



# VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | [www.marvinnc.org](http://www.marvinnc.org)

## VILLAGE COUNCIL MEETING MINUTES

February 19, 2021 – 9am

Firethorne Country Club, 1108 Firethorne Club Dr, Marvin, NC 28173

Annual Retreat (Virtual Meeting)

### A. AGENDA ITEM

#### 1. Call to Order

Mayor Pollino called the meeting to order at 9:04am and determined a quorum was present.

**Present:** Mayor Pollino, Mayor Pro Tem Vandenberg, Councilman Lein, Councilman Wortman

**Present Virtually:** Councilman Marcolese

**Absent:** None

**Staff Present:** Christina Amos, Rohit Ammanamanchi, Derek Durst

**Staff Present Virtually:** Julie Rothrock, Jamie Privuznak, Tom Weitnauer, Austin W. Yow (*joined at 3:27pm*)

#### 2. Consider Allowing Councilmembers to Participate Remotely

**MOTION:** Mayor Pro Tem Vandenberg moved to allow Councilmember Marcolese to participate remotely.

**VOTE:** The motion passed unanimously.

#### 3. Adoption of the Agenda

Mayor Pollino requested to make the following changes:

- Add Closed Session to talk about property acquisition.

**MOTION:** Mayor Pro Tem Vandenberg moved to adopt the agenda as amended.

**VOTE:** The motion passed unanimously.

### B. PRESENTATIONS

**TIME STAMP 3:15**

#### 1. Union County Revaluation Update

Van Harrell, Union County Tax Administrator, gave a presentation on the 2021 property revaluations. (*See attached presentation, which is included as a reference in the minutes.*)

### C. ITEMS OF DISCUSSION (*Ms. Amos gave a presentation to accompany items 1-12; see attached presentation, which is included as a reference in the minutes.*)

**TIME STAMP 25:35**

#### 1. Discussion of Mission & Vision Statements

Council reviewed their mission and vision statements approved in 2020 and opted to make no changes.

**TIME STAMP 31:00**

#### 2. Discussion of Year Recap

Christina Amos, Village Manager, reviewed the accomplishments from the previous year, including: saving funds, being awarded the \$1 million grant for the Marvin Loop Greenway, adopting the 2020 Land Use Plan, adopting the 2020 Parks and Greenways Master Plan, rewriting development ordinances as required by the State, hiring a second law enforcement officer as well as new staff members, revising the Village Hall plans, making progress on road infrastructure projects, launching the new website, holding the first Town Hall Event, starting branding efforts with new road signs, completing new trails and park projects, adopting a new personnel policy; increasing funding for parks and recreation projects, completing the first feasibility study for the Marvin Heritage District, and landscaping the two existing roundabouts.

**TIME STAMP 35:50**

#### 3. Discussion of Audit Highlights

Ms. Amos reviewed the highlights of the recently completed audit.

**TIME STAMP 36:40**

**NOTE:** Items 4-7 were discussed out of order and concurrently as part of a greater discussion of the Capital Improvement Plan and the budget. For the most part, these items were discussed in the following order: #5, #4, #6, #7

**4. Discussion of Capital Improvement Plan (5-Year Plan)**

**MOTION:** Mayor Pro Tem Vandenberg moved to take a two-minute recess.

**VOTE:** The motion passed unanimously.

**MOTION:** Mayor Pro Tem Vandenberg moved to reconvene.

**VOTE:** The motion passed unanimously.

Ms. Amos and Council reviewed the proposed Capital Improvement Plan. Council thoroughly discussed each of the projects and how they should be prioritized in future years. These projects included Village Hall, park projects, roads, and greenways and trails.

**5. Review of Fund Balance Reserve Line-Item**

Ms. Amos reviewed the fund balance reserve line-item and asked Co. This discussion occurred immediately following the 3. Discussion of Audit Highlights. She stated that \$365,000 has been set aside for land acquisition and asked Council if they wished to reallocate these funds for other projects.

**6. Discussion of Goals & Priorities for 2021**

Discussion of this item occurred during 4. "Discussion of Capital Improvement Plan (5-Year Plan)."

**7. Discussion of Powell Bill / Roads Funding Plan**

Ms. Amos reviewed the current roads funding plan, as well as the Village's Powell Bill revenue and expenses. Council discussed this item in depth.

**TIME STAMP 2:20:40**

**8. Discussion of New Town Road Petition**

Ms. Amos reminded Council that New Town Road is in poor condition and that NCDOT is unwilling to repair the road even if the Village agreed to assume maintenance. She added that the cost to fully repair New Town Road was over \$190,000, whereas minor repairs was around \$20,000.

**9. Discussion of Financial Analysis of Bonds**

Ms. Amos briefly discussed this item during Item #13 Departmental Presentations.

**TIME STAMP 2:26:00**

**10. Union County Board of Commissioners – Chairman Richard Helms & Vice Chairman Dennis Rape**

This discussion happened concurrently with Item #12 State Representatives – NC State House Representative David Willis and NC State Senator Todd Johnson.

**State Representatives:** State Legislators David Willis and Todd Johnson cautioned the Village Council to allow them time to work with NCDOT on the Village's road issues before the Village attempts to assume maintenance of New Town Road or any other additional roads. They encouraged Council and Staff to send them a list of prioritized projects that the Village needs assistance with. Council and the State Representatives discussed NCDOT and roadway projects, as well as annexation regulations in depth.

**Union County Commissioners:** Commissioners Helms and Rape reflected on NCDOT projects in Union County being delayed. They encouraged Village Council and Staff to speak to Assistant Union County Manager Brian Matthews about getting funds for road infrastructure agreements. They spoke on how CRTPO gives a Charlotte a disproportionate amount of voting power, while Union County municipalities get neglected. Commissioners Helms and Rape also spoke on the water/sewer interlocal agreement that the County is encouraging municipalities to enter, as well as zoning regulations in depth.

**MOTION:** Mayor Pro Tem Vandenberg moved to take a five-minute break.

**VOTE:** The motion passed unanimously.

**MOTION:** Mayor Pro Tem Vandenberg moved to return to open session.

**VOTE:** The motion passed unanimously.

Following the recess, conversations between the Council and the State and County Representatives regarding roadway infrastructure repairs, annexation, and zoning regulations continued.

**11. Union County Sheriff Eddie Cathey & Chief Deputy Tony Underwood**

This item was not discussed, as Union County Sheriff Eddie Cathey & Chief Deputy Tony Underwood did not attend.

**12. State Representatives – NC State House Representative David Willis and NC State Senator Todd Johnson**

This discussion happened concurrently with Item #10 Union County Board of Commissioners – Chairman Richard Helms & Vice Chairman Dennis Rape.

**TIME STAMP 3:49:00**

**13. Departmental Presentations**

Prior to the departmental presentations, Ms. Amos briefly shared information on how a general obligation bond would work for the Marvin/New Town roundabout.

The presentations then proceeding in the following order: Parks & Recreation, Planning & Zoning, the Marvin Heritage District, and Finance.

- a) **Planning & Zoning** *(See attached presentation, which is included as a reference in the minutes).*  
Rohit Ammanamanchi, Planning & Zoning Administrator, gave a presentation on the Planning and Zoning Department. Council discussed this presentation in depth.
- b) **Marvin Heritage District** *(See attached presentation, which is included as a reference in the minutes).*  
Mr. Ammanamanchi gave a presentation on the Marvin Heritage District. Council discussed this presentation in depth and directed Mr. Ammanamanchi to get a quote from DFI to have them coordinate with property owners.
- d) **Parks & Recreation** *(See attached presentation, which is included as a reference in the minutes).*  
Derek Durst, Public Facilities Manager gave a presentation on the Parks and Recreation Department. Council discussed this presentation in depth.
- e) **Finance** *(See attached presentation, which is included as a reference in the minutes).*  
Jamie Privuznak, Finance Officer, gave a presentation on the Village's finances and financial procedures.

No presentations were given for c) **Administration**, f) **Roads**, or g) **Public Safety**.

**TIME STAMP 5:27:00**

**14. Discussion and Consider Approval of Village Hall Final Elevation and Site Plan**

Ms. Amos distributed the latest Village Hall plans and briefly informed Council about aspects of the RFP, as well as upcoming dates on the project timeline. Council discussed this item in depth.

**TIME STAMP 5:32:20**

**15. Discussion of Solid Waste and Recycling**

Ms. Amos asked Council to select various service options to include in the Solid Waste and Recycling RFP. Council discussed these options in depth.

**TIME STAMP 6:11:30**

**16. Discussion of Park Debt Issuance**

Ms. Amos and Mr. Ammanamanchi informed Council that the expansion of the Marvin Loop would likely be done in phases, as the grant from CRTPO is to partially reimburse the Village for the cost of the project. Ms. Amos explained that one option to initially fund the project would be to use the existing equity in Marvin Eford Park. Council briefly discussed this option and directed staff to find out how quickly CRTPO can reimburse the Village, as well as the cost of each phase. Council will discuss this item again at a future meeting.

**TIME STAMP 6:17:55**

**17. Discussion of Attendance to HOA Meetings**

Council discussed the recent request by the Woodhall HOA for Councilmembers to attend their meeting to answer questions about annexation. Council agreed that the full Council should be present to answer such questions. They agreed that HOA representatives should attend Council meetings in the future to have their questions answered.

**MOTION:** Mayor Pro Tem Vandenberg moved to dismiss Councilman Lein at 3:40pm.  
**VOTE:** The motion passed unanimously.

Council briefly discussed incorporating a questionnaire into the Village's website to share basic information about candidates running for the Village Council.

**TIME STAMP 6:33:00**

**18. Discussion of Pocket Park at Marvin Gardens**

Ms. Amos asked Council for their feedback on the draft design of the pocket park at Marvin Gardens, so Mr. Durst may begin soliciting quotes. Council discussed this item in depth.

**D. CLOSED SESSION**

**TIME STAMP 6:42:50**

**1. Recess into Closed Session Pursuant of NCGS §143-318.11(a)(5) To Discuss Terms of Potential Acquisition of Real Property**

**MOTION:** Mayor Pro Tem Vandenberg moved to move into closed session pursuant of NCGS §143-318.11(a)(5) to negotiate the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase option, exchange, or lease.

**VOTE:** The motion passed unanimously.

*(Recording omits Closed Session)*

**MOTION:** Mayor Pro Tem Vandenberg moved to go out of closed session and back into open session.


**VOTE:** The motion passed unanimously.


**E. ADJOURNMENT**

**MOTION:** Mayor Pro Tem Vandenberg moved to adjourn the retreat at 4:28pm.

**VOTE:** The motion passed unanimously.

Adopted: 4-13-21

  
\_\_\_\_\_  
Joseph E. Pollino, Jr., Mayor  
Village of Marvin

  
\_\_\_\_\_  
Austin W. Yow  
Village Clerk & Assistant to the Manager  
Village of Marvin





Unsealed June 7, 2024  
AJ



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## VILLAGE COUNCIL MEETING MINUTES

February 19, 2021 – 9am

Firethorne Country Club, 1108 Firethorne Club Drive

Annual Retreat (Virtual Meeting)

Closed Session

### CLOSED SESSION

**Present:** Mayor Pollino, Mayor Pro Tem Vandenberg, Councilman Wortman

**Present Virtually:** Councilman Marcolese

**Absent:** Councilman Lein

**Staff Present:** Christina Amos, Rohit Ammanamanchi

#### 1. Recess into Closed Session Pursuant of NCGS §143-318.11(a)(5) To Discuss Terms of Potential Acquisition of Real Property

**MOTION:** Mayor Pro Tem Vandenberg moved to Recess into Closed Session Pursuant of NCGS §143-318.11(a)(5) to negotiate the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

**VOTE:** The motion passed unanimously.

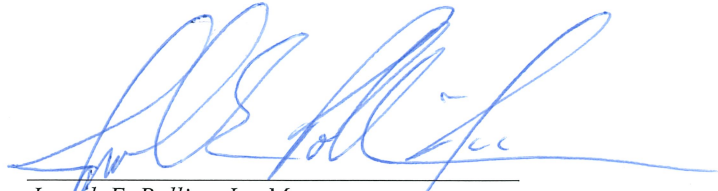
There was a discussion of Russ Odell and Pribas offering to sell their properties to the Village at \$70,000 per acre for a total of approximately 47 acres. There was a discussion of the reasonableness of this price in conjunction with the value.

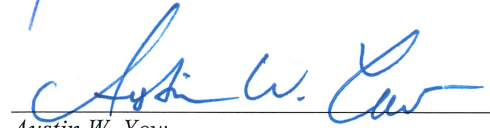
There was a discussion of the possibility of selling Marvin Efird Park to recoup costs.

**MOTION:** Mayor Pro Tem Vandenberg moved to return to open session.

**VOTE:** The motion passed unanimously.

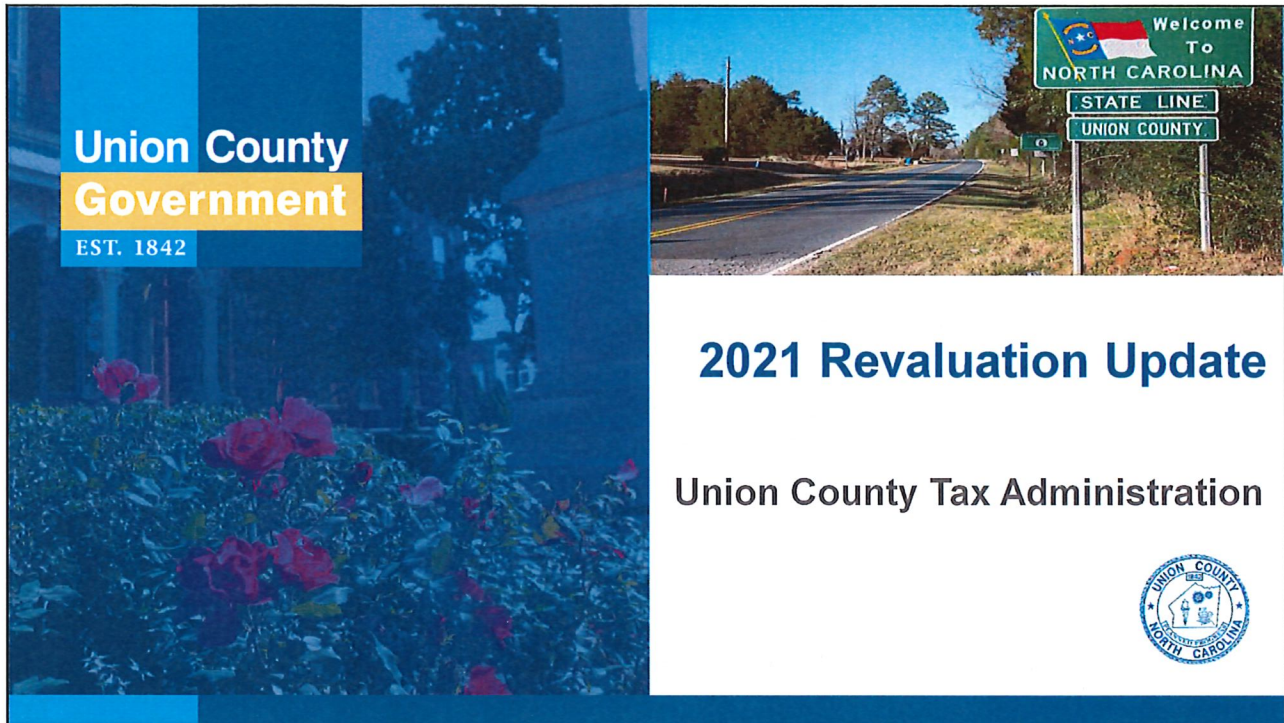
Adopted: 7-13-21

  
\_\_\_\_\_  
Joseph E. Pollino Jr., Mayor  
Village of Marvin

  
\_\_\_\_\_  
Austin W. Yow  
Village Clerk & Assistant to the Manager  
Village of Marvin




Item B. 1.



**Union County  
Government**  
EST. 1842

**2021 Revaluation Update**

Union County Tax Administration



## 2021 Revaluation Recap

- Last Revaluation 2015 – 10% Value Reduction
- DOR Notification in 2018
  - Sales Ratio – 84.8%
- 2020 Final Sales Ratio: 69.81%

## Contributing Factors

- Charlotte Metro Regional Growth 17.5% – 10<sup>th</sup> fastest growth rate 2010 – 2019
- Increasing Cost of Construction and Market Volatility –NAHB
  - September 2020 \$950/1000 board feet
  - November 2020 \$550/1000 board feet
  - December 2020 \$650/1000 board feet
  - January 2021 \$900/1000 board feet
- Union County 2<sup>nd</sup> fastest growing county in the region – Charlotte Regional Business Alliance
  - Projected to pass 300,000 by 2030 and 420,000 by 2050

## Contributing Factors (cont.)

- COVID Impact on the Housing Market - [www.realtor.com](http://www.realtor.com)
  - Median National Listing Price – 13.4% increase in 2020 to \$340,000
  - Price/Square Foot - 15.9% increase
  - 2019-2020 Charlotte Metro Year over Year:
    - 13.3% decline in new listings
    - Median listing price \$362,803 - 6.9% increase
    - Median Days on Market – 52 (decline of 15 days)
    - 50% decline in active listings
- Lack of Consistent Reappraisal Cycle



## Progress To Date

- 104,057 Parcels Completed
- 35.6% Total Increase
- 38.5% Residential Increase
- 15% Commercial Increase
- 24.6% Rural Vacant Land Increase

## Countywide Valuation – Market Value

	2020 (2015 Values)	2021
Residential/Agricultural	\$20,932,722,707	\$28,989,707,652
Commercial/Industrial	\$2,947,593,744	\$3,390,913,646
Total	\$23,880,316,451	\$32,380,621,298
Rural Land Valuation	\$1,256,540,899	\$1,566,043,340
Median Sales Ratio	69.81%	99.86%



## Countywide Valuation Data (cont.)

	2020 (2015 Values)	2021
Coefficient of Dispersion	18.17%	5.60%
Price Related Differential	.99	1.00
Median Home Value (2130 Sq. Ft.)	\$196,700	\$293,377
Median Rate per SQFT	\$92.34	\$137.74

## Municipal Residential Valuation

Municipality	2020 Value	2021 Value	Change	2020 Median	2021 Median	Median Sqft	2020 Median Value/Sqft	2021 Median Value/Sqft
Marvin	\$ 1,130,753,346	\$ 1,421,195,950	25.69%	\$ 582,400	\$ 706,872	4,190	\$ 139.00	\$ 168.70
Monroe	\$ 1,347,905,316	\$ 2,129,713,516	58.00%	\$ 127,600	\$ 207,500	1,624	\$ 78.57	\$ 127.77
Wingate	\$ 90,748,269	\$ 137,170,637	51.16%	\$ 120,150	\$ 188,817	1,554	\$ 77.32	\$ 121.50
Marshville	\$ 70,724,094	\$ 104,659,674	47.98%	\$ 81,500	\$ 123,710	1,208	\$ 67.47	\$ 102.41
Waxhaw	\$ 1,829,906,785	\$ 2,528,896,258	38.20%	\$ 275,400	\$ 371,035	2,858	\$ 96.36	\$ 129.82
Indian Trail	\$ 2,659,479,404	\$ 3,918,785,284	47.35%	\$ 177,500	\$ 272,951	2,016	\$ 88.05	\$ 135.39
Stallings	\$ 1,326,310,177	\$ 1,859,910,445	40.23%	\$ 210,200	\$ 300,585	2,075	\$ 101.30	\$ 144.86
Weddington	\$ 2,281,107,808	\$ 3,049,316,278	33.68%	\$ 436,750	\$ 573,100	3,618	\$ 120.72	\$ 158.40
Fairview	\$ 439,079,901	\$ 598,075,562	36.21%	\$ 209,950	\$ 313,500	2,024	\$ 103.73	\$ 154.89
Lake Park	\$ 225,511,171	\$ 331,939,479	47.19%	\$ 169,200	\$ 258,120	1,804	\$ 93.79	\$ 143.08
Hemby Bridge	\$ 90,277,977	\$ 142,698,631	58.07%	\$ 120,450	\$ 206,000	1,500	\$ 80.30	\$ 137.33
Wesley Chapel	\$ 956,220,848	\$ 1,308,382,079	36.83%	\$ 313,500	\$ 403,000	2,979	\$ 105.24	\$ 135.28
Unionville	\$ 580,620,434	\$ 783,529,366	34.95%	\$ 189,450	\$ 266,700	1,836	\$ 103.19	\$ 145.26
Mineral Springs	\$ 249,717,383	\$ 354,687,772	42.04%	\$ 156,150	\$ 250,100	1,402	\$ 111.38	\$ 178.39

## Municipal Commercial Valuation

Municipality	2020 Value	2021 Value	Change	2020 Median	2021 Median
Marvin	\$ 15,123,640	\$ 17,120,570	13.20%	\$ 534,500	\$ 682,430
Monroe	\$ 1,207,491,023	\$ 1,369,500,602	13.42%	\$ 319,200	\$ 327,830
Wingate	\$ 15,123,640	\$ 17,120,570	13.20%	\$ 208,400	\$ 250,905
Marshville	\$ 62,178,450	\$ 64,223,690	3.29%	\$ 122,500	\$ 182,800
Waxhaw	\$ 181,330,083	\$ 229,001,210	26.29%	\$ 154,000	\$ 255,540
Indian Trail	\$ 825,580,448	\$ 961,129,990	16.42%	\$ 389,800	\$ 360,615
Stallings	\$ 273,140,425	\$ 310,216,624	13.57%	\$ 456,700	\$ 514,860
Weddington	\$ 27,730,600	\$ 31,272,490	12.77%	\$ 1,486,600	\$ 1,705,860
Fairview	\$ 8,305,077	\$ 8,694,960	4.69%	\$ 364,100	\$ 420,580
Lake Park	\$ 14,904,900	\$ 16,711,460	12.12%	\$ 483,150	\$ 518,800
Hemby Bridge	\$ 7,351,083	\$ 8,440,140	14.81%	\$ 288,400	\$ 397,300
Wesley Chapel	\$ 66,639,500	\$ 72,672,960	9.05%	\$ 1,711,500	\$ 2,022,540
Unionville	\$ 5,667,591	\$ 5,561,670	-1.87%	\$ 360,500	\$ 288,295
Mineral Springs	\$ 14,489,800	\$ 17,005,260	17.36%	\$ 196,550	\$ 223,325

## Public Information Campaign Recap

- Meetings With Each Municipality
- Website Branding, Social Media, Video Messaging, Virtual Q&A Sessions
- Radio and Newspaper Interviews
- Civic Groups

## **APPEALS PROCESS**

There are 5 Stages to the Appeals Process:

1. Informal Review
2. Board of Equalization and Review
3. Property Tax Commission
4. North Carolina Court of Appeals (matter of law)
5. North Carolina Supreme Court (matter of law)

## **Board of Equalization and Review**

- 2021 Chairman – Randy Adcock
- Experienced and Knowledgeable Board Members
  - Dutch Hardison
  - Mike Rape
  - Mark Ashcraft
  - Ray Brooks
- BER Orientation Tentatively Scheduled with NCDOR in March
- Convening Date – April 5, 2021
- Expected Adjournment Date – May 27, 2021



# Technology and Customer Service

- Online Appeal Form  
[2021 Valuation Appeal Form \(unioncountync.gov\)](https://unioncountync.gov)
- [COMPER by Spatialest](#)

Union County Government
2021 Real Estate Valuation Appeal Form

Please submit a completed form for each parcel number

**Parcel Number\***

**Property Address**

**Owner(s)**

**Appellant\***

**Appellant Mailing Address\***

Street

\* \* \*

City  State  Zip

**Appellant Contact Number\***  **Appellant Email\***

**Signature\***  **Date** Date will be captured on form submission

**Non-owner appellants must include a notarized power-of-attorney form signed by the property owners with this appeal.**

# COMPER by Spatialest

The screenshot displays the COMPER web application interface. At the top, there is a search bar with 'COMPER - Union, NC' and a 'Find Property' button. Below the search bar, there are filter options for 'Refine By:' including Distance (0 miles), Sale Date (2019-01-01 - 2020-12-31), Gross Area (1,891 - 2,837 SqFt), My NHO, Structure, Year Built, Quality, Bedrooms, Baths, and Condition. The main area features a map of Union, NC with several yellow property markers. A sidebar on the left lists '25 Nearby Sales' with details for each property, including address, distance, gross area, net area, net price, and year built. The sidebar also includes a 'Subject Property' section and a 'Comparables' section. The Spatialest logo is visible in the bottom right corner of the map area.







# Village of Marvin

Council Retreat  
February 19, 2021

## Retreat Agenda

- ▶ Mission/Vision Statements
- ▶ CIP
  - ▶ Fund Balance Reserves
- ▶ FY 21-22 Priorities
- ▶ Roads
  - ▶ New Town Road Petition
  - ▶ GO Bonds Financial Analysis
  - ▶ Road Funding Plans
- ▶ State of the Union-County Commissioners and Sheriff
- ▶ Lunch
- ▶ Departmental Presentations
- ▶ Village Hall Final Approvals
- ▶ Park Debt
- ▶ Other Misc. Topics

## Mission/Vision

### Council Mission Statement (Adopted 5/28/2020)

- ▶ We strive to create a vibrant community with high quality of life through transparent leadership, efficient governance and responsive services.

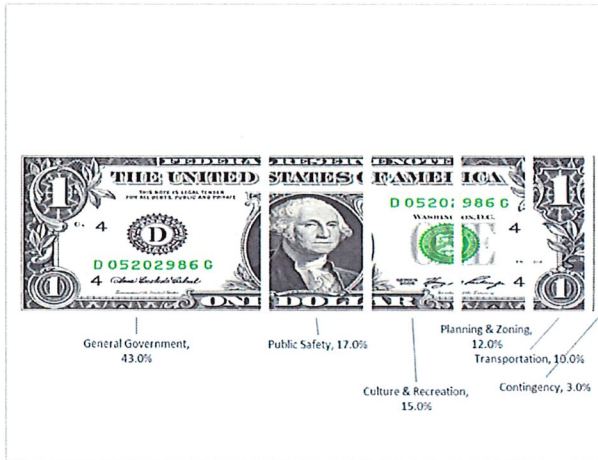
### Council Vision Statement (Adopted 5/28/2020)

- ▶ The Village of Marvin will be a welcoming and vibrant residential community with amenities that create community, offer recreation and celebrate heritage.

## A Year in Review: 2019-2020 Accomplishments

- ▶ \$500k Back to Fund Balance/Net Position Doubled!
- ▶ \$1M Park Infrastructure Grant Awarded (contingent on MHD)
- ▶ 2020 Land-use Plan AND 2020 Parks and Greenways Master Plan Adopted; 160D Rewrite
- ▶ New law enforcement officer and additional staff (Finance, Park, Clerk, Tax Collection)
- ▶ Village Hall Revisions
- ▶ Roads (New Town Road; 3<sup>rd</sup> RAB Revisions and CRTPO Funding Release; 100% Curb/Gutter Repairs)
- ▶ Misc. Others
  - ▶ New Website Launched
  - ▶ Town Hall Event
  - ▶ Branding with New Street signs
  - ▶ New Trails (Tullamore Ph 2; Amber Meadows; Marvin Efirid; Preserve) New Park Infrastructure (Drainage/Community Gardens)
- ▶ Launch of competitive benefit package to Retain/Attract Quality Employees
- ▶ Year-Round Peak Traffic Control at Marvin Road/New Town Road intersection
- ▶ \$40,000+ in capital needs for parks and recreation;
- ▶ First Annual Appropriation to Greenway and Loop Expansion Capital Project and Committed Funding to MARSH
- ▶ Feasibility Study of Marvin Heritage District
- ▶ Disc Golf Upcoming





## Audit Highlights

### Financial Highlights

- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$1,095,473, or approximately 100.14% of the total general fund expenditures for the year. This is an increase over the prior year where unassigned fund balance was 65.74% of total expenditures. Unassigned fund balance as a percentage of total expenditures has consistently exceeded the Village Council's goal of 8% as set in its fund balance policy enacted in June, 2012.
- As of June 30, 2020, the Village of Marvin had \$1,937,056 in fund balances that were either committed or assigned for particular purposes, such as Capital Projects, Parks and Recreation, Land Acquisition, Road Improvements and Loop Projects.
- The Village of Marvin's total net position increased by \$5,228,882, which represents more than 45% of the net position. This was mostly due to the Village inheriting \$4,877,606 in roads from the North Carolina Department of Transportation. The Village of Marvin now bears the responsibility of maintaining these roads.



## Audit Highlights

The Village of Marvin's Net Position  
Figure 2

	Governmental Activities 2020	Governmental Activities 2019
Current and other assets	\$ 3,160,816	\$ 2,713,271
Capital assets	8,650,791	3,863,247
Total assets	<u>11,811,607</u>	<u>6,576,518</u>
Deferred Outflows of Resources	75,098	40,729
Current liabilities	48,831	69,902
Long-term liabilities	99,679	34,636
Total liabilities	<u>148,510</u>	<u>104,538</u>
Deferred Inflows of Resources	5,145	8,541
Net position		
Net investment in capital assets	8,650,791	3,863,247
Restricted	79,976	49,327
Unrestricted	3,002,283	2,591,594
Total net position	<u>\$ 11,733,050</u>	<u>\$ 6,504,168</u>

## Fund Balance Reserves

### FUND BALANCES

Non Spendable			
Prepaid expense	900	-	900
Restricted			
Stabilization by State Statute	61,635	-	61,635
Streets	18,341	-	18,341
Committed			
Parks and recreation	142,762	-	142,762
Capital projects fund	-	997,380	997,380
Assigned			
Land acquisition	364,797	-	364,797
Road improvements	99,914	-	99,914
Loop projects	127,012	-	127,012
Capital asset replacement	15,659	-	15,659
Future capital projects	7,947	-	7,947
Village signs	20,000	-	20,000
Reserves	161,585	-	161,585
Unassigned	1,095,473	-	1,095,473
Total fund balances	<u>2,116,025</u>	<u>997,380</u>	<u>3,113,405</u>

## CIP 2022-2026; All Funds

FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FUTURE	TOTAL
\$ 1,652,900	\$ 1,506,048	\$ 1,118,935	\$1,676,227	\$ 1,575,009	\$ 2,655,714	\$ 10,184,833

## Capital Improvement Plan FY 22-26

CAPITAL REQUEST	DEPT.	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FUTURE	TOTAL
Trailer and Storage Building	Parks/Rec	\$ 7,500						\$ 7,500
Lakeside Corridor	Parks/Rec	\$ 10,000	\$ 60,000	\$ 10,000				\$ 80,000
Park Trail Enhancements	Parks/Rec	\$ 15,000						\$ 15,000
Fitness Trail	Parks/Rec	\$ 10,000						\$ 10,000
Playground Replacement	Parks/Rec	\$ 15,000		\$ 20,000	\$ 25,000	\$ 25,000		\$ 85,000
Parking Expansion	Parks/Rec			\$ 20,000	\$ 20,000			\$ 40,000
RAB #3 Land Hardscaping	Parks/Rec			\$ 10,000				\$ 10,000
Wayfinding Signs	Parks/Rec						\$ 30,000	\$ 30,000
<b>Park/Rec Subtotal:</b>		\$ 57,500	\$ 60,000	\$ 60,000	\$ 45,000	\$ 25,000	\$ 30,000	\$ 277,500
Greenways Capital Master Plan	Greenways Capital	\$ 245,400	\$ 746,640	\$ 718,935	\$ 1,326,310	\$ 1,442,120	\$ 2,454,505	\$ 6,933,910
<b>Greenways Capital Subtotal:</b>		\$ 245,400	\$ 746,640	\$ 718,935	\$ 1,326,310	\$ 1,442,120	\$ 2,454,505	\$ 6,933,910
Village Hall	Admin	\$ 1,000,000						\$ 1,000,000
Village Center District	Admin		\$ 450,000	\$ 300,000	\$ 150,000			\$ 900,000
Pedestrian Refuges (3)	Admin		\$ 40,000	\$ 40,000			\$ 40,000	\$ 120,000
Farmers' Market	Admin		\$ 50,000					\$ 50,000
Amphitheatre	Admin		\$ 50,000					\$ 50,000
<b>Admin Subtotal:</b>		\$ 1,000,000	\$ 590,000	\$ 340,000	\$ 150,000	\$ -	\$ 40,000	\$ 2,120,000
Road R/S Plan	Powell Bill	\$ 350,000	\$ 109,408		\$ 154,917	\$ 107,889	\$ 131,209	\$ 853,423
<b>Powell Bill Subtotal:</b>		\$ 350,000	\$ 109,408	\$ -	\$ 154,917	\$ 107,889	\$ 131,209	\$ 853,423
<b>TOTALS</b>		\$ 1,652,900	\$ 1,506,048	\$ 1,118,935	\$ 1,676,227	\$ 1,575,009	\$ 2,655,714	\$ 10,184,833

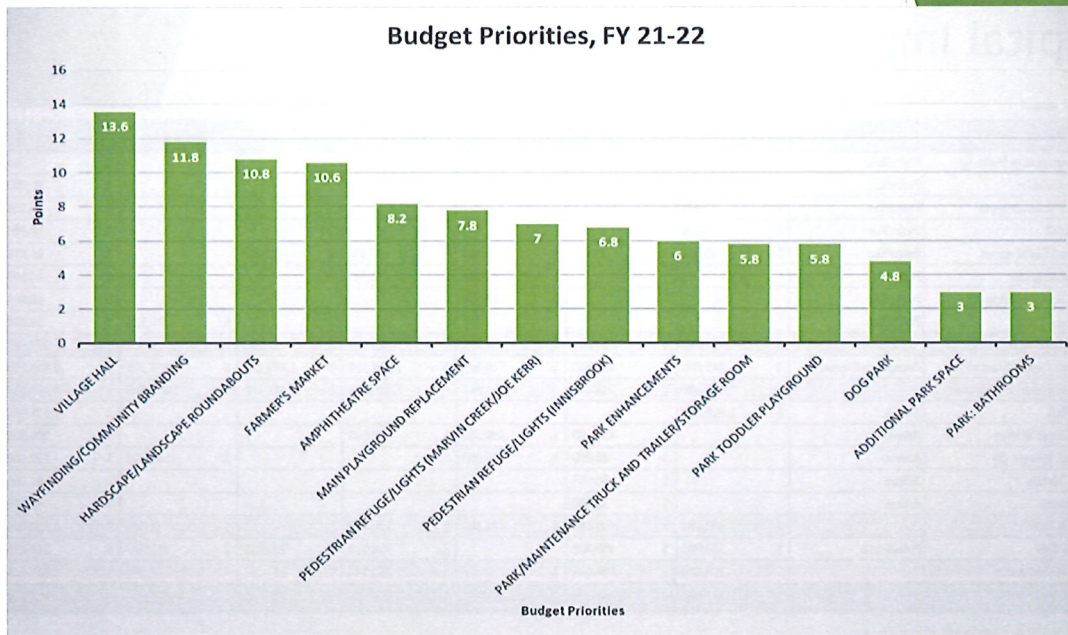


# Budget Priorities Intro

## FY 21-22 CAPITAL PROJECT PRIORITIZATION

Assigned Priority (1-15)	Project	Cost (Estimates only)
	Village Hall	\$1,800,000
	Park Enhancements	\$50,000
	Additional Park Space	\$2,000,000
	Park: Bathrooms (near new Picnic Shelter)	\$150,000
	Park/Maintenance Truck and Trailer/Storage Room	\$100,000
	Park Toddler Playground	\$25,000
	Dog Park	\$40,000
	Wayfinding/Community Branding	\$50,000
	Farmer's Market	\$50,000
	Amphitheatre Space	\$50,000
	Hardscape/Landscape Roundabouts	\$15,000
	Pedestrian Refuge/Lights (Marvin Creek/Joe Kerr)	\$40,000
	Pedestrian Refuge/Lights (Near Innisbrook)	\$40,000
	Main Playground Replacement	\$75,000

Rank	Budget Priorities
1	Village Hall
2	Wayfinding/Community Branding
3	Hardscape/Landscape Roundabouts
4	Farmer's Market
5	Amphitheatre Space
6	Main Playground Replacement
7	Pedestrian Refuge/Lights (Marvin Creek/Joe Kerr)
8	Pedestrian Refuge/Lights (Innisbrook)
9	Park Enhancements
10 - TIE	Park/Maintenance Truck and Trailer/Storage Room
10 - TIE	Park Toddler Playground
12	Dog Park
13 - TIE	Park: Bathrooms
13 - TIE	Additional Park Space



## Top Five Council Priorities

1. Village Hall
2. Wayfinding/Community Branding
3. Hardscape/Landscape Roundabouts
4. Farmer's Market
5. Amphitheatre Space

## Tax Increase Feasibility

	FY 21-22	FY 23-23	FY 23-24	FY 24-25	FY 25-26	Future Years
R1	0	0	0	0	0	0
R2	1 cent	0	0	0	0	0
R3	1 cent	0	1 cent	0	0	0
R4	0	0	0	0	0	1 cent
R5	.5 cent	.5 cent	.5 cent	.5 cent	.5 cent	.5 cent



## Budget Priorities-Non Capital

Rank	Non-Capital Project
1 - TIE	Newsletter/Communication/Social Media
1 - TIE	Assessing Other Services (such as Solid Waste Collection)
1 - TIE	Assessing Downtown Corridor
4	Voluntary Annexation Efforts
5	Traffic Circle Reimbursement Plan
6	Candidate Questionnaire for Website
7	Assessing Board Stipends
8	Assessing/Changing Office Hours

## Village Hall Debt payments

Maturity Date	Option A	Option B
4/1/2022	120,000	90,000
4/1/2023	120,000	90,000
4/1/2024	120,000	90,000
4/1/2025	120,000	90,000
4/1/2026	120,000	90,000
4/1/2027	120,000	90,000
4/1/2028	120,000	90,000
4/1/2029	120,000	90,000
4/1/2030	120,000	90,000
4/1/2031	120,000	90,000
4/1/2032	120,000	90,000
4/1/2033	120,000	90,000
4/1/2034	120,000	90,000
4/1/2035	120,000	90,000
4/1/2036	120,000	90,000
4/1/2037	0	90,000
4/1/2038	0	90,000
4/1/2039	0	90,000
4/1/2040	0	90,000
4/1/2041	0	90,000
<b>Total</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>
<b>Average Life</b>	<b>7.947 Years</b>	<b>10.447 Years</b>

\*Estimatoed; subject to change

20-Year Term			
<b>Sources of Funds</b>			
Par Amount	\$ 850,000		
<b>Total Sources of Funds</b>	<b>\$ 850,000</b>		
<b>Uses of Funds</b>			
Project Fund	\$ 800,000		
Cost of Issuance (est.)	50,000		
<b>Total Uses of Funds</b>	<b>\$ 850,000</b>		
<b>Interest Rate (est.)</b>	<b>3.25%</b>		
<b>Debt Service</b>			
Fiscal Year	Principal	Interest	Total
2022	\$ 43,000	\$ 26,167	\$ 69,167
2023	43,000	26,228	69,228
2024	43,000	26,830	67,830
2025	43,000	23,433	66,433
2026	43,000	22,035	65,035
2027	43,000	20,638	63,638
2028	43,000	19,240	62,240
2029	43,000	17,843	60,843
2030	43,000	16,445	59,445
2031	43,000	15,048	58,048
2032	42,000	13,650	55,650
2033	42,000	12,253	54,253
2034	42,000	10,855	52,855
2035	42,000	9,555	51,555
2036	42,000	8,158	50,158
2037	42,000	6,825	48,825
2038	42,000	5,460	47,460
2039	42,000	4,095	46,095
2040	42,000	2,730	44,730
2041	42,000	1,365	43,365
<b>Total</b>	<b>\$ 850,000</b>	<b>\$ 286,980</b>	<b>\$ 1,136,980</b>

20-Year Term			
<b>Sources of Funds</b>			
Par Amount	\$ 1,000,000		
<b>Total Sources of Funds</b>	<b>\$ 1,000,000</b>		
<b>Uses of Funds</b>			
Project Fund	\$ 950,000		
Cost of Issuance (est.)	50,000		
<b>Total Uses of Funds</b>	<b>\$ 1,000,000</b>		
<b>Interest Rate (est.)</b>	<b>3.00%</b>		
<b>Debt Service</b>			
Fiscal Year	Principal	Interest	Total
2022	\$ 50,000	\$ 28,417	\$ 78,417
2023	50,000	28,500	78,500
2024	50,000	27,000	77,000
2025	50,000	25,500	75,500
2026	50,000	24,000	74,000
2027	50,000	22,500	72,500
2028	50,000	21,000	71,000
2029	50,000	19,500	69,500
2030	50,000	18,000	68,000
2031	50,000	16,500	66,500
2032	50,000	15,000	65,000
2033	50,000	13,500	63,500
2034	50,000	12,000	62,000
2035	50,000	10,500	60,500
2036	50,000	9,000	59,000
2037	50,000	7,500	57,500
2038	50,000	6,000	56,000
2039	50,000	4,500	54,500
2040	50,000	3,000	53,000
2041	50,000	1,500	51,500
<b>Total</b>	<b>\$ 1,000,000</b>	<b>\$ 313,417</b>	<b>\$ 1,313,417</b>

FIRST TR

## Roads Plan, New Town Petition, GO Bond

## Powell Bill Funding

Powell Bill Revenue										
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
Start Balance as of 10.13.2020										
<i>Prior Bal "Roll-forward"</i>	18,341	61,140	33,940	7,332	(4,868)	(126,805)	994	15,905	138,705	130,296
<i>October 2020 1st Allocation</i>	73,900	73,900	73,900	73,900	73,900	73,900	73,900	73,900	73,900	73,900
<i>Jan 2021 2nd Allocation</i>	73,900	73,900	73,900	73,900	73,900	73,900	73,900	73,900	73,900	73,900
<b>Total:</b>	<b>166,140</b>	<b>208,940</b>	<b>181,740</b>	<b>155,132</b>	<b>142,932</b>	<b>20,994</b>	<b>148,794</b>	<b>163,705</b>	<b>286,505</b>	<b>278,096</b>
<i>Fund Balance Appropriation</i>	-		150,000							
<b>Grand Total:</b>	<b>166,140</b>	<b>208,940</b>	<b>331,740</b>	<b>155,132</b>	<b>142,932</b>	<b>20,994</b>	<b>148,794</b>	<b>163,705</b>	<b>286,505</b>	<b>278,096</b>
Expenses										
	YTD	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
General Expenses	\$ -	\$ -	\$ 109,408		\$ 143,137		\$ 100,289		\$ 131,209	
Emergency Repairs		\$ 10,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
NCDOT Prior Commitments - Village Share					\$ 11,600		\$ 7,600			
Roundabout (RAB) Match	105000	115000	\$ 150,000							
Providence Sidewalk										\$ 75,000
STIP Match		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000					
Other Project Matches				100000	50000					
<b>Total:</b>	<b>\$ 105,000</b>	<b>\$ 175,000</b>	<b>\$ 324,408</b>	<b>\$ 160,000</b>	<b>\$ 269,737</b>	<b>\$ 20,000</b>	<b>\$ 132,889</b>	<b>\$ 25,000</b>	<b>\$ 156,209</b>	<b>\$ 100,000</b>
<b>Balance/Roll-forward amount</b>	<b>61,140</b>	<b>33,940</b>	<b>7,332</b>	<b>(4,868)</b>	<b>(126,805)</b>	<b>994</b>	<b>15,905</b>	<b>138,705</b>	<b>130,296</b>	<b>178,096</b>

## New Town Road Petition

- ▶ Estimated Cost to repair
- ▶ Estimated Revenues = <\$5,000/year
- ▶ Benefits
  - ▶ Complete control over speeds, future widening projects, ability to implement design standards (medians, trees, sidewalks, decorative stamping, sidewalks, etc.)
- ▶ Cons
  - ▶ Costly to maintain and bring up to standard
  - ▶ Liable for all future repairs and necessary inspection for preventative maintenance against liability claims
  - ▶ Would require strong agreement for RAB share

Break for Lunch



## County Representatives



Chair Richard Helms  
[Richard.Helms@unioncountync.gov](mailto:Richard.Helms@unioncountync.gov)



Vice Chair Dennis Rape  
[Dennis.Rape@unioncountync.gov](mailto:Dennis.Rape@unioncountync.gov)



Sheriff Eddie Cathey  
[Edwin.Cathey@unioncountync.gov](mailto:Edwin.Cathey@unioncountync.gov)

## State Representatives



Rep. David Willis  
[David.Willis@ncleg.net](mailto:David.Willis@ncleg.net)  
919-733-2406



Senator Todd Johnson  
[Todd.Johnson@ncleg.net](mailto:Todd.Johnson@ncleg.net)  
919-733-7659

## General Obligation Bonds

- ▶ Used to fund specific projects
- ▶ Voter approved
- ▶ Does equal a tax increase
- ▶ Lengthy process
- ▶ There is a cost associated with issuance

## General Obligation Bonds Timeline

### Bond Issuance Timing

- Upon voter approval, the financing process can begin and typically takes 2-3 months dependent on the market in which the bonds are issued (public market vs. bank market)
- The following highlights general timing / steps necessary for each market.

Public Sale	
Date	Task
Week 1	Working Group Kick-Off Meeting
Week 3	Distribute 1 <sup>st</sup> Draft of Bond / Underwriting Docs
Week 4	Document Review Call
Week 5	Issuer Approval
Week 6	Distribute 2 <sup>nd</sup> Draft of Bond / Underwriting Docs
Week 7	Rating Agency Meetings / Calls
Week 8	Receive Ratings
Week 9	Finalize Docs / Post POS
Week 10	Price Bonds
Week 12	Closing

Bank Placement	
Date	Task
Week 1	Working Group Kick-Off Meeting
Week 2	Distribute 1 <sup>st</sup> Draft of Bond Docs / Bank RFP
Week 3	Distribute RFP to Banks
Week 5	Issuer Approval
Week 6	Bids due from Banks
Week 7	Documents finalized
Week 8	Closing

# General Obligation Bonds Repayment

## Debt Service Comparison

The following analysis provides an estimated debt service schedule for a \$3 million borrowing amortized over 15 and 20 years.

10-Year Amortization (3.50%)				15-Year Amortization (4.00%)			
Fiscal Year	Principal	Interest	Total	Fiscal Year	Principal	Interest	Total
2020	300,000	105,000	405,000	2020	200,000	120,000	320,000
2021	300,000	94,500	394,500	2021	200,000	112,000	312,000
2022	300,000	84,000	384,000	2022	200,000	104,000	304,000
2023	300,000	73,500	373,500	2023	200,000	96,000	296,000
2024	300,000	63,000	363,000	2024	200,000	88,000	288,000
2025	300,000	52,500	352,500	2025	200,000	80,000	280,000
2026	300,000	42,000	342,000	2026	200,000	72,000	272,000
2027	300,000	31,500	331,500	2027	200,000	64,000	264,000
2028	300,000	21,000	321,000	2028	200,000	56,000	256,000
2029	300,000	10,500	310,500	2029	200,000	48,000	248,000
2030				2030	200,000	40,000	240,000
2031				2031	200,000	32,000	232,000
2032				2032	200,000	24,000	224,000
2033				2033	200,000	16,000	216,000
2034				2034	200,000	8,000	208,000
<b>Total</b>	<b>3,000,000</b>	<b>577,500</b>	<b>3,577,500</b>	<b>Total</b>	<b>3,000,000</b>	<b>960,000</b>	<b>3,960,000</b>

**Assumptions**

Dated/delivery date of June 1, 2019  
 Annual principal payments beginning June 1, 2020  
 Semi annual interest payments beginning December 1, 2019  
 \$3,000,000 par amount  
 Level principal amortization

# General Obligation Bonds Repayment

- ▶ \$1M at 15 years at 4% = \$90,000/year
- ▶ \$1.5M at 15 years at 4% = \$135,000/year
- ▶ \$2M at 15 years at 4% = \$180,000/year



# 2021 Village of Marvin Council Retreat Planning and Zoning

Rohit Ammanamanchi, Village Planning & Zoning Administrator

## Outline

- ▶ 2020 in Review, Planning
  - ▶ 2019 Resident Survey
  - ▶ Land Use Plan & Future Land Use Map
  - ▶ Parks and Greenways Master Plan
  - ▶ Annexation Drive, and Update
  - ▶ Planning Intern, Matthew Blaszyk
  
- ▶ NC Main Street Conference
- ▶ CPNI/NC Growth Workshop on Village Center
- ▶ Marvin Heritage District Strategic Plan Committee
- ▶ DFI Economic Feasibility Study

## Outline

- ▶ 2020 in Review, Zoning
  - ▶ Marvin Gardens
  - ▶ Regular Permits and Conditional Use Permits
  - ▶ Code Reorganization
  - ▶ Union County 2050 Comprehensive Plan, Rezoning in the area, and the Western Union Municipal Alliance (WUMA)
  - ▶ Closeout of Existing Subdivisions
    - ▶ The Preserve at Marvin (101 homes on 113 acres)
    - ▶ The Courtyards at Marvin (61 homes on 20 acres age-restricted)
  - ▶ Upcoming Subdivisions in Marvin
    - ▶ Belle Grove Phase 2 (16 homes in an existing neighborhood)
    - ▶ Broadmoor (62 homes on 86 acres)
    - ▶ Barcroft (27 homes on 41 acres)

## Outline

- ▶ 2021 Looking Ahead
  - ▶ Planning Assistant, Tom Weitnauer
  - ▶ Next Steps for MHD
  - ▶ Annexation Drive, continued
  - ▶ Code Reorganization Review and Adoption
  - ▶ New Subdivisions
    - ▶ The Gates at Marvin (6 homes on 19 acres, rural subdivision)
    - ▶ The Estates of Marvin Branch (20 homes on 28 acres)





## 2020 in Review, Village Center Planning



- ▶ In March 2020, the Planner and Planning Board Chairman went to New Bern, NC to attend the NC Main Street Conference. Here, we made many connections, including NCGrowth, and were exposed to a wide variety of factors of downtown development
- ▶ In June 2020, NCGrowth and Construction Professionals Network Institute (CPNI) held a 2-day virtual workshop on the Village Center, and provided a thorough report with several recommendations
- ▶ One of those recommendations was to create a Strategic Plan and Committee, which was formed of 9 members in September 2020
- ▶ Also around this time, the district was officially named the Marvin Heritage District
- ▶ In November 2020, Development Finance Initiative (DFI) was hired to conduct an economic feasibility study on the viability of the low-density downtown district concept



## 2020 in Review, Zoning



- ▶ In October 2020, The Publix at Marvin Gardens opened its doors for the first time, becoming the Village of Marvin's first commercial establishment since inception

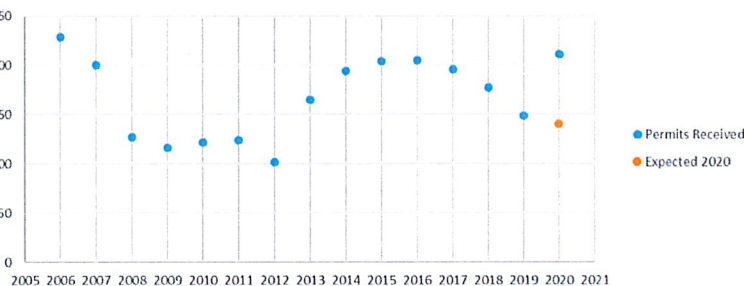
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Marvin Zoning Permits Per Year



- ▶ area formed an alliance called WUMA to lobby Union County regarding opposition to high-density development, infrastructure issues, and other locally common issues

## 2021 Looking Forward

- ▶ In February 2021, Marvin hired a planner from N-Focus to assist with all planning efforts, notably the Marvin Heritage District Planning, Code Reorganization Adoption, and Site Reviews for upcoming Developments
- ▶ The Annexation Drive will be in full force, requiring outreach from Staff and Council, as well as significant efforts from the Planner, Clerk, and Tax Collector
- ▶ Marvin Gardens will have ~20 tenants and 4 outparcels apply for zoning permits. So far, Marco's Pizza is the only approved zoning permit.
- ▶ Two new neighborhoods have been proposed in Marvin:
  - ▶ The Gates at Marvin, a 6 home rural subdivision on 19 acres on Waxhaw-Marvin Road
  - ▶ The Estates at Marvin Branch, a 20 home subdivision on 28.5 acres on Joe Kerr Road

## Thank you!

- ▶ We are looking forward to an amazing year in 2021!



# 2021 Village of Marvin Council Retreat: Marvin Heritage District

Rohit Ammanamanchi, Planning & Zoning Administrator



## Current Progress

- September - October 2019: Resident survey shows majority support for VCD
- January-March 2020: Preliminary concepts created
- March 2020: NC Main Street Conference
- April-June 2020: Renderings commissioned
- June 2020: CPNI/NC Growth Virtual Workshop
- August 2020: Strategic Plan Committee Formed
- September 2020: District named Marvin Heritage District
- November 2020: Land Use Plan adopted, reaffirming the desire for MHD as originally described in the 2004 Land Use Plan
- November 2020-February 2021: DFI hired to conduct Economic Feasibility Study






## Next Steps

- ▶ Refine Design in coordination with property owners (February - March 2021)
- ▶ Run one more program scenario with DFI (April – June 2021)
- ▶ Do a Traffic Impact Analysis (July – September 2021)
- ▶ Complete Strategic Plan and Zoning District (July – September 2021)
- ▶ Establish Municipal Service District (MSD) and Adopt Zoning District (October – December 2021)



## Recommendations to Improve Feasibility

- ▶ The economic analysis from DFI suggests that we need to make changes to designs and funding partnerships to make our vision feasible for developers
  - ▶ Increase Density
    - ▶ Allow more density on specific parcels and use that to pay for open space on other parcels
    - ▶ Allow age restricted homes on parcels or part of parcels
    - ▶ Consider a senior care center
  - ▶ Decrease Open Space
  - ▶ Village pays for Open Space
  - ▶ Village pays to build parking and lease to owners
  - ▶ Consolidate design aspects such as residential, park space, and parking




## The Next Step

This is the Staff recommended scenario based on Planning Board input and available budget for this fiscal year:

- Staff asks property owners to submit what they desire for their property, gather their interests and synthesize them into a new scenario, and then ask DFI to analyze final scenario created by Staff

Other options are:

- Hire DFI to conduct engagement with property owners
- Staff create new scenarios and estimate feasibility based on DFI assumptions
- Discontinue study of district



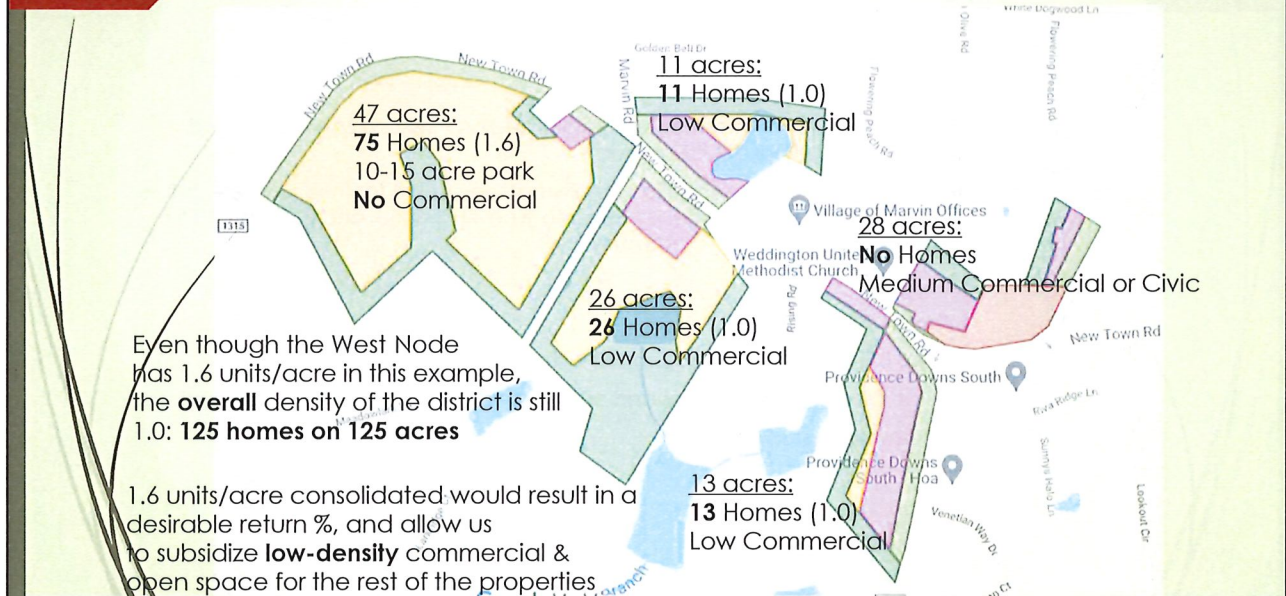
## The Next Step

- The following slide contains an example of how the program can be rearranged, however, more options have to be considered before a scenario is presented to Council.
- The Staff request today is for Council to give direction at a higher level on what should be the next step, and to think about (but not to decide today) what partnerships and revisions could be amenable to you.



## Housing Allowance Reallocation (example)

All properties including Churches: 125 acres



## Consolidation of program, and partnerships is key

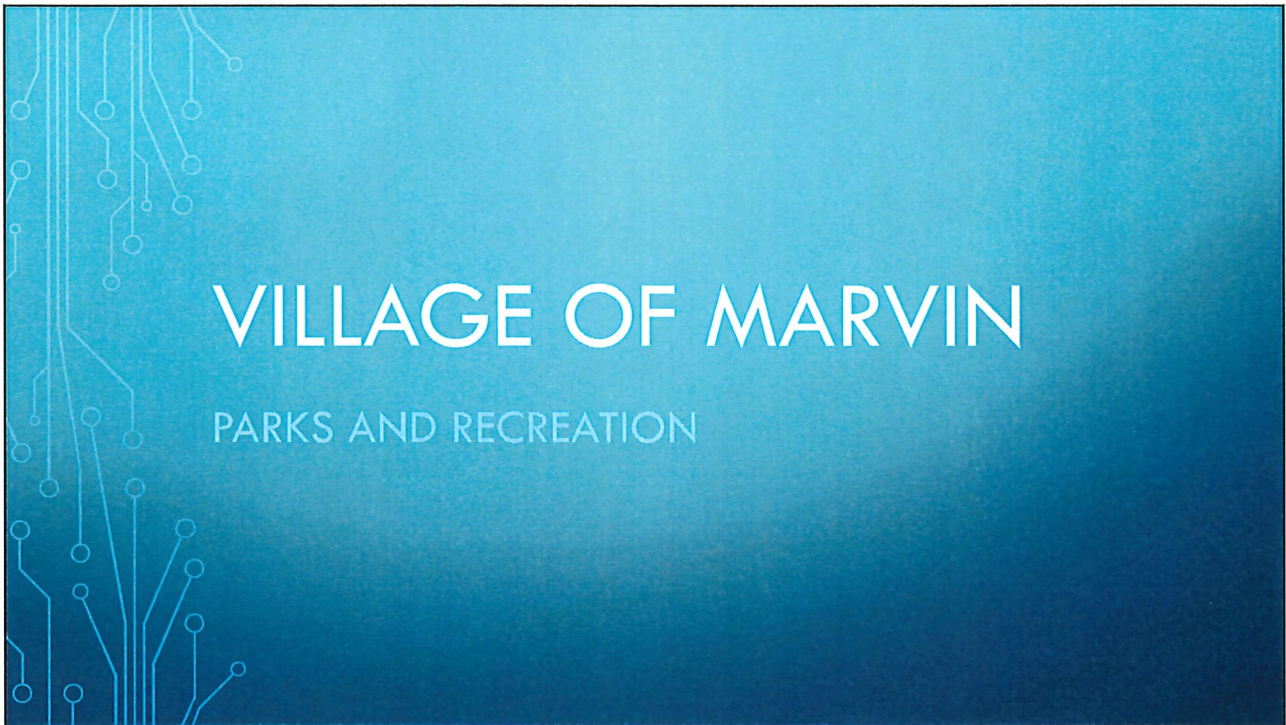
- Staff preliminary assessment is that the district can be made feasible with clever rearrangement of design and funding streams, without sacrificing the overall character of Marvin
- For example, housing allowances and the 30% open space can be consolidated and reallocated to a few large properties, which would allow a density on some properties of up to ~1.6 units/acre but keeping a density of **1.0 units per acre in the district overall.**
- Additionally, focusing the housing allowance on a few properties would allow us to **generate more MSD Revenue and pay for the preservation of open space on other properties**, thus bumping up their feasibility numbers





## Staff Recommendation

- Again, preliminary conversations about the design revisions may be had at this time, but it is too early to make decisions on the proper final design
- However, Staff requests direction on the next step needed to progress towards the design that works for all: property owners, the government, and the residents and village at large.
- Staff and Planning Board recommend that the next step should be to **coordinate with property owners about the DFI report and ask them to submit to us what their desired improvements would be.**
- The next steps after that, which can be revisited for discussion in March, would be for Staff to synthesize landowners' comments into a final scenario, and contract DFI to do an analysis on that scenario.





MOVIE NIGHT  
NATIONAL NIGHT OUT

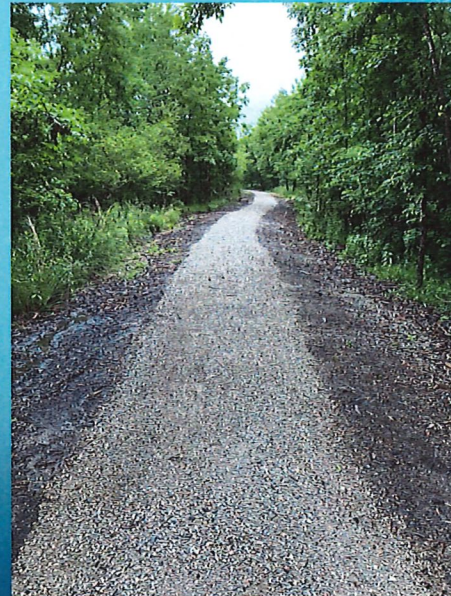


TREE LIGHTING CEREMONY





TRAILS:  
TULLAMORE PHASE 1 BUILT  
(DECEMBER 17)  
-FIRST .25 MILES OF NATURAL  
SURFACE



## FAST FORWARD TO 2019 & FY 19-20

- STAFF: 1 Full Time Park Manger, 2 Part Time Park Maintenance Associates, 1 Weekend Park Maintenance Associate, 1 Seasonal Summer Part Time Associate
  - Barn Rental Revenue up almost 200% (\$8k-2018, \$9500-2019)
  - Over 2 Miles of Natural Surface Trails
  - 4<sup>th</sup> Event added
- \*Full Time Planner on Staff



## EASTER EGG HUNT EVENT (SPRING 19)



## TOWN HALL TRAIL (DEVELOPER)





## AMBER MEADOWS TRAIL (DEVELOPER/ VILLAGE)

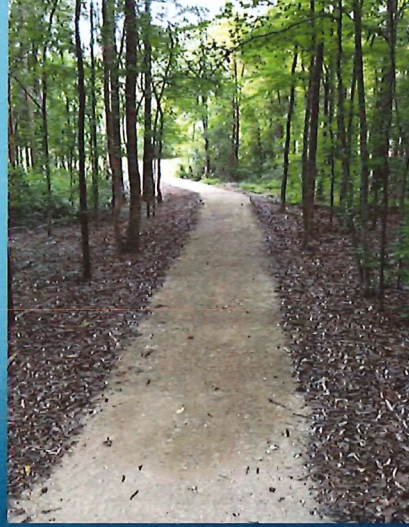


## TULLAMORE PHASE 2 TRAIL





## MARVIN EFIRD PARK WALKING TRAIL (19-20 CIP)

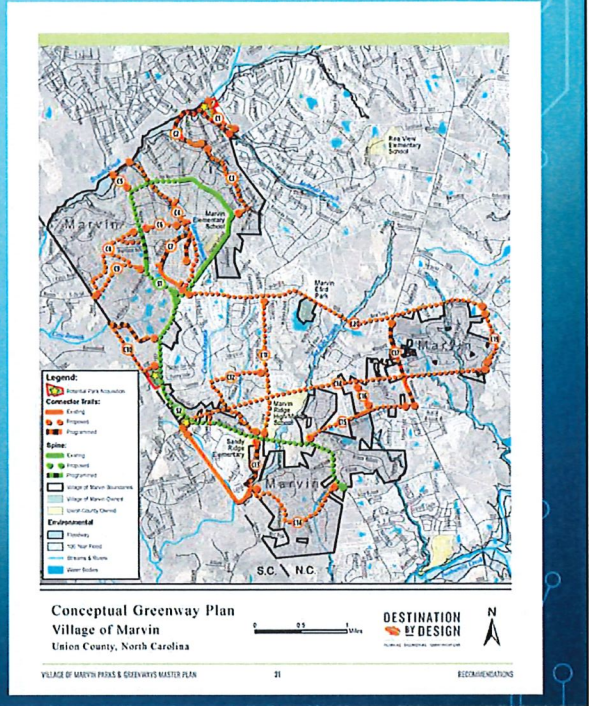
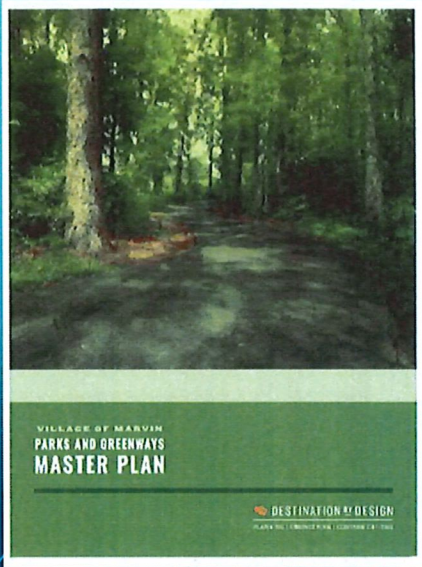


## TREE CLEAN UP: (19-20 CIP)





# PRG MASTER PLAN (19-20 CIP)



# PICNIC SHELTER (19-20 CIP)





## PRESENT DAY & FY 20-21

- Current Staff; 1 Full Time Public Facilities Manager, 1 Full Time Park Supervisor (position currently vacant, potentially to remain vacant or dissolved), 2-4 Part Time Park Attendants
- Park usage is up (Revenue is down...Thank you Covid)
- New Website with New Scheduling Software (Feb/ March 2021)
- New Fee Schedule (no parking passes, increase in Professional passes)
- Village Vehicle funded (Thank you council) and ordered
- Cohesive Staff
- Supportive Council
- Code Enforcement Contract Awarded

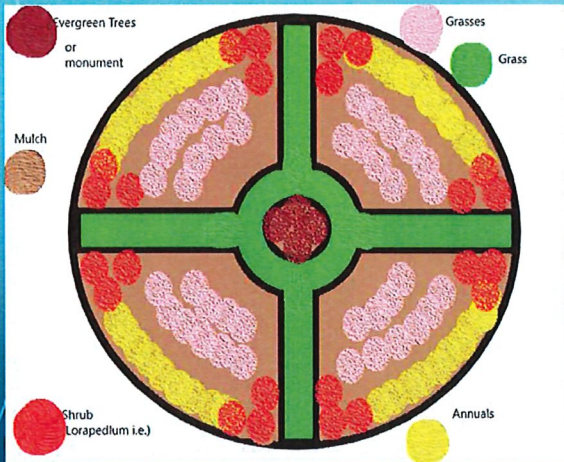
## CIP ITEMS FOR 20-21

Playground  
Equipment  
Repair:  
Fixed in  
house/  
Money put  
back into  
budget





## ROUNABOUT LANDSCAPING



## REMAINING CIP ITEMS FOR 20-21

- Playground Drainage Fix (contract awarded at Jan council meeting)
- Community Gardens Re-build (to be completed by June 21)
- Parking Expansion (postponed/ money moved to another budget item)



FUTURE GOALS 1-18 MONTHS

- Development of Sponsorship Policy
- Disc Golf Course at MEP
- Fitness Trail at Park and on Loop



CIP 21-22

\$



PARK TRAIL  
ENHANCEMENTS: \$15K

SMALL CONNECTIONS  
FROM POPULAR AREAS  
TO WALKING TRAIL



TRAILER/ STORAGE: \$7500

LAKESIDE CORRIDOR: \$10K  
TEMP BATHROOMS,  
LANDSCAPING, TRAIL  
CONNECTION





PLAYGROUND REPLACEMENT: \$1.5K  
ONGOING, POSSIBLY REPLACED WITH POCKET  
PARK

FITNESS TRAIL: \$10K, POSSIBLY RAISED VIA  
SPONSORS

AND FINALLY, ONE MORE REQUEST.....



MY OWN OFFICE  
IN A BRAND-NEW  
TOWNHALL



DEREK DURST

Public Facilities Manager-Village Of Marvin





# Finance

Jamie Privuznak, Finance Officer

Friday, February 19

Annual Budget Retreat

Item c.  
13. e.

# Agenda

- ◆ Vision and Goals for the Finance Team
- ◆ Our Accomplishments and Needs
- ◆ Short and Long-term Initiatives
- ◆ Questions



*To be the best financial support team to the  
Village of Marvin's staff.*

**- Finance's Team Vision**

*Invest the public dollar in Council's policies  
and initiatives, which support the residents  
of Marvin.*

**- Finance's Mission Statement**



## Five Strategic Goals

1. Provide accurate financials to the Council, Manager and Staff.
2. Assist the Manager in developing a fiscally sound annual operating budget and Capital Improvement Plan.
3. Manage the daily financial transactions with efficacy.

## Five Goals continued

4. Build a sound internal controls system.
5. Ensure our financial records are in compliance with relevant federal and state laws.



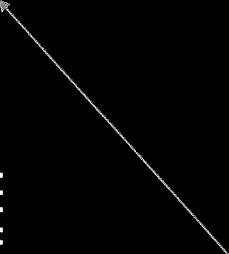
# SWOT Analysis

# Strengths and Weaknesses

- ◆ Sound financial position for FY22
  - ◆ The LGC and investors will look favorably on us when we go to the municipal market to borrow
- ◆ Fiscally prudent which is reflective in our reserves
- ◆ Supportive Council
- ◆ Teachable and hard-working finance staff
- ◆ Retirements of key staff
- ◆ Finance staff workload increased
- ◆ Lack a sophisticated and comprehensive budget software system.



# Opportunities and Threats

- ◇ Transfer tax collection services to Union County
  - ◇ Material weakness noted on future financial audit
  - ◇ Partner with Accounting Firm on select financial tasks
  - ◇ Internal Controls System
  - ◇ Internal controls system
- 

## Short-term Initiatives

- ◆ Immediate action: Next three to six months
- ◆ Interview, hire and train an Office Assistant
- ◆ Transfer successfully the tax collection function to Union County



## Long-term Initiatives

- ◆ Seven months or longer
- ◆ Installment purchase agreement for Village Hall
- ◆ Research and recommend a budget software solution

# Recap

1. Our Financial Position is sound.
2. Recruit and Fill the position we lost and partner with subject matter experts to maintain and support the current workload.
3. Move the finance team forward by learning and reviewing our department goals.



# Questions