,826
REVENUE	Village Hall Park Project Fund	\$491,500	\$0	\$491,500
REVENUE	Marvin Loop CRTPO Grant Fund	\$297,598	\$0	\$297,598
REVENUE	StRAP Stream Rehab Grant Fund	\$225,000	\$0	\$225,000

Adopted this 31st day of July 2025.

Attest:

*Austin W. Yow, Clerk & Assistant to the Manager
Village of Marvin*

*Joseph E. Pollino Jr., Mayor
Village of Marvin*



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NORTH CAROLINA

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Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title:	Consider Adoption of Revised Grant Ordinance for CRTPO/STIP Grant for Marvin Loop		
Attachments:	Ordinance Attached	Action Requested:	Adopt
Draft Motion:	To Adopt the Revised Grant Ordinance for CRTPO/STIP Grant for Marvin Loop as presented.		
Budgetary Impact:	No Budgetary Action Required		

Background:

Previous ordinance had spending broken out by phases.
Previous ordinance did not state source of the Village Match
Previous ordinance did not recognize OSBM SCIF grant to cover portion of Village Match

Current:

Revised version has no phases per the contract with NCDOT rather just overall projected costs and addresses the other two issues above



OR-2025-07-XX

**AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA
REVISING A GRANT PROJECT FUND FOR STIP/CRTPO GRANT FOR THE MARVIN LOOP
PROJECT IN THE VILLAGE OF MARVIN, NORTH CAROLINA**

WHEREAS, Grant Fund Ordinance OR-2022-05-05 was previously adopted by the Village Council of the Village of Marvin, North Carolina on the 26th day of May 2022, for the purpose of establishing a Grant Fund for the Marvin Loop Trail Project.

WHEREAS, The Village of Marvin was awarded a 60/40 reimbursement grant totaling \$1,710,000: sixty percent grant funds totaling \$1,025,000 and forty percent local match totaling \$685,000. In addition, the Village of Marvin was awarded a SCIF Grant totaling \$150,000 to help cover the \$685,000 match.

WHEREAS, These funds will be used for the planning, engineering, right-of-way procurement and construction of an extension of the multi-use loop and a series of multi-use trail connections between Marvin Elementary School and several residential neighborhoods.

BE IT NOW ORDAINED by the Marvin Village Council that the grant project fund for CRTPO/STIP Marvin Loop be amended as follows.

Section 1: The following revenues are anticipated to be available to complete the project:

CRTPO/STIP Grant Funds	\$1,025,000
Village Unassigned Fund Balance	\$ 535,000
SCIF Grant Funds	\$ 150,000
Total:	\$1,710,000

Section 2: The following are expected expenditures for this project:

Project	Description of Phases	Appropriation of CRTPO/STIP Funds	Village Match	SCIF Grant	Total Amount
Marvin Loop Trail	Engineering, Right of Way, Utilities, and Construction	\$1,025,000	\$535,000	\$150,000	\$1,710,000

Section 3: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 4: The Finance Officer is hereby directed to report the financial status of the project to the governing board on an annual basis.

Section 5: Copies of this grant project ordinance shall be furnished to the Finance Officer and to the Clerk to Village Council.

Section 6: This grant project ordinance expires on December 31, 2026, or when all the CRTPO funds have been used and reimbursed to the town, whichever occurs sooner.

This ordinance shall be effective upon adoption and ordered published as provided by law.

Adopted this 31st day of July 2025.

Attest:

*Austin W. Yow, Clerk & Assistant to the Manager
Village of Marvin*

*Joseph E. Pollino Jr., Mayor
Village of Marvin*



OR-2025-08-XX

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA

**AN ORDINANCE AMENDING CHAPTER 75: PARKING SCHEDULES, ESTABLISHING SCHEDULE
II: ENFORCEMENT**

WHEREAS the Village of Marvin recognizes the need to prohibit parking in designated areas; and

WHEREAS the Village of Marvin seeks to improve the safety of its' residents and persons traveling through its municipal limits; and

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Marvin, North Carolina that the following language be added to Chapter 75, Parking Schedules in order for the Union County Sheriff's Office to enforce prohibitions on street parking adopted by ordinance by the Village Council. Chapter 75, Parking Schedules is amended by adding the following:

§ SCHEDULE II - ENFORCEMENT.

This chapter may be enforced by any of the following ways as provided by law. A violation of this chapter shall subject the violator to (a) punishment as a misdemeanor and a fine of up to \$50.00 per violation, and (b) shall also be subject to a civil penalty not to exceed \$100.00 for first citation, \$200 for second citation, and \$500.00 for third and subsequent citation (all such citations counted during any 12-month period) to be recovered by the Village in a civil action in the nature of debt if the offender does not pay the penalty within a prescribed period of time after he has been cited for violation of the ordinance.

This ordinance shall be effective upon adoption of second reading.

First Reading this 31st day of July 2025.

Second Reading this 12th day of August 2025.

Adopted this 12th day of August 2025.

Attest:

*Austin W. Yow, Clerk & Assistant to the Manager
Village of Marvin*

*Joseph E. Pollino Jr., Mayor
Village of Marvin*



**VILLAGE OF MARVIN
NORTH CAROLINA**

**Marvin Village Hall
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Marvin, NC 28173**

**Phone: (704) 843-1680
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Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title: Information Only – Union County Tax Collector Sworn Tax Settlement Statement for FY 2024-2025

Attachments: Sworn Settlement Attached **Action Requested:** Information Only

Draft Motion: Information Only – No Motion Required.

Budgetary Impact: No Budgetary Action Required

Background:

Pursuant to NCGS § 105-373(a)(1) & (3) The Tax Collector must provide a sworn settlement statement to the Governing Board regarding collections and outstanding property taxes for the previous Fiscal Year, before they can be charged with collecting our taxes for the 2025-2026 Fiscal Year.

Current:

Fiscal Year 2024-2025 Tax Settlement Statement is hereby presented to the Village Council.



2025 Village Of Marvin Property Tax Settlement Report

July 31, 2025
Tax Administration



SETTLEMENT REPORT

July 31, 2025

Mayor and Council Members:

In compliance with N.C.G.S 105(a)(3), attached hereto is a report entitled "Settlement for Current Real Estate and Personal Property Taxes for Fiscal Year 2024-2025" dated July 31, 2025, setting forth my full settlement for all real and personal property taxes in my hands for collection for the fiscal year 2024-2025.

In compliance with the N.C.G.S. 105-373(a)(4)(b), attached hereto is a report entitled "Fiscal Year 2024-2025 Settlement for Delinquent Real and Personal Property Taxes for Tax Year 2021-2023" dated July 31, 2025, setting forth my full settlement for all delinquent real and personal property taxes collected during the fiscal year 2024-2025.

Any delinquent accounts will remain in the hands of the Collector for further collection activities pursuant to the North Carolina General Statutes.

Further, I hereby certify that I have made diligent efforts on behalf of the Village Of Marvin to collect the taxes owed by the delinquent taxpayers in such a manner that is reasonably necessary as prescribed and allowed by law.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vann Harrell', is written over a light blue horizontal line.

Vann Harrell
Tax Administrator

Tax Administration
500 N. Main St. Suite 119
Monroe, NC 28112
T 704.283.3848

unioncountync.gov

SETTLEMENT FOR 2024 AD VALOREM TAXES

Charges to Collector

The total amount of taxes, fire fees, and late list penalties included in charge for the current year	\$	1,750,775.48
Adjustment to Charge	\$	2,512.82
All interests costs and fees collected by the collector:	\$	1,579.53
TOTAL	\$	1,754,867.83

Credits to Collector

All Sums Deposited by Collector	\$	1,754,164.05
Releases Allowed by governing body	\$	605.77
Principal amount of outstanding real and personal property taxes.	\$	98.01
TOTAL	\$	1,754,867.83

SETTLEMENT FOR 2021 - 2023 AD VALOREM TAXES

Charges to Collector

The total amount of taxes, fire fees, and late list penalties included in charge for the current year	\$	119.22
All interests costs and fees collected by the collector:	\$	3.20
TOTAL	\$	122.42

Credits to Collector

All Sums Deposited by Collector	\$	48.76
Releases Allowed by governing body	\$	
Principal amount of outstanding real and personal property taxes.	\$	73.66
TOTAL	\$	122.42

BREAKDOWN OF PRIOR YEAR SETTLEMENT

Tax Year	Beginning Balance	Levy Added	Total Balance	Collections	Releases	Total Outstanding
2023	\$ 62.88	-	\$ 62.88	\$ 38.95	-	\$ 23.93
2022	\$ 39.00	-	\$ 39.00	\$ 5.81	-	\$ 33.19
2021	\$ 17.34	-	\$ 17.34	\$ 0.80	-	\$ 16.54
Totals	\$ 119.22	-	\$119.22	\$ 45.56	-	\$ 73.66



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NORTH CAROLINA

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Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title:	Consider Entering Contract with Linda Parker for Yoga Services in an Amount Not to Exceed \$50 per Class AND Authorize Manager to Execute the Contract		
Attachments:	Agreement	Action Requested:	Approve
Draft Motion:	To enter a contract with Linda Parker for yoga services in an amount not to exceed \$50 per class and authorize manager to execute the contract.		
Budgetary Impact:	Budgeted Item(s)		

Background:

Staff has been in contact with a new instructor to begin chair yoga classes here at Village Hall on Friday mornings. This will be an awesome way to give something back to our seniors in the community. Attached you will find the contract we will use with the instructor.

Current:

The instructor charges \$50 a class. The village will pay her per class but the cost will be offset by the participants. The program should at least break even for us if not turn a small profit. Charges per attendee will be something like 5 or 10 dollars. Low cost and low impact.

AGREEMENT FOR YOGA INSTRUCTOR SERVICES

THIS AGREEMENT FOR YOGA INSTRUCTOR SERVICES ("Agreement") is made and entered into this the ____ day of _____ 2025, between the Village of Marvin ("Village") and Linda Parker ("Instructor") (Village and Instructor are hereafter referred to as the "Parties").

WHEREAS, the Village needs part-time services for yoga or similar exercise classes coordinated and sponsored by the Village; and

WHEREAS, Instructor wishes to provide such services for the Village in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. **Provision of Services.** Instructor shall provide the yoga and/or related exercise instructor services for the Village at Village Hall ("Services"). The Parties intend to schedule classes once a week on Friday mornings but may mutually agree on other times. Instructor will only work the classes as requested by the Village and nothing contained herein shall require weekly classes.
2. **Term.** The initial term of this Agreement is from August 1, 2025 through December 31, 2025. After the initial term, the Agreement shall continue on a month-to-month basis until either party provides at least ten (10) days of nonrenewal. This Agreement may also be terminated by either party for any reason upon providing at least ten (10) days written notice to the other party.
3. **Payment.** The Village shall pay Instructor for the Services the sum of \$50.00 per class ("Fee"). The Fee includes all costs and expenses of the Services.
4. **Qualifications.** Instructor certifies that she is sufficiently trained and physically fit to provide the Services.
5. **Independent Contractor Status.** The Parties hereby agree that Instructor is an Independent Contractor of Village and that nothing in this Agreement shall be deemed to place the Parties in the relationship of employer/employee, partners, or joint venturers. Neither Party shall have the right to obligate or bind the other in any manner. Each Party agrees and acknowledges that it will not

hold itself out as an authorized agent with the power to bind the other Party in any manner. The Village is not withholding and Instructor shall be responsible for any withholding taxes, payroll taxes, disability insurance payments, unemployment taxes, or other similar taxes or charges with respect to activities in relation to performance of the obligations under this Agreement.

6. **No Subcontractors or Assignment.** Instructor hereby agrees that Instructor shall not delegate, subcontract or assign all or any portion of the Services to any third party without the express written consent of Village.
7. **Indemnification.** Instructor agrees to and shall indemnify and hold the Village harmless from and against all liability, loss, damages or injury, and all costs and expenses (including attorneys' fees and costs of any suit related thereto), suffered or incurred by the Village, arising from Instructor's willful or negligent performance of the Services under this Agreement.
8. **Entire Agreement; Modification.** Except as otherwise provided herein, this Agreement shall constitute the entire and full agreement and understanding between Instructor and the Village, and shall supersede all prior and/or contemporaneous agreements, understandings and discussions between them, written and/or oral, all of which shall be deemed merged into this Agreement and shall be of no further force and effect. No change, amendment or modification of this Agreement shall be made unless agreed to in writing by both Instructor and the Village.

IN WITNESS WHEREOF, Instructor and the Village have caused their respective names to be subscribed hereto, all on the date set forth below.

VILLAGE OF MARVIN

By: _____
Linda Parker

Its: _____

Date: _____ Date: _____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Village Finance Officer

Date



**VILLAGE OF MARVIN
NORTH CAROLINA**

**Marvin Village Hall
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Marvin, NC 28173**

**Phone: (704) 843-1680
Fax: (704) 843-1660**

Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title:	Consider Adoption of Amended Right-of-Way Abandonment Policy		
Attachments:	Draft Policy and ROW Abandonment Application	Action Requested:	Adopt

Draft Motion:	To approve the amendments to the Right-of-Way Abandonment Policy.		
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Budgetary Impact:	No Budgetary Action Required		
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Background:

In June of 2024, the Village adopted a Right-of-Way Abandonment Policy. Staff have noted a few minor errors in the adopted policy and is asking the Village Council to approve the proposed changes and adopt the amended policy. This policy follows the process outlined in NCGS 160A-299.

Current:

Attached in the packets is the Right-of-Way Policy with the proposed changes and application packet. Once the amendments are approved staff will get this application updated for public use.

Policy Number <u>P-2025-07-01</u> <u>Superseding</u> <u>P-2024-06-01</u>	Title Right-of-Way Abandonment Policy	Subject Planning and Zoning
Date of Adoption June 27, 2024 <u>July 31, 2025</u>	Adopted by Village Council	Number of Pages 2



Right-of-Way Abandonment Policy

A Right-of-Way Abandonment application is required when an owner of property located adjacent to a street or other public right-of-way seeks to close the street or other public right-of-way and convert it to private property. Upon request, the Village may consider abandonment of public right-of-way.

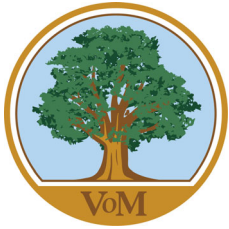
North Carolina General Statute (NCGS) 160A-299 gives the Village Council the authority to abandon street right-of-way following a public hearing and a determination that the abandonment:

- Is not contrary to the public interest.
- Does not deprive any individual(s) that own property nearby of reasonable means of ingress and egress to their property.
- Is not contrary to the adopted policy to preserve existing right-of-way for connectivity.
- In consideration of the statutory requirements above, the Village shall require the following, as applicable,
 - Where roads are located within a platted subdivision, all roads offered for public dedication, within the subdivision must be abandoned and 100% of all lot owners owning property within the subdivision must provide written consent.
 - A Maintenance Plan and Agreement must be signed with the Village, ensuring the maintenance of all roads and other related structures and amenities, will be maintained by the subdivision.
 - Declaration of Covenants, Conditions and Restrictions ensure the HOA has established provisions for maintaining all roads within the subdivision and has adopted adequate provisions to ensure road maintenance is funded and shared equally among all lot owners and that all lot owners shall bare responsibility for the funding and maintenance of roads within the subdivision.

INSTRUCTIONS:

1. **Application Procedure:** To initiate the process to close a street or alley, public right-of-way or any portion thereof, the applicant must submit a written application to the Marvin Planning Department using the Application for Right-of-Way Abandonment forms included in this packet. The non-refundable application fee shall be charged according to the adopted Fee Schedule.
2. **Site Plan / Legal Survey:** ~~To~~ The following documents shall be included with the application:
 - a. A legal survey or subdivision plat properly identifying the area to be abandoned.
 - b. The boundaries of the right-of-way shall be described on the survey or plat map.
 - c. Dimensions shall be shown clearly defining the location of the right-of-way subject to abandonment. The survey map shall also show the names of all abutting/adjoining property owners to the abandonment area.
 - d. The original survey map should be labeled "Exhibit A" and be on 8" x 11" paper.
 - e. The legal description (metes/bounds) should be labeled "Exhibit B."

- f. If multiple streets/alleyways are submitted, the original survey maps should be labeled “Exhibits A-1, A-2...” and the legal descriptions (metes/bounds) labeled “Exhibits B-1, B-2...”
3. **List of Property Owners.** Signatures are required by the owners of all abutting/adjoining property to the area proposed for abandonment.
4. **Public Hearing:** The processing of applications for permanently closing streets is prescribed by the NCGS §160A-299. Upon submittal of a complete application packet and filing fee payment, the Planning Department will prepare the information, provide a recommendation, and submit a report to the Marvin Village Council. The Village Council may adopt a *Resolution of Intent* declaring its intent to close the street or alleys, set a date for a public hearing on the proposed closure, and authorize its advertisement.
5. **Effect of the Resolution of Intent:** If the *Resolution of Intent* is adopted by the Village Council, the following actions shall be completed:
- a. Petitioner receives a copy of the resolution fixing the date of the public hearing.
 - b. Advertise the public hearing for four successive weeks prior to the hearing in accordance with NCGS §160A-299.
 - c. Provide the Village Council with the names and addresses of all surrounding property owners and land uses.
 - d. Send by registered or certified mail, public hearing notification letters to all owners of property adjoining the street.
 - e. Post a notice of the closing and public hearing in at least two places along the street or alley.
 - f. Hold a public hearing before the Village Council and the resolution ordering the closing of the street or alley is either adopted or denied.
6. **Council Approval:** If adopted, petitioner will receive a copy of the adopted resolution by mail. Resolution ordering the closure will be recorded at the Register of Deeds office. Once recorded, the portion of the street or alley is considered formally closed. Each adjoining property owner receives his/her portion of the closed area unless modified as set out in the General Statutes of North Carolina.
7. **Utility Improvements or Easements:** The Village may reserve its right, title, and interest in any utility improvement or easement within a street closed pursuant to NCGS §160A-299.
8. **Questions about Right-of-Way Abandonments:** Questions about the applicable procedures should be directed to the Village Planning and Zoning Director.
9. **Village of Council Submittal Deadline and Schedule of Meetings:** Complete application packets are required prior to Council Adoption of the Resolution of Intent. This provides the Planning Department and Village engineers with time to review the application and assess the information provided in the application packet. All signatures are required. If the Planning Department determines required signatures are missing from the petition, application processing shall be delayed until required signatures are provided.
10. **Submission of the Application.** All items noted above shall be delivered to Village Hall or Submitted to the Planning and Zoning Director electronically.



APPLICATION FOR Right-of-Way Abandonment

Village of Marvin Planning Department
10006 Marvin School Road
Marvin, NC 28173
Phone: (704)843-1680; Fax: (704)843-1660
Website: www.marvinnc.gov

PURPOSE

A Right-of-Way Abandonment application is required when an owner of property located adjacent to a street or other public right-of-way seeks to close the street or other public right-of-way and convert it to private property. Upon request, the Village may consider abandonment of public right-of-way.

North Carolina General Statute (NCGS) 160A-299 gives the Village Council the authority to abandon street right-of-way following a public hearing and a determination that the abandonment:

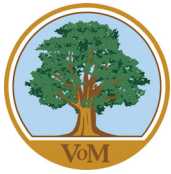
- Is not contrary to the public interest.
- Does not deprive any individual(s) that own property nearby of reasonable means of ingress and egress to their property.
- Is not contrary to the adopted policy to preserve existing right-of-way for connectivity.

In consideration of the statutory requirements above, the Village shall require the following, as applicable,

- Where roads are located within a platted subdivision, all roads offered for public dedication, within the subdivision must be abandoned and 100% of all lot owners owning property within the subdivision must provide written consent.
- A Maintenance Plan and Agreement must be signed with the Village, ensuring the maintenance of all roads and other related structures and amenities, will be maintained by the subdivision
- Declaration of Covenants, Conditions and Restrictions ensure the HOA has established provisions for maintaining all roads within the subdivision and has adopted adequate provisions to ensure road maintenance is funded and shared equally among all lot owners and that all lot owners shall bare responsibility for the funding and maintenance of roads within the subdivision.

INSTRUCTIONS

1. **Application Procedure** – To initiate the process to close a street or alley, or any portion thereof, the applicant must submit a written application to the Marvin Planning Department using the forms included in this packet. The application fee is **\$750.00**. If advertising costs are less than \$500.00, the balance remaining after payment of actual advertising costs will be reimbursed to applicant.
2. **Site Plan / Legal Survey** – To The following documents shall be included with the application:
 - a. A legal survey or subdivision plat properly identifying the area to be abandoned.
 - b. The boundaries of the right-of-way shall be described on the survey map.
 - c. Dimensions shall be shown clearly defining the location of the right-of-way subject to abandonment. The survey map shall also show the names of all abutting/adjoining property owners to the abandonment area.
 - d. The original survey map should be labeled “Exhibit A” and be on 8” x 11” paper.
 - e. The legal description (metes/bounds) should be labeled “Exhibit B”.
 - f. In the event that multiple streets/alleyways are submitted, the original survey maps should be labeled “Exhibits A-1, A-2...” and the legal descriptions (metes/bounds) labeled “Exhibits B-1, B-2...”
3. **List of Property Owners**. Signatures are required by the owners of all abutting/adjoining property to the area proposed for abandonment.
4. **Public Hearing Procedure** – The processing of applications for permanently closing streets is prescribed by the NCGS §160A-299. Upon submittal of a complete application packet and filing fee payment, the Planning Department will prepare the information, provide a recommendation, and submit a report to the Marvin Village Council. The Village Council may adopt a *Resolution of Intent* declaring its intent to close the street or alleys, set a date for a public. hearing on the proposed closure, and authorize its advertisement.

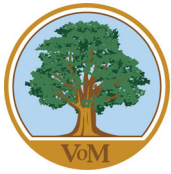


APPLICATION FOR Right-of-Way Abandonment

STATE OF NORTH CAROLINA
COUNTY OF UNION

5. **Effect of the Resolution of Intent** - If the *Resolution of Intent* is adopted by the Village Council, the following actions shall be completed:
- Petitioner receives a copy of the resolution fixing the date of the public hearing.
 - Advertise the public hearing for four successive weeks prior to the hearing in accordance with NCGS §160A-299.
 - Provide the Village Council with the names and addresses of all surrounding property owners and land uses.
 - Send by registered or certified mail, public hearing notification letters to all owners of property adjoining the street.
 - Post a notice of the closing and public hearing in at least two places along the street or alley.
 - Hold a public hearing before the Village Council and the resolution ordering the closing of the street or alley is either adopted or denied.
6. **Council Approval** - If adopted, petitioner will receive a copy of the adopted resolution by mail. Resolution ordering the closure will be recorded at the Register of Deeds office. Once recorded, the portion of the street or alley is considered formally closed. Each adjoining property owner receives his/her portion of the closed area unless altered by the assent of all adjoining property owners as set out in the General Statutes of North Carolina. Such alteration could be for an HOA to take ownership of the entire closed area.
7. **Utility Improvements or Easements** – The Village may reserve its right, title, and interest in any utility improvement or easement within a street closed pursuant to NCGS §160A-299.
8. **Submission of the Application** – All items noted above shall be delivered to Village Hall or submitted to the Planning and Zoning Director electronically.
- Village of Marvin Planning Department
10006 Marvin School Rd
Marvin, NC 28173
9. **Village Council Submittal Deadline and Schedule of Meetings** – Complete application packets are required prior to Council Adoption of the Resolution of Intent. This provides the Planning Department and Village Engineers with time to review the application and assess the information provided in the application packet. All signatures are required. If the Planning Department determines required signatures are missing from the petition, application processing shall be delayed until required signatures are provided.

FOR OFFICE USE ONLY	
Application Received By:	Application Date:
File Name:	Case #:
Filing Fees Paid:	Date Fees Received:
Date of Village Council Meeting:	Date of Public Hearing (if applicable):



APPLICATION FOR Right-of-Way Abandonment

STATE OF NORTH CAROLINA
COUNTY OF UNION

**TO THE MEMBERS OF THE VILLAGE COUNCIL OF MARVIN,
UNION COUNTY, NORTH CAROLINA:**

_____ respectfully files this Petition
Name of Petitioner

and requests that (a portion or all of) the following road or alleyway, so named as follows:

Official Name of Street or Location of Alley

Lying _____
General Description of Location

as shown on the map attached hereto and made a part hereof marked "Exhibit A", be closed and abandoned in accordance with the provisions of Chapter 160A, Section 299, subsection (a) of the General Statutes of North Carolina.

In support of this Petition, your petitioner respectfully alleges the following:

Give Reason for Requesting Closing

No owner owning property in the vicinity of the street or alley sought to be closed in this Petition would thereby be deprived of reasonable means of ingress and egress to their property.

The street (or portion thereof) which petitioner requests be closed and abandoned is more particularly described in "Exhibit B", attached hereto and made a part thereof

Wherefore, petitioner respectfully requests the Council of the Village of Marvin consider this Petition and set the time for public hearing upon this matter as required by law.

Respectfully submitted the _____ day of _____ day of _____

Signature of Petitioner

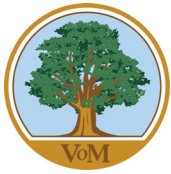
Print Name

Address: _____

Telephone Number: _____



PLANNING & ZONING



APPLICATION FOR Right-of-Way Abandonment

We, the undersigned property owners, owning land abutting the street or alley shown on the Petition, hereby consent and request that the Marvin Village Council close such street as set forth in the Petition.

Parcel Identification Number	Lot Number (if designated on Plat)	
Property Owner(s):		
Mailing Address		
City:	State:	Zip Code:
Signature(s):		

Parcel Identification Number	Lot Number (if designated on Plat)	
Property Owner(s):		
Mailing Address		
City:	State:	Zip Code:
Signature(s):		

Parcel Identification Number	Lot Number (if designated on Plat)	
Property Owner(s):		
Mailing Address		
City:	State:	Zip Code:
Signature(s):		

Parcel Identification Number	Lot Number (if designated on Plat)	
Property Owner(s):		
Mailing Address		
City:	State:	Zip Code:
Signature(s):		

Parcel Identification Number	Lot Number (if designated on Plat)	
Property Owner(s):		
Mailing Address		
City:	State:	Zip Code:
Signature(s):		



**VILLAGE OF MARVIN
NORTH CAROLINA**

**Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173**

**Phone: (704) 843-1680
Fax: (704) 843-1660**

Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title: Information Only: Finance Director's Treasurer Report for June 2025

Attachments: Report Attached **Action Requested:** Information Only

Draft Motion: To accept the Treasurer Report as presented.

Budgetary Impact: No Budgetary Action Required

Background:

See Attached Report

Current:

See Attached Report



FINANCE

Village of Marvin, North Carolina

FINANCE DIRECTOR REPORT

DATE: July 31, 2025
TO: Mayor and Council
FROM: Jill Carilli, Finance Director
SUBJECT: June '25 Treasury Report

Bank Accounts:

JUNE SNAPSHOT

Bank Balances	June 30th 2025
Checking (acct 7089)	\$193,426
Savings (acct 2779)^	\$ 649,589
SCIF Grant (acct 4475)**	\$ 102,916
VH Park Grant (acct 4483)**	\$ 211,801
Total Cash in Bank	\$1,157,732
Pinnacle (acct 5736)	\$1,954,778
NC Cap Management Trust	\$1,269,184
Total Invested Idle Funds	\$3,223,962

Ad Valorem Tax Collection: June Collection Report (99.99% Collected)

JUNE 2025 VILLAGE OF MARVIN PERCENTAGE REPORT

JUNE 30, 2025 REGULAR TAX	2024	2023	2022	2021
BEGINNING CHARGE	1,250,682.53	918,254.73	899,795.12	880,896.10
TAX CHARGE				
PUBLIC UTILITIES CHARGE				
DISCOVERIES				
NON-DISCOVERIES				
RELEASES				
TOTAL CHARGE	1,250,682.53	918,254.73	899,795.12	880,896.10
BEGINNING COLLECTIONS	1,250,494.81	918,230.80	899,761.93	880,879.56
COLLECTIONS - TAX	89.71			
COLLECTIONS - INTEREST	4.56			
TOTAL COLLECTIONS	1,250,584.52	918,230.80	899,761.93	880,879.56
BALANCE OUTSTANDING	98.01	23.93	33.19	16.54
PERCENTAGE OF REGULAR	99.99%	100.00%	100.00%	100.00%
SOLID WASTE				
BEGINNING CHARGE	502,000.00	495,000.00	472,506.00	117,791.00
DISCOVERIES				
NON-DISCOVERIES				
RELEASES				
TOTAL CHARGE	502,000.00	495,000.00	472,506.00	117,791.00
BEGINNING COLLECTIONS	502,000.00	495,000.00	472,506.00	117,791.00
COLLECTIONS - SOLID WASTE				
COLLECTIONS - INTEREST				
TOTAL COLLECTIONS	502,000.00	495,000.00	472,506.00	117,791.00
BALANCE OUTSTANDING	-	-	-	-
PERCENTAGE OF REGULAR	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING BALANCE	98.01	23.93	33.19	16.54
COLLECTION FEE 1.25 %	1.18	-	-	-



VILLAGE OF MARVIN
NORTH CAROLINA

Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173

Phone: (704) 843-1680
Fax: (704) 843-1660

Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title: Discuss and Consider Revisions to 2025 Community Survey Questions as Recommended by Centralina Regional Council

Attachments: Proposed Revisions **Action Requested:** Approve

Draft Motion: To approve the final draft of the 2025 Community Survey as amended.

Budgetary Impact: No Budgetary Action Required

Background:

The Council previously approved the list of questions for the 2025 Community Survey based on feedback from the PR&G Board, Planning Board, and Survey Working Group. The Council previously entered a contract with Centralina Regional Council to administer the survey and to prepare reports/presentations of the results.

Centralina has reviewed the list of questions and has a list of recommendations. Most recommendations are as follows:

- Changing the order of a few questions.
- Rewording a few questions.
- Changing a few open-ended questions to have answer choices with an “other, please specify” option.
- Deleting redundant questions to make the survey shorter.
- Merging questions to make the survey shorter.
- Adding an intro message to explain the purpose of the survey.

Current:

Staff asks Council to consider each of the revisions proposed by Centralina and to approve the final draft. Staff will briefly discuss each of the revisions with Council.

This will be the last chance for the Council to make changes to the survey questions.

Next Steps:

- Centralina creates survey in SurveyMonkey.
- Staff prepares marketing materials, postcard design, and banners.
- Social media/newsletter promotions begin in August.
- Centralina mails postcards with access codes to residents (one response per household).
- Survey runs mid-September through mid-November.
- Centralina prepares final report and presentation.
- Centralina presents survey results in January 2026.



Village of Marvin

2025 Village of Marvin Community Survey

Recommended Revisions from Centralina Regional Council, Proposed 7/31/25

Thank you for taking part in the 2025 Village of Marvin Community Survey. The results of this survey will guide the Village's strategic planning efforts and projects for years to come.

Section I. General

Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

Commented [MJ1]: Before the survey questions, add an introduction that explains why the survey is being distributed and what influence the results may have.

1. What neighborhood do you live in? If not within a neighborhood, along what street do you live? (Fill in the blank.)
2. What are some of your reasons for living in the Village of Marvin? Select all that apply.
 - a. Acreage
 - b. Small Town Surroundings
 - c. Low taxes
 - d. Housing available
 - e. Proximity to Charlotte
 - f. Proximity to employment
 - g. Proximity to family or friends
 - h. Proximity to retail services
 - i. Quality of schools
 - j. Zoning and ordinance regulations
 - k. Other, please specify. (Comment box to allow multiple entries.)
3. Please rank the biggest issues facing Marvin today:
 - a. Commercial development
 - b. Lack of parks/greenways
 - c. Population growth
 - d. Residential development
 - e. Road infrastructure
 - f. Safety
 - g. Traffic volume/speeding
 - h. Other, please specify. (Comment box to allow multiple entries.)

Commented [MJ2]: This won't produce data points in Survey Monkey. Can we divide the village into quadrants or sectors and use a map for reference?

4. Do you currently utilize any Village of Marvin Parks and/or Trails?
 - a. Yes
 - b. No

Enriched by nature.



10006 Marvin School Road | Marvin, NC 28173

T: (704) 843-1680 | F: (704) 843-1660 | marvinnc.gov

Village of Marvin

5. If you use the Village Parks and Trails, how do you use them? (Fill in the blank.) (Skip if NO is selected in 4.)
6. Would you like to see more parks, open space, or recreation amenities in Marvin?
7. Does your opinion change if new amenities are entirely taxpayer funded?

[End of Section I. General]

Commented [AY3]: Moved to Section III Greenways & Trails

Enriched by nature.



Village of Marvin

Section II. Environment/Greenspace

For purposes of this survey, greenspace is defined as predominantly undeveloped “green” areas that may include low impact-built elements, such as trails or parks, or be left completely natural. Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

10.4. Does Marvin have enough greenspace?

- a. Too much
- b. Just right
- c. Not enough

11.5. How important is it for the Village of Marvin to buy land to preserve?

- a. Very
- b. Somewhat
- c. Not very

12.6. How should greenspace in Marvin be utilized? Select all that apply.

- a. Greenways/trails to provide recreation and off-street connectivity between neighborhoods and amenities.
- b. Passive parks with lawns and minor built elements like benches, picnic tables, educational signage.
- c. Active parks for recreational activities such as disc golf, playgrounds, sand-based courts (bocce, volleyball, horseshoes, etc.), fitness stations or other activities that require relatively low environmental impact-built elements.
- d. No use at all. Keep it completely natural.

13.7. What do you consider to be the most important issues related to the Village’s environmental and natural resources? *(Rank from most to least important.)*

- a. Maintaining tree canopy
- b. Land Conservation
- c. Improving public access to outdoor recreation
- d. Stormwater management for developed properties
- e. Preserving wildlife habitat
- f. None of the above
- g. Other, please specify. *(Comment box to allow multiple entries.)*

[End of Section II. Environment/Greenspace]



Village of Marvin

Section III. Greenways & Trails

For purposes of this survey, greenways are linear green spaces with trails that provide connectivity between neighborhoods, parks, schools and other community destinations as well as fitness/recreation. Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

~~Do you currently utilize any Village of Marvin Parks and/or Trails?~~

14-8. Are Greenways/Walking Trails important to you?

- a. Yes
- b. No

15-9. Is walkable connectivity to neighborhoods, schools, and parks/amenities important to you?

- a. Yes
- b. No

16-10. Why is or is not walkable connectivity important to you? (Fill in the blank.)

Commented [MJ6]: Give option and open-entry "other" option

17-11. Are you familiar with the 2020 Parks and Greenways Master Plan? (Logic, if "No" is selected, don't show next question).

- a. Yes
- b. No

18-12. If you are familiar with the 2020 Parks and Greenways Master Plan, what do you think of the number of proposed and completed trails?

- a. There should be more trails than the ones proposed
- b. The proposed number of trails is just right
- c. There should be fewer trails than those proposed

19-13. What improvements would you like to see on our current walking trails/greenways? Select all that apply.

- a. Adding lights
- b. Adding safety call boxes
- c. Crosswalks (when trails cross roadways)
- d. Hard surface trails (concrete or asphalt)
- e. Hours of operation
- f. Increased police patrols
- g. More dog waste pick up stations
- h. Nothing, they are fine as they are
- i. Other, please specify. (Comment box to allow multiple entries.)



Village of Marvin

20.14. For what activities do you currently use greenways/trails and for what activities
you like greenway/trails to be designed? Select all that apply.

- a. Bike riding
- b. Equestrian use
- c. Fitness stations
- d. Jogging/running
- e. Walking
- f. None of the above
- g. Other, please specify. *(Comment box to allow multiple entries.)*

Commented [MJ7]: Change to what activities do you currently use greenways for OR what activities would you like them to be designed for

[End of Section III. Trails and Greenways]



Village of Marvin

Section IV. Parks

Currently Marvin has one developed park (Marvin Efird Park), one under development (Village Hall Park), and two additional parks without development proposals (Marvin Gardens/Publix Pocket Park, Heritage Pocket Park). Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

~~21.15.~~ 22.16. Would you like to see more parks, open space, or recreation amenities in Marvin?

23.17. How do you feel about the number of parks, open space, and recreation amenities in the Village of Marvin?

- a. Too Many
- b. Just right
- c. Not enough

24.18. If you have visited Marvin Efird Park recently, for what reason? (Fill in the blank.)

Commented [MJ8]: Give options and add "other"

25.19. What amenities would you like to see in Marvin parks? Select all that apply.

- a. Athletic fields/courses (soccer, disc golf, etc.)
- b. Chess tables
- c. Community gardens
- d. Demonstration garden
- e. Disc golf
- f. Dog Park
- g. Educational stations/signage
- h. Event lawns (used for concerts/movie series or markets)
- i. Fitness stations
- j. Picnic tables
- k. Playgrounds
- l. Sand pits for bocce or horseshoes
- m. Sand volleyball courts
- n. Small amphitheater or event stage
- o. Tennis/pickleball courts
- p. None of the above
- q. Other, please specify. (Comment box to allow multiple entries.)

Commented [MJ9]: A lot to look at, maybe divide into categories: "athletic fields & courses (soccer, disc golf, etc.)," "hobby areas (community garden, dog park, etc.)" ...

26.20. What is your preferred method to travel to the parks?

- a. I prefer to drive and would like there to be parking
- b. I prefer to walk via street side trails/sidewalks
- c. I prefer to use internal (non-street side) trails/greenways

[End of Section IV. Parks]

Enriched by nature.



Village of Marvin

Section V. Recreation & Community Events

Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

~~25-19.~~ Are you currently a member of a recreation/fitness center or a country club?

- a. Yes
- b. No

~~26. Do you have any interest in partnering with other municipalities for a sports complex?~~

~~20. Do you have any interest in partnering with other municipalities for a sports complex or aquatic center? (Logic, if "No" is selected, don't show next question).~~

- ~~a. Yes, both~~
- ~~b. Yes, sports complex~~
- ~~c. Yes, aquatic center~~
- ~~d. No~~

~~27-21.~~ If so, what sports would you be most interested in? (Fill in the blank.)

~~28-22.~~ Are you interested in the Village of Marvin building a community center with rooms for fitness/educational classes, an indoor sport courts, fitness facilities, etc. (Logic, if "No" is selected, don't show next question).

- a. Yes
- b. No

~~29-23.~~ If so, what would you like it to include? (Fill in the blank.)

~~30. Are you interested in partnering with another municipality for an Aquatic Center?~~

~~31-24.~~ Are you pleased with the number of events held in Marvin on an annual basis?

- a. Yes
- b. No

~~32-25.~~ What events, if any, would you like to see held in Marvin annually? Select all that apply.

- a. Car show
- b. Concert/live music series
- c. Farmer's market
- d. Holiday market
- e. Holiday related events such as Easter Egg Hunt, Trick or Treat, or Tree Lighting



Village of Marvin

- f. Marvin Day
- g. Stargazing
- h. Summer camp activities
- i. Summer movie nights
- j. Tournaments (Cornhole, horseshoes, cook-offs, etc.)
- k. None of the above
- l. Other, please specify. *(Comment box to allow multiple entries.)*

[End of Section V. Recreation & Community Events]



Village of Marvin

Section VI. Government Services & Projects

Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

~~33-26.~~ What other government services would you like to see offered in Marvin?

- Additional community events
- Additional trash/recycling services
- Hiring an additional Deputy Sheriff (The Village currently has two.)
- Road Maintenance
- Roundabout/intersection improvements
- Parks & Recreation Sports Programming/Athletic Programs
- Stormwater services
- Village-provided police services
- Village-provided water/sewer utilities
- None of the above.
- Other, please specify. *(Comment box to allow multiple entries.)*

~~34-27.~~ Do you support a new position for staff dedicated solely to finding grants to fund larger projects? ~~Over the previous five years the Village has acquired almost \$4M in grant funds.~~

- Yes
- No

Commented [MJ12]: Feels leading - in both directions. Either "look at how much we've gotten, we can get more if yes," or, "we've gotten so much, we don't need any help"

~~35-28.~~ In the past, the Village has hired off-duty officers to direct traffic at high-traffic intersections, including at the New Town / Marvin Road intersection (before the construction of the roundabout). Would you be interested in seeing deputies at more critical intersections in the future? *(Logic, if "No" is selected, don't show next question).*

- Yes
- No

~~36-29.~~ If yes, where?

~~37-30.~~ Do you think Marvin directional wayfinding signs (directional and greenway navigational) are important to Marvin's look and establishing a unique sense of place?

- Yes
- No



Enriched by nature.



Village of Marvin

38.31. Do you think Village of Marvin monument/welcome signs are important to Marvin's look and establishing a unique sense of place? A depiction of the proposed welcome signage has been provided, as well as photos of current Marvin welcome signs.

- a. Yes
- b. No



39.32. Do you want to see all Marvin street blades standardized for a cohesive look?

- a. Yes
- b. No



Commented [MJ13]: Recommend combining into one question: "Do you think that comprehensive and uniform signage, such as wayfinding, welcome monuments, and street signs, is important to Marvin's identity and sense of place?" Leave example photos

40.33. The recent Marvin bond package was not approved by Marvin voters on March 5, 2024. If you voted against the bonds, what was your primary reason? *(Fill in the blank.)*

41.34. What do you think about a limited number of townhomes in Marvin? *(Fill in the blank.)*

[End of Section VI. Government Services & Projects]

Enriched by nature.



Village of Marvin

Section VII. Communications

Please keep in mind that projects in the Village of Marvin may require a tax increase, as the Village is currently operating with a 5.63-cent tax rate.

~~42-35.~~ Are you subscribed to receive emails from the Village (newsletters, meeting notices, event updates)? You can sign up through the homepage of MarvinNC.gov. (Logic, if "No" is selected, don't show next question).

- a. Yes
- b. No

~~43-36.~~ If you are subscribed, what do you think of the frequency of emails sent from the Village government? (Logic, if "a" or "b" is selected, don't show next question).

- a. Too Many Emails
- b. Just Enough Emails
- c. Not Enough Emails

~~44-37.~~ If you ~~think more emails are needed, are not subscribed to emails from Marvin, or wish to see more emails,~~ what ~~additional type of~~ information would you ~~like to receive~~ find most beneficial or informative? (Fill in the blank.)

Commented [MJ14]: Give options and add "other"

~~45-38.~~ What would you like to see added to the Marvin Wise Newsletter? (Fill in the blank.)

~~46-39.~~ Do you follow the Village of Marvin on social media (Facebook, Instagram, and YouTube)?

- a. Yes
- b. No

~~47-40.~~ Where do you receive your news/information about Marvin? Select all that apply.

- a. The Village's Email Newsletter, the Marvin Wise Newsletter
- b. Official Village Social Media Accounts
- c. Other Social Media
- d. The Village Website, MarvinNC.gov
- e. Local Newspapers/Local TV News
- f. Banners/Signage
- g. Other, please specify. (Comment box to allow multiple entries.)

~~48. If you receive news via social media, do you receive news via official Village accounts?~~

Commented [MJ15]: Redundant

~~49-41.~~ Are there any features or content that you would like to see on MarvinNC.gov? (Fill in the blank.)



Village of Marvin

~~50.~~42. How can the Village better communicate with residents? *(Fill in the blank.)*

[End of Section VII. Communications]

Section VIII. Conclusion

43. Do your opinions change if new amenities are entirely taxpayer funded?

- a. More in favor
- b. No change
- c. Less in favor

44. Do your opinions change if new amenities are partly taxpayer funded in a grant match from federal, state, and/or other funding sources?

- a. More in favor
- b. No change
- c. Less in favor

45. Do your opinions change if new amenities are entirely funded by grant or as part of a development?

- a. More in favor
- b. No change
- c. Less in favor

~~51.~~46. What makes Marvin a great place to live? *(Fill in the blank.)*

~~52.~~47. Thank you for participating in the 2025 Village of Marvin Community Survey. If you would like to contribute any additional comments, please enter them in the box provided below. If you have an interest in volunteering with the Village, please leave your contact information and someone will contact you. *(Comment box to allow multiple entries.)*

[End of 2025 Village of Marvin Community Survey]



**VILLAGE OF MARVIN
NORTH CAROLINA**

**Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173**

**Phone: (704) 843-1680
Fax: (704) 843-1660**

Village Council Agenda Report

Meeting Date: Tuesday, July 22, 2025

MarvinNC.gov

Title:	Discussion of Cost Estimates for Assuming Maintenance Responsibilities for New Town Road from the Waxhaw-Marvin Roundabout to the South Carolina State Line		
Attachments:	Cost Estimates	Action Requested:	Information Only

Draft Motion:	No Motion Requested		
----------------------	---------------------	--	--

Budgetary Impact:	No Budgetary Action Required		
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Background:

Staff was previously asked to acquire costs for taking over the maintenance responsibility for New Town Road from the New Town and Waxhaw Marvin Road roundabout to the South Carolina State Line.

Current:

AMT Engineering provided the estimated cost to bring the road condition up to Marvin standards which includes resurfacing with new asphalt. That cost estimate was \$475,140.25 for resurfacing with a 10% annual cost to maintain the asphalt. Additional annual costs include general maintenance items in the amount of \$25,000. The overall estimated cost for year one is \$500,140.25 with an estimated annual maintenance cost of \$72,514.03.



NC
Route: SR 1315 Newtown Road
From: Waxhaw/Marvin road to South Carolina Line
Proposed: Perform upgrades on 6,072 feet @ 22'
PCS SCORE **66** 4/5/1/0 LIGHT TRANSVERSE, LIGHT RUTTING.
Priced By:
Prepared By: ML, AMT Engineering
Requested By: Village of Marvin
Estimated By: ML, AMT Engineering

6/6/2025

County: UNION

CONSTR. COST

\$365,492.50

Line Item	Des	Sec No.	Description	Quantity	Unit	Price	Amount
1			MOBILIZATION	1.0	LS	\$5,000.00	\$5,000.00
2			I-19.0 ASPHALT PATCHING	80.0	TN	\$150.00	\$12,000.00
3			AC BINDER	77.6	TN	\$750.00	\$58,192.50
4			S-9.5C ASPHALT SURFACE, 1.5"	1,250.0	TN	\$115.00	\$143,750.00
5			4" THERMOPLASTIC 90 MIL	16,200.0	LF	\$3.50	\$56,700.00
6			RAISED REFLECTIVE MARKERS	80.0	EA	\$12.50	\$1,000.00
7			TREE REMOVAL(To Establish Ditchline)	1.0	LS	\$8,000.00	\$8,000.00
8			DRIVE PIPES	120.0	LF	\$90.00	\$10,800.00
9			CROSS LINES EXTEND	22.0	LF	\$160.00	\$3,520.00
10			SEED AND MULCH	1.8	AC	\$2,500.00	\$4,500.00
11			DITCHING	904.0	SY	\$45.00	\$40,680.00
12			SHOULDER RECONSTRUCTION	2.3	SM	\$4,500.00	\$10,350.00
13			EROSION CONTROL	1.0	LS	\$6,000.00	\$6,000.00
14			TRAFFIC CONTROL	1.0	LS	\$5,000.00	\$5,000.00

\$/YR
Pavement
Needed

SUB. \$365,492.50

30% ADMINISTRATION AND INSPECTIONS. \$ 109,647.75

TOTAL \$475,140.25

10% per year

\$ 47,514.03



NC

Route: SR 1315

From:

Proposed:

PCS SCORE

Priced By:

Prepared By:

Requested By:

Estimated By:

	6/6/2025
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County:

Newtown Road

Waxhaw/Marvin road to South Carolina Line

Perform Maintenance on 6,072 feet

ML, AMT Engineering

Village of Marvin

ML, AMT Engineering

Line Item	Des	Sec No.	Description	Quantity	Unit	Price
1			SHOULDER MOWING/TRIMMING (10 Times)	23.0	SMI	\$150.00
2			LITTER REMOVAL (12 Times)	27.6	SMI	\$50.00
3			LONG ARM MOWING	8.0	HR	\$150.00
4			BRINE APPLICATION	8.0	HR	\$150.00
5			ANTI-ICING(SALT)	2.0	TN	\$150.00
6			ANTI-ICING(SALT)APPLICATION	8.0	HR	\$150.00
7			CROSS LINE PIPE CLEAN OUT (existing)	1.0	EA	\$1,500.00
8			ROADWAY SWEEPING (RAB)	8.0	HR	\$150.00
9			TREE AND LIMB REMOVAL	8.0	HR	\$100.00
10			LANDSCAPE MAINT(RAB)BARK, SPRAY,TRIM, MOW	1.0	EA	\$3,500.00
11			GENERAL DRAINAGE	8.0	HR	\$300.00
12			SIGN MAINTENANCE	3.0	EA	\$350.00
13						

..... SUB.

30% ADMINISTRATION AND INSPECTIONS.

TOTAL

UNION

General Maint
\$19,180.00

Amount	\$/YR General Maint. Needed	
\$3,450.00		
\$1,380.00		
\$1,200.00		
\$1,200.00		
\$300.00		
\$1,200.00		
\$1,500.00		
\$1,200.00		
\$800.00		
\$3,500.00		
\$2,400.00		
\$1,050.00		
\$0.00		
\$19,180.00		
\$ 5,754.00		SAY
\$24,934.00	\$24,934.00	\$25,000.00



NC

Route: SR 1315

From:

Proposed:

PCS SCORE

Priced By:

Prepared By:

Requested By:

Estimated By:

6/6/2025

Newtown Road

Waxhaw/Marvin road to South Carolina Line

Perform Maintenance on 6,072 feet

County: UNION

General Maint

\$19,180.00

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9			TREE AND LIMB REMOVAL	8.0	HR	\$100.00	\$800.00
10			LANDSCAPE MAINT(RAB)BARK, SPRAY,TRIM, MOW	1.0	EA	\$3,500.00	\$3,500.00
11			GENERAL DRAINAGE	8.0	HR	\$300.00	\$2,400.00
12			SIGN MAINTENANCE	3.0	EA	\$350.00	\$1,050.00
13							\$0.00

\$/YR General
Maint.
Needed

SUB. \$19,180.00

30% ADMINISTRATION AND INSPECTIONS. \$ 5,754.00

TOTAL \$24,934.00

\$24,934.00

SAY

\$25,000.00



VILLAGE OF MARVIN
NORTH CAROLINA

Marvin Village Hall
10006 Marvin School Road
Marvin, NC 28173

Phone: (704) 843-1680
Fax: (704) 843-1660

Village Council Agenda Report

Meeting Date: Thursday, July 31, 2025

MarvinNC.gov

Title:	Consider Approving NCDOT's Request for a Letter of Intent from the Village of Marvin for the Petitioning for Abandonment from NCDOT upon Completion of Asphalt Resurfacing Project		
Attachments:	List of Streets	Action Requested:	Give Consensus
Draft Motion:	To approve NCDOT's request for a letter of intent from the Village of Marvin for petitioning for abandonment from NCDOT upon completion of asphalt resurfacing project.		
Budgetary Impact:	No Budgetary Action Required		

Background:

The Village of Marvin Council previously approved the pavement condition survey 5-year plan for accepting maintenance responsibilities from the NCDOT for neighborhood roads that they currently own and are located within the incorporated limits of Marvin.

Current:

The NCDOT District Engineer recently reached out to staff and shared that NCDOT was in the process of submitting and RFP for resurfacing of roads that are listed in Marvin's pavement condition survey 5-year plan. In that plan the roads that they are planning to resurface expand into multiple years. The engineer explained that NCDOT plans to resurface most or all the remaining roads that's listed in the plan during the 2025-26 project year. Because they are planning to do this, they are requesting that Marvin provide them with a letter of intent stating that we will accept all of the newly resurfaced roads upon the completion of the project. According to NCDOT, these roads will not come with a one-year warranty period. Marvin will also be required to petition NCDOT for the purpose of abandonment. The list of roads has been submitted with this agenda item.

List of Roads in next NCDOT

SR 3489 Smokey Hollow Dr	0.30
SR 3488 Kindling Wood Ln	0.43
SR 3487 Briar Patch Ter	0.40
SR 3486 Wheatfield Dr	0.38
SR 3177 Groves Edge Ln	0.56
SR 3331 Silk Pond Dr	0.13
SR 3332 Ptarmigan Ct	0.04
SR 3333 Montane Run Ct	0.26
SR 3330 Resolution Ct	0.08
SR 3329 Prima Cornice Ct	0.15
SR 3328 Avanti Dr	0.66
SR 3838 Pelham Ln	0.04
SR 3839 Bristol Ct	0.04
SR 3643 Stonehurst Ln	0.18
SR 3642 Armistead Ct	0.07
SR 3840 Corbin Ct	0.03
SR 3641 Appomatox Dr	0.62
SR 3841 Marvin Branch Ct	0.05
SR 3640 Wyndham Ln	0.44

Resurfacing Project

From Sr 3486 Wheatfield Dr to SR 3176 Wandering Way	0.00
From SR 3487 Brair Patch Trace to Cul de sac (EOM)	0.00
From SR 3488 Kindling Wood Dr to Cul de sac (EOM)	0.00
From SR 1313 Joe Kerr to SR 3487 Briar Patch Trace	0.23
From SR 2948 Marvin School Rd to SR 3816 Running Horse Ln	0.00
From SR 3328 Avanti Dr to SR 3333 Montane Run	0.00
From SR 3328 Avanti Dr to Cul de sac (EOM)	0.00
From Cul de sac to Cul de sac (EOM)	0.00
From Cul de sac (EOM) to Cul de sac (EOM)	0.00
From SR 3328 Avanti Dr to Cul de sac (EOM)	0.00
From NC 16 to Cul de sac (EOM)	0.00
From SR 3641 Appomatox Dr to Cul de sac (EOM)	0.00
From SR 3641 Appomatox Dr to Cul de sac (EOM)	0.00
From SR 3641 Appomatox Dr to Cul de sac (EOM)	0.00
From SR 3640 Wyndham Ln to Cul de sac (EOM)	0.00
From SR 3641 Appomatox Dr to Cul de sac (EOM)	0.00
From SR 1313 Joe Kerr to Cul de sac (EOM)	0.00
From SR 3643 Stonehurst Ln to Cul de sac (EOM)	0.00
From SR 2948 Marvin School Rd to Cul de sac (EOM)	0.00

0.30	Profile Mill and 1.5" S9.5B overlay
0.43	Profile Mill and 1.5" S9.5B overlay
0.40	Profile Mill and 1.5" S9.5B overlay
0.61	Profile Mill and 1.5" S9.5B overlay
0.56	Profile Mill and 1.5" S9.5B overlay
0.13	Profile Mill and 1.5" S9.5B overlay
0.04	Profile Mill and 1.5" S9.5B overlay
0.26	Profile Mill and 1.5" S9.5B overlay
0.80	Profile Mill and 1.5" S9.5B overlay
0.15	Profile Mill and 1.5" S9.5B overlay
0.66	Profile Mill and 1.5" S9.5B overlay
0.04	profile mill 1" Dbl seal and 1" S4.75A overlay
0.04	profile mill 1" Dbl seal and 1" S4.75A overlay
0.18	profile mill 1" Dbl seal and 1" S4.75A overlay
0.07	profile mill 1" Dbl seal and 1" S4.75A overlay
0.03	profile mill 1" Dbl seal and 1" S4.75A overlay
0.62	profile mill 1" Dbl seal and 1" S4.75A overlay
0.05	profile mill 1" Dbl seal and 1" S4.75A overlay
0.44	profile mill 1" Dbl seal and 1" S4.75A overlay

VOM ACTION ITEM LIST						
*Priority Legend: H = <1-2 Months, M = 3-5 Months, L = >6 Months						
Date	Item	Action Needed	Assigned To	Status	Priority*	Update
2021						
5/11/2021	Trail Easement	Secure the trail easement for the Innisbrook-Preserve Trail connection.	Nestor & Huneycutt	On Hold	L	
2023						
1/10/2023	Park Land	Councilman Deatherage and Mr. Nestor will speak with the Towns at Ardrey Park regarding the donation of land for a park.	Nestor & Huneycutt	On Hold	L	
10/26/2023	Bonds Grove/WM RAB	Ms. Amos will contact NCDOT and Union Power to get Bonds Grove/Waxhaw-Marvin roundabout plans to incorporate lighting, irrigation sleeves, pedestrian cutouts before it goes out for bid.	Amos	On Hold	H	
2024						
6/27/2024	Stormwater & Pavement Condition Studies	Staff will provide Council with recommendations based on the stormwater and pavement condition studies.	Staff	In Progress	H	7/31 WS
10/30/2024	MEP Emergency Exit	Mr. Broom will research an emergency exit for Marvin Efird Park.	Broom	In Progress	L	7/31 WS
12/10/2024	Contract	Ms. Amos will execute the contract with Blue Ridge Trail Works for construction of the Marvin Creek Connector.	Amos	On Hold	H	
2025						
1/30/2025	Meeting with Waxhaw Mayor	Mayor Pollino will arrange a meeting with Waxhaw Mayor Murray regarding the sports complex and the Bonds Grove/Waxhaw-Marvin intersection and roundabout project.	Pollino	In Progress	H	Fall
2/11/2025	Stacy Howie Abandonment & NLT	Mr. Broom will start the abandonment process for Stacy Howie Road, order a no left turn sign, and will contact SCDOT.	Broom	In Progress	H	9/27 WS
2/27/2025	Local Organizations Research	Mr. Huneycutt will research local organizations that could assist in archaeological services to locate potential burial sites in the vicinity of the proposed Tullamore Phase 4 Trail.	Huneycutt	In Progress	M	
3/27/2025	Sister City Research	Ms. Das will conduct further research on Sister Cities and will report back in the coming months.	Das	In Progress	L	7/31 WS
5/13/2025	Trail Standards	Mr. Huneycutt will fold the updated trail standards into the Village's spec manual.	Huneycutt	In Progress	M	
5/29/2025	LWCF Grant Program	Ms. Amos and Mr. Huneycutt will move forward with an application for the Land and Water Conservation Fund Local Grant Program.	Amos & Huneycutt	In Progress	H	
5/29/2025	Pacer Lane Fence	Ms. Amos will provide an update on the fence installed across Pacer Lane at an upcoming meeting.	Amos	In Progress	H	

Date	Item	Action Needed	Assigned To	Status	Priority*	Update
6/10/2025	Additional Speed Radar Data	Mr. Broom will pull the speed radar data to determine the times when drivers are driving at the highest speeds.	Broom	In Progress	M	
6/26/2025	Interlocal Agreement	Ms. Amos will execute the interlocal agreement for the Union County Senior Nutrition Program.	Amos	In Progress	H	