



# Town of Mars Hill

## MAYOR AND BOARD OF ALDERMEN

John L. Chandler  
*Mayor*  
Nicholas A. Honeycutt  
*Vice-Mayor*  
Robert W. Zink  
*Treasurer*  
Stuart L. Jolley  
*Clerk*  
Larry H. Davis  
*Secretary*

### MINUTES REGULAR MEETING Mars Hill Town Hall – Conference Room April 7, 2025 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, April 7, 2025, at 6:00 p.m. in the Mars Hill Town Hall.

**MEMBERS PRESENT:** Mayor John Chandler; Aldermen Larry Davis, Nicholas Honeycutt, Stuart Jolley, and Robert W. (Bob) Zink.

**STAFF PRESENT:** Nathan R. Bennett, Town Manager; Larry Leake, Town Attorney; and Chad Wilson, Police Chief

**OTHERS PRESENT:** Ryan Bell, Theresa Gange, Lee Hoffman, Nick Moss, Laura Boggess, Maya Adams, Scott Pearson, Peter Klisiewicz, Kadyn Dawkins, Donovan Morris, Ronnie Cutshall, H. Moore, Alexandra Moore, and other members of the general public.

#### Call to Order

The meeting was called to order by Mayor John Chandler. Mayor Chandler welcomed those in attendance.

#### Approval of the Agenda

Mayor Chandler asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Nicholas Honeycutt made a motion to approve the agenda as presented.** Alderman Stuart Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was unanimously approved. (Attachment A)

#### Approval of Minutes

Mayor Chandler asked the Board to review the minutes of the regular meeting held on March 3, 2025. There being no modifications to the minutes, **Alderman Jolley made a motion to approve the minutes of the March 3, 2025, regular meeting as presented by management.** Alderman Larry Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were unanimously approved.

#### Old Business

Mayor Chandler then moved to address old business.

#### Tropical Storm Helene - Update

Mayor Chandler recognized Town Manager Nathan Bennett to provide an update on the Town response to Tropical Storm Helene. Mr. Bennett advised the Board that Town staff submitted the Town's request for public assistance grant funds related to storm response and recovery efforts to FEMA on March 28, 2025. The total amount of the request to FEMA is \$84,861.72, and represents reimbursement for employee staff time, use of town

equipment, and other related expenses incurred by the Town directly related to the response effort. In addition to the FEMA request, Mr. Bennett advised the Board that an insurance claim was filed with the Town's general liability carrier for storm damage to the security fencing at the water treatment plant on Watershed Road. Approximately 300 to 500 feet of fencing was struck by fallen trees during the Helene event. FEMA reviewed the damage and determined that while the damage could be FEMA eligible, the Town must first file an insurance claim to avoid a duplication of benefits. The estimate to repair the damage to the fence is estimated at \$13,410.29. An additional amount of \$5,000 was estimated for the removal of the fallen trees from the fence area to facilitate the necessary repair. Mr. Bennett stated he filed the insurance claim on March 24, 2025, was approved, and pending payment processing as of April 4, 2025. The Town will receive \$10,910 after the required \$2,500 deductible is applied to the fence estimate, and an additional \$5,000 for tree removal, for a total insurance payment to the Town of \$15,910. Mr. Bennett reminded the Board and the public in attendance that today is the last day to file an application with FEMA for private assistance should that be applicable to anyone present. The Board thanked Mr. Bennett for his report and work with FEMA and insurance in this regard.

#### **Trust for Public Land – Bone Camp Conservation Acquisition Update**

Mayor Chandler then recognized Ms. Theresa Gang with Madison County Conservancy to provide an update on their efforts with the Trust for Public Land regarding the potential acquisition of the former Bailey Mountain Bike Park property located on Bone Camp Road. Ms. Gang thanked the Board for the time to provide a status report on this matter. She stated a public meeting was held on February 24, 2025, at Broyhill Chapel with a great turnout and lots of questions answered. Ms. Gang stated she has met with Ryan Bell with the Friends of Bailey Mountain and the Town Manager to discuss issues necessary to draft a potential property management plan. She states that the Trust for Public Land is investing significant financial resources to secure additional time for due diligence toward any potential acquisition of the subject property, and the hope remains that the Town will act as the governmental partner to own the property. Ms. Gang states the plan will be for the Trust to secure the funding to purchase the property and deed it to the Town at no cost to be included as a part of the Bailey Mountain Preserve. There is a grant due November 1, 2025, that would require the Town to be the applicant that would be necessary for the purchase, and a decision by the Town regarding interest in ownership would be needed by June in order to proceed with that application. Alderman Honeycutt asked what would be needed from the Town? Ms. Gang said that the Town would only have to be agreeable to own the property. The Trust and the Conservancy will complete the application process. Alderman Zink stated he was interested in knowing and understanding how the property will be maintained and public safety addressed in order to decide on moving forward. Alderman Honeycutt asked how the property will be used? Ms. Gang stated that the property would be an extension of the existing Bailey Mountain Preserve and would be managed as a hiking and nature exploration destination. There was additional general discussion regarding the property and Mayor Chandler and other Board members thanked Ms. Gang for the update.

There was no other old business.

#### **New Business**

Mayor Chandler then moved to address new business.

#### **NC Parks & Recreation Trust Fund (PARTF) – West Farm Property Acquisition Grant Application**

Mayor Chandler recognized Town Manager Nathan Bennett to provide information regarding a NC Parks and Recreation Trust Fund (PARTF) grant application for the acquisition of the West Farm property located on Forest Street adjacent to Bailey Mountain Park and Preserve.

## **PROJECT OVERVIEW**

Mr. Bennett provided an overview of West Farm property acquisition. Mr. Bennett stated the Town of Mars Hill proposes to purchase approximately 75 acres of real property known as the West Farm, located on Forest Street, Mars Hill, N.C. The property lies on the eastern slopes of Bailey Mountain adjacent to the Bailey Mountain Park and Preserve. The West Farm will be owned and managed by the Town of Mars Hill and become an integral part of the existing 284-acre Bailey Mountain Park and Preserve. Together, the properties provide greenway access, extended hiking trails, ADA walking paths, wildlife habitat, and community education and recreation. The purchase will create a pivotal link in the Town's greenway system by facilitating the expansion of the Dr. W. Otis Duck Memorial Greenway, thereby connecting downtown and Mars Hill University to the Bailey Mountain Park and Preserve cultural and recreational areas. The Town and the Richard L. Hoffman Foundation have negotiated an option to purchase the West Farm in an effort to advance the 30-year community goal of conserving Bailey Mountain's ridgelines and natural areas. Bailey Mountain Park and Preserve, and connection to it by an expansion of the current greenway, is identified as a high priority in the Town's Parks and Recreation Master plan, Bicycle and Pedestrian plan, and Smith Farm Master plan, as well as a prominent finding at community public meetings and countywide surveys.

Mr. Bennett further explained that the West property will be immediately open to the public following acquisition, providing access through the West Farm to miles of existing walking trails connecting Bailey Mountain Preserve, the Town, and MHU. This acquisition of the West property is a strategic step toward expanding the Town's pedestrian greenway system and creating a public gateway to Bailey Mountain. It will provide an easily accessible natural area with trails that link hundreds of acres of conserved forest. The property will protect a valuable resource for Madison County, offering opportunities for recreation, education, and cultural exploration. Additionally, the acquisition will counter the decline in open public space regionally for passive recreation in the area following Hurricane Helene. The Bailey Mountain Preserve has become a vital recreational destination, particularly for disadvantaged communities with limited access to outdoor spaces, benefiting people from across the region by providing hiking opportunities and a connection to nature.

Mr. Bennett specifically discussed the financial matrix of town funds, various grants, and private contributions, to fund the purchase of the West property. In particular, Mr. Bennett addressed the current the N.C. Parks and Recreation Trust Fund (PARTF) grant application proposed for the West Farm property acquisition project. Mr. Bennett reported to the Board that the N.C. Parks and Recreation Trust Fund (PARTF) grant cycle is open and accepting applications for projects due by May 1, 2025, and an award announcement expected on August 22, 2025. Mr. Bennett stated that he and Lee Hoffman are working to complete the grant application which includes a request for \$500,000 from PARTF, to be matched by a property donation by the Richard L. Hoffman Foundation of approximately 112 acres adjacent to the West property valued at \$737,178, and \$25,000 cash contribution from Town funds. These resources provide more than the required PARTF local match of \$500,000. Mr. Bennett stated that the PARTF grant process requires significant public participation and engagement, including a public meeting. Mr. Bennett advised that a public meeting has been advertised to be held at this time. Advertisement of the meeting has been extensive through ads in the local newspaper, town social media, posters at town properties and private businesses, as well as email and social media by the Friends of Bailey Mountain group. Mr. Bennett recommended the public meeting be opened at this time for comments by the members of the general public assembled.

## **Public Meeting & Hearing**

Mayor Chandler opened the floor to the members of the general public to speak regarding the proposed acquisition of the West Farm property and the grant application to the NC Parks and Recreation Trust Fund.

Mayor Chandler recognized Lee Hoffman. Mr. Hoffman spoke in favor of the West Farm acquisition project. He expressed strong support for this project stating that this property is an integral piece of the puzzle for the long-term community goal of having walkable access from downtown and MHU to the Bailey Mountain Preserve. He stated that he also supports any other acquisition efforts of other properties that will protect the Bailey Mountain and its ridges, particularly the Bone Camp property.

Mayor Chandler recognized Ronnie Cutshall who stated his property backs up to the West Farm property. He stated he is so pleased that the Town has taken the initiative to provide stewardship of the West Farm property. It is so beautiful, and he wants to see it protected for generations to come. Mr. Cutshall stated he strongly supports the acquisition of the West Farm property and the PARTF grant application.

Mayor Chandler then recognized Laura Boggess. Ms. Boggess introduced herself as a resident of Mars Hill, a biology/ecology professor at Mars Hill University, and a member of the Friends of Bailey Mountain. Ms. Boggess explained how important the Bailey Mountain Preserve is to her personally and professionally. Together with her MHU students, Ms. Boggess stated she has documented hundreds of species of plants in the preserve and noted how important it is for the West Farm to be similarly protected. Ms. Boggess stated she strongly supports the acquisition of the West Farm property by the Town.

Mayor Chandler recognized Nick Moss. Mr. Moss is a local resident and one of the volunteer trail builders of the Bailey Mountain Preserve. Mr. Moss stated he strongly supports the purchase of the West Farm property. Mr. Moss explained that this would be one of the best purchases the Town could make and expressed how great this piece of property is, and the unmatched beauty of it will be a recreational resource of conserved property for Mars Hill and the regional unlike any other around.

Mayor Chandler recognized Scott Pearson. Mr. Pearson stated that he stands to support the West Farm property acquisition.

Mayor Chandler recognized Ryan Bell. Mr. Bell stated that he strongly supports the acquisition of the West Farm property. Mr. Bell stated that he is a member of the Town's Parks and Recreation Committee, and that the committee has been discussing how to acquire this property for some time and is excited that the Town is moving forward with this strong effort to obtain this iconic property for the people of Mars Hill. Mr. Bell further stated that he had obtained a high-quality trail counter that has been placed at the primary entrance to the Bailey Mountain Preserve trail access. He states that in just the few weeks it has been in place, well over 75 visitors are recorded each day. Acquisition of the West Farm will only add to the recreational value to this community.

Mayor Chandler recognized Jim Goode. Mr. Goode stated that this forward-thinking by the Town presents an incredible opportunity for Mars Hill. He states that if this property is lost to private residential development that we will not get it back – this chance will not come again. The connection this recreational and educational asset has with local economic development presents another strong reason to proceed with all haste to acquire the West Farm property. Mr. Goode states he strongly supports the purchase of the West Farm and the PARTF grant process.

Mayor Chandler recognized Maya Adams. Ms. Adams stated she is a student at Mars Hill University. She regularly visits the Bailey Preserve for recreation as an avid hiker and lover of nature. Ms. Adams states she supports the Town effort to purchase the West Farm for all the benefits it will bring to the community.



Mayor Chandler recognized a female speaker who did not identify herself. She stated that she lives on Forest Street, near the West property. She is so excited that the Town is trying to preserve this property as a natural area for recreation, the greenway, and protection of its natural beauty. She states she is also a business owner in town and that the traffic to her business from visitors to the Bailey is phenomenal. She strongly supports acquisition of the West Farm property.

Mayor Chandler recognized Kady Dawkins. Mr. Dawkins stated he is a student at Mars Hill University. He states that he regularly walks to the Bailey Preserve from campus using the public streets, which do not have sidewalks. He states that the plan to acquire the West Farm property to provide an opportunity to extend the town's greenway to the preserve is an awesome plan. Mr. Dawkins states there are lots of other MHU students who share their opinion of how great the Bailey Mountain Preserve is, and they support anything that adds to and enhances this destination. Mr. Dawkins strongly supports the West Farm property acquisition.

Mr. Bennett shared email comments received this afternoon from Madison County Schools Superintendent Dr. Will Hoffman, who apologized for not being able to attend this meeting in person. Dr. Hoffman stated he was "honored to lend my strongest support to the Parks and Recreation Trust Fund grant application for the acquisition of the West Farm near Bailey Mountain. This acquisition represents a tremendous opportunity to expand the scope of environmental education, conservation efforts, and vocational training for students and residents across our community. By acquiring the West Farm, we will enhance existing education programs that provide valuable hands-on learning experience in ecology, environmental stewardship, and conservation. Today, in fact, 4<sup>th</sup> grade teachers from Mars Hill Elementary School had planned a field trip to Bailey Mountain...Local learning opportunities like these provide students with opportunities to engage with nature in a way that reinforces key science standards, helping them better understand and appreciate the natural world...The West Farm acquisition is an investment in our future. It will provide current and future generations of students with the opportunity to connect with nature, learn from it, and be inspired to protect it. The West Farm will serve as an invaluable educational resource for our schools and the entire Madison County community. I lend my full support behind this important initiative. Together we can ensure that the rich natural history of Mars Hill and Madison County is preserved for generation to come."

Alderman Zink commented that acquisition of this property is a great project for the Town and surrounding community, and it will be a tremendous asset for outdoor recreation opportunities for years to come. Alderman Nicholas Honeycutt commented that he is proud that the Town is pursuing the acquisition of this property as it will provide recreation opportunities so many in the community are asking for. Upon hearing from those present, Mayor Chandler closed the public meeting.

#### **RESOLUTION – Authorizing PARTF Grant Application**

Upon completion of discussion of the matter, Mayor Chandler called for a motion. **Alderman Bob Zink made a motion to approve the resolution titled "RESOLUTION – AUTHORIZING A GRANT APPLICATION TO THE N.C. PARKS AND RECREATION TRUST FUND – WEST FARM PROJECT," for the acquisition of the West Farm property.** Alderman Nicholas Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved. (Attachment B)

#### **AGREEMENT – Engineering Services for Calvin Edney Rd/I-26 Water/Sewer Improvements**

Mayor Chandler then recognized Mr. Bennett to present the proposed agreement for procurement of engineering services for the Calvin Edney Rd/I-26 Exit 11 water and sewer improvements. Mr. Bennett reminded the Board this project is funded by grants from the Appalachian Regional Commission and the Dogwood Health Trust totally approximately \$600,000. Mr. Bennett reviewed the agreement elements which include general engineering

services, preliminary design, project site and route survey, design and permitting, bidding and award, construction administration and observation, and post-construction services. Mr. Bennett explained this is a full-service engineering services agreement to fully implement the project. These total cost for these services is set at a total amount of \$102,400 which will be paid through the grant funding. Mr. Bennett advised that this agreement is in keeping with the standard provisions for service and costs as with other similar projects. Mr. Bennett recommended approval of the proposed agreement for engineering service provided by McGill Associates. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve the “AGREEMENT FOR ENGINEERING SERVICES” by and between the Town of Mars Hill and McGill Associates, P.A., as presented, and authorized the Mayor, Town Manager and any other town official necessary to execute the required documents and take actions to implement this project.** Alderman Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

#### **ORDINANCE – Road Closure Ordinance – MHU Graduation, May 10, 2025**

Mayor Chandler then recognized Town Manager Nathan Bennett to provide information regarding a request for temporary road closure ordinance for the Mars Hill University graduation ceremony. Mr. Bennett advised the Board that this is the traditional request for an ordinance required by NCDOT for the temporary closure of NCDOT maintained roads for any duration. Mr. Bennett further stated that Mars Hill University graduation ceremony and associated activities are scheduled for Saturday, May 10, 2025. The temporary closure of NC 213/Cascade Street in the vicinity of Moore Auditorium will occur on an as-needed basis to accommodate the heavy pedestrian traffic accessing the facility from nearby parking areas. The closure and associated detour route will be managed by Town of Mars Hill police department officers in cooperation with MHU Safety and Security personnel. Upon completion of discussion of the ordinance by the Board, Mayor Chandler called for a motion. **Alderman Zink made a motion to approve “AN ORDINANCE DECLARING A ROAD CLOSURE FOR MARS HILL UNIVERSITY GRADUATION CEREMONY,” as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved. (Attachment C)

#### **Town Manager Report – Nathan Bennett, Town Manager**

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report.

#### **NCDEQ Asset Inventory and Assessment (AIA) Grants**

Mr. Bennett advised the Board that he has received notifications from the NC Department of Environmental Quality that the Town has been awarded two Asset Inventory and Assessment grants, one for the water system and one for the wastewater system. Each grant award is \$150,000 requiring a 20% match from the town and a 1.5% administrative fee charged by the Department. These grants will provide funding to facilitate the Town’s ability to develop an Asset Management Plan (AMP) which will help create a systematic process for assessing, repairing, and replacing critical assets for the Town’s water and sewer utility. The project will include a full asset inventory and assessment of the condition of the Town’s water and sewer systems, update system maps on GIS, a Capital Improvement Plan (CIP), an Operation and Maintenance Plan, and a financial model to schedule annual expenditures required to fund proposed capital improvements, including a rate study to reflect the potential for necessary changes to the Town’s rates or rate structure to fund projects identified in the CIP.

The Town is required to submit a preliminary scope of work to the Department by June 9, 2025, describing in detail the elements of the project. The Department timeline outlines receiving scope approval by late summer and executing contracts by early November 2025. The performance period is one (1) year from that point with an expected draft product deliverable by November 2026. Mr. Bennett explained he will provide more information

to the Board as the scope is drafted and the project moves forward to contracting and implementation. Alderman Honeycutt stated that was terrific information and good work.

### **General Update**

Mr. Bennett provided the Board with a summary of activities and ongoing capital projects and other items of interest to the Board. Mayor Chandler and Alderman Honeycutt thanked Mr. Bennett for his efforts and the update provided.

### **Public Comment**

Mayor Chandler then moved to public comment. Mayor Chandler recognized a male speaker who did not identify himself. He stated that he operated a business of transporting hikers to and from trails in the area, specifically the Appalachian Trail, Blue Ridge Parkway, and now lots of trips to the Bailey Mountain Preserve. He stated folks love this area and want to recreate here. He states that the Town's efforts here are to be commended, both by supporting small businesses and protecting our natural resources.

### **Closed Session (Pursuant to N.C.G.S. 143-318.11(a)(3) & (4))**

Mayor Chandler advised the Board that there is an item concerning a confidential economic development project that requires a closed session. **Alderman Zink made a motion to enter closed session for the purpose of discussion of a confidential economic development project and consultation with legal counsel pursuant to N.C.G.S. 143-318.11(a)(3) & (4).** Alderman Honeycutt seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

### **CLOSED SESSION**

Upon completion of discussion of the matter subject to the closed session, Mayor Chandler called for a motion to return to open session. **Alderman Honeycutt made a motion that the Board end the closed session and return to open session.** Alderman Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

### **Open Session**

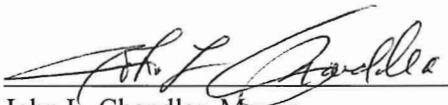
#### **9 & 15 South Main Redevelopment Project**

Upon return to open session, Mayor Chandler asked for a motion concerning the prior discussion. **Alderman Honeycutt made a motion to direct the Town Manager, Town Attorney, and other applicable town officials to interview the respondents to the request for proposals for the 9 & 15 South Main Street Redevelopment Project, and present a plan to implement the redevelopment process at or before the July meeting of the Mayor and Board of Aldermen.** Alderman Davis seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was approved unanimously.


### **Adjourn**

There being no further business before the Board, Mayor Chandler called for a motion to adjourn. **Alderman Zink made a motion to adjourn.** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

Approved and authenticated this the 5<sup>th</sup> day of May, 2025.

  
John L. Chandler, Mayor

ATTEST:

  
Nathan R. Bennett, Town Manager







ATTACHMENT A

# Town of Mars Hill

## MAYOR AND BOARD OF ALDERMEN

John L. Chandler  
*Mayor*  
Nicholas A. Honeycutt  
*Vice-Mayor*  
Robert W. Zink  
*Treasurer*  
Stuart L. Jolley  
*Clerk*  
Larry H. Davis  
*Secretary*

### AGENDA

#### REGULAR MEETING

Mars Hill Town Hall Conference Room

April 7, 2025 at 6:00 p.m.

1. Call to Order – Mayor John L. Chandler
2. Approval of Agenda
3. Approval of Minutes: March 3, 2025, Regular Meeting
4. Old Business
  - a. **TROPICAL STORM HELENE – UPDATE**
  - b. Trust for Public Land – Bone Camp Conservation Acquisition Update – Theresa Gang
5. New Business
  - a. NC Parks & Recreation Trust Fund (PARTF) – West Farm Property Acquisition – Nathan Bennett, Town Manager, and Lee Hoffman, Richard L. Hoffman Foundation
    - i. Public Meeting & Hearing
    - ii. **RESOLUTION** – Authorizing PARTF Grant Application
  - b. **AGREEMENT** – Engineering Services for Calvin Edney Rd/I-26 Water/Sewer Improvements
  - c. **ORDINANCE** – Road Closure Ordinance – MHU Graduation May 10, 2025
6. Town Manager Report – Nathan Bennett, Town Manager
  - a. NCDEQ Asset Inventory and Assessment (AIA) Grants
    - i. Water System AIA Letter of Intent to Fund
    - ii. Wastewater System AIA Letter of Intent to Fund
  - b. General Update
7. Public Comment

[Policy: Each speaker shall be limited to a maximum of three (3) minutes. The public comment period is not intended to require the Board of Aldermen or staff to answer any impromptu questions. The Board will not take action on an item presented during the public comment period. The Board may refer inquiries made during the public comment period to the Town Manager to address as appropriate. If necessary, the item may be placed on the agenda of a future meeting.]
8. Closed Session (*Pursuant to N.C.G.S. 143-318.11(a)(3) & (4)*)
9. Adjourn

### Mars Hill Town Hall

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

Phone: (828) 689-2301 • Fax: (828) 689-3333



# Town of Mars Hill

## RESOLUTION

### AUTHORIZING A GRANT APPLICATION TO THE N.C. PARKS AND RECREATION TRUST FUND WEST FARM PROJECT

**WHEREAS**, the North Carolina Parks and Recreation Trust Fund provides dollar-for-dollar grants to local governments for parks and recreational projects to serve the public; and

**WHEREAS**, the Town of Mars Hill recognizes the desire of residents and visitors alike to enjoy parks and recreation services and green spaces; and


**WHEREAS**, the Town of Mars Hill seeks to acquire real property inside the municipal boundary of the Town of Mars Hill consisting of 75 acres, known as the “West Farm,” for the development and creation of recreational resources for citizens and visitors; and

**WHEREAS**, the West Farm property will be added to the Town-owned Bailey Mountain Park and Preserve (also known as Mars Hill Smith Farm Park) to facilitate resource expansion and connection of the Dr. W. Otis Duck Greenway through the West Farm to Bailey Mountain Park and Preserve.

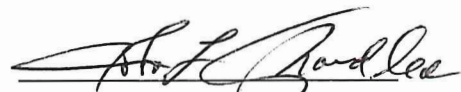
**NOW, THEREFORE, BE IT RESOLVED** that the Town of Mars Hill Mayor and Board of Aldermen do hereby firmly resolve to authorize the Mayor, Town Manager and any other appropriate or required Town Officers to prepare and submit an application to the North Carolina Parks and Recreation Trust Fund, and do accept and support the administration of any such grant that may be awarded pursuant to the acquisition of real property known at the West Farm for the development of recreational elements and commit to project completion within three (3) years of any such award.

**ADOPTED** this the 7<sup>th</sup> day of April, 2025, by the Town of Mars Hill Mayor and Board of Aldermen.

Attest:

  
Stuart L. Jolley, Town Clerk



  
John L. Chandler, Mayor

**Mars Hill Town Hall**  
280 North Main Street • P.O. Box 368  
Mars Hill, North Carolina 28714  
Phone: (828) 689-2301 • Fax: (828) 689-3333  
[www.townofmarshill.org](http://www.townofmarshill.org)



# Town of Mars Hill

John L. Chandler  
*Mayor*  
Nicholas A. Honeycutt  
*Vice-Mayor*  
Robert W. Zink  
*Treasurer*  
Stuart L. Jolley  
*Clerk*  
Larry H. Davis  
*Secretary*

## NC PARKS AND RECREATION TRUST FUND GRANT APPLICATION

### WEST FARM ACQUISITION PROJECT (2025)

**PART F GRANT FUNDS REQUESTED:** \$500,000

**LOCAL MATCH:** Provided by donation of 112-acre tract of real property by Richard L. Hoffman Foundation valued at \$737,178 and \$25,000 Town cash match

**APPLICATION DUE:** May 1, 2025

**AWARD ANNOUNCEMENT:** August 22, 2025

#### **PROJECT OVERVIEW**

The Town of Mars Hill proposes to purchase approximately 75 acres of real property known as the West Farm, located on Forest Street, Mars Hill, N.C. The property lies on the eastern slopes of Bailey Mountain adjacent to the Bailey Mountain Park and Preserve. The West Farm will be owned and managed by the Town of Mars Hill and become an integral part of the existing 284-acre Bailey Mountain Park and Preserve. Together, the properties provide greenway access, extended hiking trails, wildlife habitat, and community education and recreation. The purchase will create a pivotal link in the Town's greenway system by facilitating the expansion of the Dr. W. Otis Duck Memorial Greenway, thereby connecting downtown and Mars Hill University to the Bailey Mountain Park and Preserve cultural and recreational areas. The Town and the Richard L. Hoffman Foundation have negotiated an option to purchase the West Farm in an effort to advance the 30-year community goal of conserving Bailey Mountain's ridgelines and natural areas. Bailey Mountain Park and Preserve, and connection to it by an expansion of the current greenway, is identified as a high priority in the Town's Parks and Recreation Master plan, Bicycle and Pedestrian plan, and Smith Farm Master plan; as well as community public meetings and countywide surveys.

The West property will be immediately open to the public following acquisition, providing access through the West Farm to miles of existing walking trails connecting Bailey Mountain Preserve, the Town, and MHU. This acquisition of the West property is a strategic step toward expanding the Town's pedestrian greenway system and creating a public gateway to Bailey Mountain. It will provide an easily accessible natural area with trails that link hundreds of acres of conserved forest. The property will protect a valuable resource for Madison County, offering opportunities for recreation, education, and cultural exploration. Additionally, the acquisition will counter the decline in open public space for passive recreation in the area following Hurricane Helene. The Bailey Mountain Preserve has become a vital recreational destination, particularly for disadvantaged communities with limited access to outdoor spaces, benefiting people from across the region by providing hiking opportunities and a connection to nature.

**Mars Hill Town Hall**  
280 North Main Street • P.O. Box 368  
Mars Hill, North Carolina 28754  
Phone: (828) 689-2301 • Fax: (828) 689-3333  
[www.townofmarshill.org](http://www.townofmarshill.org)



# Town of Mars Hill

ORDINANCE #: 296

## AN ORDINANCE DECLARING A ROAD CLOSURE FOR MARS HILL UNIVERSITY GRADUATION CEREMONY

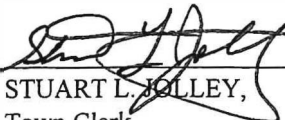
- WHEREAS,** the Town of Mars Hill Mayor and Board of Aldermen acknowledge the long tradition of providing support for Mars Hill University graduation activities for the pleasure to its citizens, including MHU students, faculty, staff, and the parents of graduation students; and
- WHEREAS,** the Town of Mars Hill Mayor and Board of Aldermen acknowledge citizens and businesses realize a financial benefit from the graduation ceremonies; and
- WHEREAS,** the Town of Mars Hill Mayor and Board of Aldermen acknowledge the Mars Hill University graduation ceremony requires approximately 30 minutes to install signage and traffic control devices, and requires approximately 30 minutes for removing signage, traffic control devices, and litter.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF MARS HILL THE FOLLOWING:**

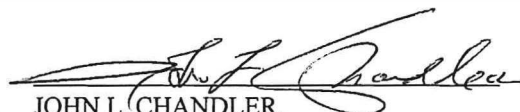
1. That pursuant to the authority granted by N.C.G.S. 20-169 that a temporary road closure is hereby declared during the day and time set forth below on the following described portion of State Highway System routes and Town streets.
2. **Date:** Saturday, May 10, 2025
3. **Time:** 9:00 a.m. to 2:00 p.m.
4. **Route Subject to Temporary Closure:** Beginning at intersection of NC 213/Cascade Street at South Main Street, westbound on NC 213 and ending at intersection with Athletic Street.
5. **Detour Route Description:** Beginning From eastbound on NC Highway 213 at Intersection of NC Highway 213/ Cascade Street to Athletic Street to SR 1355/Bailey Street to SR 1609/North Main Street and South Main Street to NC Highway 213/Carl Eller Road, all within the Town of Mars Hill, North Carolina.
6. This ordinance shall become effective when signs are erected giving notice of the limits and times of the event and implementation of adequate traffic control to protect participants and to guide vehicles around the event route.

**ADOPTED** this the 7th day of April, 2025 by the Town of Mars Hill Mayor and Board of Aldermen.

Attest:

  
STUART L. JOLLEY,  
Town Clerk



  
JOHN L. CHANDLER,  
Mayor

**Mars Hill Town Hall**  
280 North Main Street • P.O. Box 368  
Mars Hill, North Carolina 28754  
Phone: (828) 689-2301 • Fax: (828) 689-3333  
[www.townofmarshall.org](http://www.townofmarshall.org)