



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 June 6, 2022 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, June 6, 2022, 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; and Jamie Stokes, Town Attorney

OTHERS PRESENT: Johnny Casey, Madison News-Record & Sentinel; Jeanne Hoffman, Lee Hoffman, Dan Greenberg, Brad Guth, Ryan Bell, Laura Boosinger, Rob Pulleyn, and Robert Sewell

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 that the agenda be approved as presented.** Alderman Stuart Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was approved unanimously. (Attachment A)

Approval of Minutes

Mayor Chandler then asked the Board to review the minutes of the regular meeting held on May 2, 2022. There being no modifications to the minutes, **Alderman Larry Davis made a motion that the minutes for May 2, 2022, be approved as presented by management.** Alderman Bob Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were approved unanimously.

Old Business

Mayor Chandler then moved to address old business.

Request for Voluntary Annexation – 44 Roy Edwards Lane, Mars Hill – Maggie Howard, LLC PIN: 9757-02-9970 AND 9757-12-2807

Mayor Chandler recognized Town Manager Nathan Bennett to review the petition request for voluntary annexation presented to the Board. Mr. Bennett advised that the Town received a petition dated April 13, 2022,

for voluntary contiguous annexation from the authorized representative of Maggie Howard, LLC for property containing two lots located at 44 Roy Edwards Lane, Mars Hill, and identified by Madison County Parcel Identification Numbers 9757-02-9970 AND 9757-12-2807. Mr. Bennett advised that the petition application includes a copy of the subject property deed, plat, and a map. Mr. Bennett advised that the required clerk investigation is complete and that the Clerk has provided the Certificate of Sufficiency. The staff investigation determined this property meets the criteria for voluntary annexation and Mr. Bennett recommended approval of the associated ordinance. Pursuant to previous Board direction given on May 2, 2022, the public hearing notice for this voluntary annexation petition was published as required by law in the Madison News-Record & Sentinel on May 25 and June 1, 2022. The next step is to hold the public hearing on the request for annexation.

PUBLIC HEARING – Mayor Chandler then convened the public hearing to receive comments from the general public concerning the request for voluntary annexation of the subject property located at 44 Roy Edwards Lane, Mars Hill, and identified by Madison County Parcel Identification Numbers 9757-02-9970 AND 9757-12-2807, pursuant to notice duly published to the public. There being no comments from the public, Mayor Chandler closed the public hearing.

ORDINANCE – Upon completing discussion of the matter, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve “An Ordinance to Extend the Corporate Limits of the Town of Mars Hill” pursuant to the petition for voluntary annexation of the parcel identified as 44 Roy Edwards Lane (Madison County PIN: 9757-02-9970 AND 9757-12-2807 and Madison County Registry Deed Book 747 at Page 118) by the property owner of record, Maggie Howard, LLC, through and by its’ agent of record Suzetta B. Wolfe, as more fully set forth in the petition application.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment B)

New Business

Mayor Chandler then moved to address new business.

PRESENTATION – Bailey Mountain Preserve and Park Improvements – Park Master Plan

Mayor Chandler then recognized Mr. Dan Greenberg with WithersRavenel Engineers, retained by the Town to complete the park master plan, to provide information regarding the Bailey Mountain Preserve and Smith Farm Park Master Plan. Mr. Greenberg provided the Board with copies of the draft plan and described the thorough process that was undertaken by the engineers to develop this masterplan that will be used to guide the construction of various improvements on the farm portion of the property utilizing grant funds received from the N.C. Parks and Recreation Trust Fund. The engineers met with stakeholders including the Hoffman Foundation, Appalachian Barn Alliance, the Town Parks and Recreation Committee, and town staff both onsite at the park and in office and through virtual meetings to gain insight into expectations for the final plan. Three conceptual options were developed culminating in the proposed final plan. The concepts included the following: new 36’ square barn site nestled with the existing barns, accessible concrete sidewalk to barn area, stone screening walkway among barns, stage and amphitheater seating for 50 people at existing barns, accessible route to the Discovery Center, accessible stone screening walkway to Banjo Branch, mown path around hillside, picnic pavilions/picnic tables on slope and near barns, parking and driveway improvements, and restrooms. Implementation of the plan would be a phased approach to begin with the elements included in the N.C. Parks and Recreation Trust Fund grant and the local matching dollars that have been secured to date. Other items identified in the plan would be implemented as funding sources are identified. The Board expressed appreciation for the hard work done by the team and partners to develop this plan and the Board, by consensus, approved the plan as presented.

RESOLUTION – Trail Naming – Richard L. Hoffman Trail

Mayor Chandler then recognized Mr. Bennett to provide an overview of the resolution pertaining to the naming of the main trail at the Smith Farm in honor of Richard L. Hoffman. Mr. Bennett recognized members of the Hoffman family in attendance, Mrs. Jeanne Hoffman and Mr. Lee Hoffman. Mr. Bennett read the resolution into the record recognizing Mr. Richard L. Hoffman and the Richard L. Hoffman Foundation. The Foundation has been instrumental in the preservation of lands in and around the Town of Mars Hill, most notably those around Bailey Mountain, including those now known as the Bailey Mountain Preserve and Park. The resolution designates the main hiking trail from the park entrance on Forest Street traversing the mountainside to the summit of Bailey Mountain as “The Richard L. Hoffman Trail.” Mr. Bennett and Mr. Ryan Bell, chair of the Town Parks and Recreation Committee, advised the Board that the Parks and Recreation Committee approved a motion to recommend approval of this naming designation to the Board at their last meeting. The resolution is incorporated as a part of these minutes. Upon completion of discussion of the resolution and hearing comments from Board members to the family thanking them for their efforts, and upon hearing brief comments from Mrs. Jeanne Hoffman and Mr. Lee Hoffman, Mayor Chandler called for a motion. **Alderman Jolley made a motion to approve the resolution entitled, “RESOLUTION – NAMING OF THE MAIN TRAIL AT BAILEY MOUNTAIN PRESERVE AND PARK THE RICHARD L. HOFFMAN TRAIL” as presented.** Alderman Zink seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment C)

PRESENTATION – Madison County Arts Council – Madison County Arts Center

Mayor Chandler then recognized Ms. Laura Boosinger, executive director of the Madison County Arts Council, to provide a presentation on the activities of the Arts Council and their Arts Center project. Ms. Boosinger was accompanied by Rob Pulleyn, Project Campaign Chair. Ms. Boosinger discussed the many programs provided by the Council to the community. These programs include the WART-FM community radio station, traditional and modern art and craft exhibits, arts in education, festivals, concerts, and performances, etc. Ms. Boosinger and Mr. Pulleyn also provided an overview of the historic building the Council has acquired in Marshall that will serve as the Madison County Arts Center. The organization currently occupies a portion of the space on Main Street, but a capital fundraising campaign is underway fully renovate the space and provide a location totally dedicated to the arts in Madison County. More information regarding the Madison County Arts Council and the Arts Center project is available on their website, Madisoncountyarts.com. The Mayor and Board members thanked them for their presentation and for the work they are doing for the Madison County community.

Fiscal Year 2022-2023 Budget

BUDGET MESSAGE – Mayor Chandler then recognized Town Manager Nathan Bennett for a presentation of the proposed FY 2022-2023 Fiscal Year Budget and delivery of the Budget Message. Mr. Bennett provided a summary of the components of the budget to guide operations and initiatives of the Town of Mars Hill for the fiscal year beginning July 1, 2022, through June 30, 2023. Mr. Bennett advised that the proposed general fund budget is set at \$2,744,497. This proposed budget does reflect an overall increase from the current year of approximately \$554,197, primarily due to programming federal coronavirus relief-related funds such as the American Rescue Plan Act. The property tax rate is recommended to be maintained at the current rate of \$0.47 (forty-seven) cents per \$100 (one-hundred dollars) of valuation. This rate is based on the expected valuation of the property tax base of \$144,904,897 as provided by the Madison County Tax Department with a 6% increase factor as the County has not yet provided the final valuation for FY 2023. With a collection rate of 95%, it is expected this rate will provide the general fund an estimated total property tax revenue of \$685,820. Ultimately, property tax, combined with other general fund sources, including specific function revenue sources such as the

Madison County fire tax levy for the Mars Hill Fire District and state Powell Bill funds for street maintenance, are anticipated to be received for general fund operations.

The water and sewer fund is an enterprise function which is required by the State of North Carolina to be supported only by the revenue generated from the service provided. In keeping with established Town policy, management recommends a 2.5% increase to water and sewer usage fees. This increase is necessary to keep the water and sewer fund solvent while providing safe drinking water, processing wastewater, and making necessary capital improvements to the water and sewer system. Water user fees have returned to pre-COVID-19 level and taken together with increased residential development, the system is financially strong. Town staff will continue to analyze operations for expected usage and will be prepared to make corrective recommendations as appropriate. The water and sewer fund anticipates total revenue from customer charges, fees, and miscellaneous sources totaling \$1,164,300. Mr. Bennett advised that the proposed water and sewer fund budget is set at \$1,164,300.

Expenditures are proposed to be set at or near current year levels in most areas of operation. Management recommends a \$2.00 per hour salary hourly rate increase across-the-board for all permanent FT/PT staff. This commitment to the Town workforce is to show appreciation for the hard work through the COVID-19 pandemic, as well as to allow the Town to retain and recruit necessary employees in a very competitive job market. Funding is recommended to provide an additional three (3) full-time firefighters/EMT personnel and associated benefit costs to assist with increasing and overlapping call volumes. Management also plans to work with the police department to convert command staff to salaried positions from hourly rates, together with funding for replacement of a patrol vehicle, additional training and equipment. Mr. Bennett advised that copies of the budget message and budget ordinance will be available in the administration office in Town Hall and also on the Town website.

The FY 2022-2023 Budget Message is incorporated by reference to these minutes as Attachment D. (Attachment D)

PUBLIC HEARING – Mayor Chandler thanked Mr. Bennett for his work on the budget and for the presentation. Mayor Chandler then opened the floor to members of the public present for the public hearing on the proposed budget for FY 2022-2023. Lee Hoffman made brief comments regarding the budget and the work the Town does to provide the best resources and services to the Town. There being no additional comments from the members of the general public, Mayor Chandler closed the public hearing.

BUDGET ORDINANCE – Mayor Chandler then moved to consider adoption of the Town of Mars Hill Budget Ordinance for Fiscal Year 2022-2023. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Jolley made a motion to adopt “Town of Mars Hill Budget Ordinance for Fiscal Year 2022-2023,” as presented.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment E)

FY 2021-2022 Budget Amendments

Mayor Chandler then moved to consider proposed budget amendments to the current year budget. Mr. Bennett presented a summary of the proposed FY 2021-2022 Budget Ordinance Amendments – FY 2022-04 and 2022-05. Mr. Bennett explained that these amendments add additional appropriations to a number of departments to address expenditures related to supplies and equipment, as well as other equipment maintenance and services, that were unexpected at the time of original budget adoption. The amendment also allocates additional revenue received from sales tax collections and state grants. Upon completion of discussion, Mayor Chandler called for a

motion. **Alderman Honeycutt made a motion to approve the “FY 2021-2022 Budget Ordinance Amendments – FY 2022-04 and FY 2022-05” as presented.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachments F and G respectively)

Town Manager Report – Nathan Bennett, Town Manager

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

COVID-19 Response

Mr. Bennett provided the Board an update on the continuing Town response to the coronavirus and COVID-19 situation. The Town continues to be under the state and locally designated state of emergency in response to COVID-19. Mr. Bennett advised there have been no issues to note due to COVID with Town operations since the last Board meeting.

CONTRACT – Gould Killian Audit Services Contract for FY 2022

Mr. Bennett provided the Board information concerning the Gould Killian Audit Services Contract for FY 2022. This contract is required to meet requirements of the N.C. Local Government Commission and to set the requirements and expectations between the Town and the audit firm contracted by the Town to audit activities completed during the FY 2022 budget year. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to approve the “Agreement to Provide Services AND Contract to Audit Accounts” by Gould Killian CPA Group, P.A. for Fiscal Year 2021-2022 as presented.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

RESOLUTION – Support for AdventHealth Proposal for Acute Care Hospital

Mr. Bennett advised the Board that AdventHealth is petitioning the State of North Carolina to construct a new acute care hospital in western North Carolina, specifically in the Madison, Buncombe, Yancey, and Graham county service area. This hospital as proposed would be a 67-bed facility and provide a number of services to the community. Mr. Bennett advised the Board this effort to expand access to healthcare facilities for the citizens of Mars Hill and the region is desperately needed in this under-served area. Mr. Bennett read the prepared resolution of support concerning the development of a new hospital by AdventHealth. The resolution is incorporated by reference into these minutes. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to approve the “RESOLUTION – IN SUPPORT OF ADVENTHEALTH FOR DEVELOPMENT OF A NEW HOSPITAL IN WESTERN NORTH CAROLINA,” as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment H)

July Meeting Date

Mr. Bennett advised the Board that the regular meeting date for July coincides with the Independence Day holiday on July 4, 2022. Mr. Bennett advised that upon completion of the business on this agenda, that he does not expect a pressing need for a July meeting. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to cancel the July 4, 2022, regular meeting and resume the regular meeting schedule with the August 1, 2022 meeting.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

General Update

Mr. Bennett provided the Board with a general update of Town operations and other items of interest to the Board.

Public Comment

Mayor Chandler then moved to public comment. Mayor Chandler recognized Mr. Ryan Bell. Mr. Bell thanked the Board for their approval of the recognition of the Richard L. Hoffman Foundation and the naming of the trail at the Bailey Mountain Preserve and Park in his honor. Mr. Bell advised that the "Trail Geezers," have completed the final segment of the trail to the summit of Bailey Mountain and that there will be a ceremony and community hike in recognition of this accomplishment on Saturday, July 2, 2022, at 10 a.m. and he invited the Board to attend.

There being no further public comments, Mayor Chandler moved to the next agenda item.

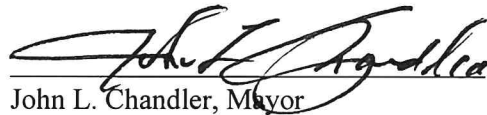
Closed Session (Pursuant to N.C.G.S. 143-318.11)

There was no Closed Session.

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 _____ 1st _____ day of _____ August _____, 2022.


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

June 6, 2022 at 6:00 p.m.

1. Call to Order – *Mayor John L. Chandler*
2. Approval of Agenda
3. Approval of Minutes: May 2, 2022 Regular Meeting
4. Old Business
 - a. **PUBLIC HEARING** – Request for Voluntary Annexation – 44 Roy Edwards Lane, Mars Hill
Maggie Howard, LLC – Madison PIN: 9757-02-9970 AND 9757-12-2807
 - i. **ORDINANCE** – An Ordinance to Extend the Corporate Limits of the Town of
Mars Hill, North Carolina
5. New Business
 - a. **PRESENTATION** – Bailey Mountain Preserve and Park Improvements – Park Master Plan
(PARTF Grant) – Dan Greenberg, WithersRavenel Engineers
 - b. **RESOLUTION** – Trail Naming – Richard L. Hoffman Trail – Nathan Bennett, Town Manager
& Ryan Bell, Chair, Parks and Recreation Committee
 - c. **PRESENTATION** – Madison County Arts Council – Madison County Arts Center
Laura Boosinger, Executive Director, David McClurkin, Chair, Rob Pulleyn, Campaign Chair
6. Fiscal Year 2022-2023 Budget – Nathan Bennett, Town Manager
 - a. **BUDGET MESSAGE**
 - b. **PUBLIC HEARING**
 - c. **ORDINANCE** – Consideration and Adoption of FY 2022-2023 Budget Ordinance
7. FY 2021-2022 Budget Amendments
8. Town Manager Report – Nathan Bennett, Town Manager
 - a. COVID-19 Response Update
 - b. **CONTRACT** – Gould Killian Audit Services Contract for FY 2022
 - c. **RESOLUTION** – Support for AdventHealth Proposal for Acute Care Hospital
 - d. July Meeting Date
 - e. General Update
9. 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.]
10. Closed Session (*Pursuant to N.C.G.S. 143-318.11 – if needed*)
11. 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

BOOK 755 PAGE 99 (8)

347540



Filed: Madison County, NC
07/15/2022 08:50:02 AM
Mary Jane Wallin, Register of Deeds

ORDINANCE #: 270

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MARS HILL, NORTH CAROLINA**

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Mars Hill Town Hall at 6:00 o'clock, p.m. on the 6th day of June, 2022 after due notice by publication on the 25th day of May, 2022; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Mars Hill, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Mars Hill as of the 6th day of June, 2022.

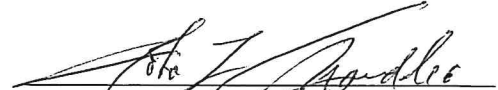
(Insert Metes and Bounds Description)

That real property located at 44 Roy Edwards Lane, Mars Hill owned by Maggie Howard, LLC, as set forth and more fully described in Deed Book 747 at Page 118 and Plat Book 9 at Page 738 in the Madison County Registry, Office of the Register of Deeds of Madison County, North Carolina, and further identified by Madison County Property Identification Number 9757-02-9970 (Lot 1) and PIN 9757-12-2808 (Lot 2) and the attached Exhibit 1.


Section 2. Upon and after the 6th day of June, 2022, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Mars Hill and shall be entitled to the same privileges and benefits as other parts of the Town of Mars Hill. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Mars Hill shall cause to be recorded in the Office of the Register of Deeds, Madison County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

ADOPTED this the 6th day of June, 2022.

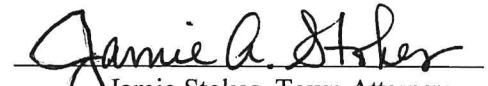

John L. Chandler, Mayor

ATTEST:


Stuart L. Jolley, Clerk



APPROVED AS TO FORM:


Jamie Stokes, Town Attorney

STATE OF NORTH CAROLINA
COUNTY OF MADISON
TOWN OF MARS HILL

I, Stuart L. Jolley, Town Clerk of the Town of Mars Hill in the State of North Carolina, **DO HEREBY CERTIFY**, that:

1. The attached is a copy of an Ordinance to extend the Corporate Limits of the Town of Mars Hill, North Carolina.
2. The Ordinance was adopted on the 6th day of June, 2022, at a regularly scheduled meeting of the Mayor and Board of Aldermen of the Town of Mars Hill, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the Corporate Seal of the Town of Mars Hill, North Carolina, this 6th day of June, 2022.

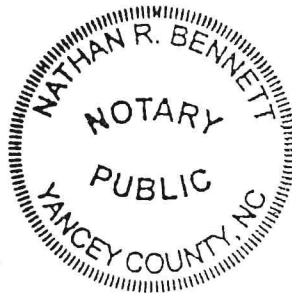



STUART L. JOLLEY
TOWN CLERK

STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, Nathan R. Bennett, a Notary Public of the aforesaid State and County, do hereby certify that Stuart L. Jolley, personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

WITNESS my hand and Notarial Seal this 6th day of June, 2022.




NOTARY PUBLIC

My Commission Expires:

November 19, 2022



Town of Mars Hill

PETITION REQUESTING A CONTIGUOUS ANNEXATION

Exhibit 1

DATE: 4/13/2022

TO: Board of Aldermen, Town of Mars Hill

1. We, the undersigned owners of real property, respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mars Hill.
2. The area to be annexed is contiguous to the Town of Mars Hill and the boundaries of such territory are as follows:
(Insert Legal Metes and Bounds Description of Boundaries or attach Deed)
3. A map, and/or survey plat is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

PRINTED NAME

SIGNATURE

ADDRESS

1. Suzetta B Wolfe-Mgr Member of Maggie Howard, LLC

2113 Churchill Drive, Greensboro, NC 27410

2.

3.

4.

5.

Town of Mars Hill

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

Exhibit 1

NORTH CAROLINA GENERAL WARRANTY DEED
****Combination Deed****

Excise Tax: \$0.00

Parcel Identifier No. 9757-02-9970 (Lot 1) & 9757-12-2807 (Lot 2) Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Musial Law Firm, PLLC, PO Box 2464, Weaverville, NC 28787

This instrument was prepared by: Christopher Musial, Esq. **No Title Examination Performed by Preparer**

Brief description for the Index: Lots 1 and 2 as shown in Plat Book 9 at Page 738, Madison County Registry

THIS DEED made this 31st day of March, 2022, by and between

GRANTOR	GRANTEE
Maggie Howard, LLC, a North Carolina Limited Liability Company	Maggie Howard, LLC, a North Carolina Limited Liability Company
Mailing address: <u>2113 Churchill Drive Greensboro, NC 27410</u>	Mailing address: <u>2113 Churchill Drive Greensboro, NC 27410</u>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the No. 3 Township, Madison County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

This instrument was prepared by Christopher Musial, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 70 at Page 525, Book 164 at Page 93, Book 223 at Page 480, and Book 260 at Page 76, Madison County Registry.

All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

A map showing a portion of above-described property is recorded in Plat Book 9, at Page 738.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions, rights of way of record, and ad valorem taxes not yet due and payable.

SIGNATURE AND NOTARY PAGE FOLLOWS

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Suzetta Bragg Wolfe

(SEAL)

SUZETTA BRAGG WOLFE,
Member/Manager for Maggie Howard, LLC

State of North Carolina, County of Buncombe,

I, the undersigned Notary Public of the County of Buncombe and State aforesaid, certify that **SUZETTA BRAGG WOLFE, Member/Manager for Maggie Howard, LLC** personally appeared before me, the said named to me known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged that they executed the same, and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and Notarial stamp or seal this 31st day of March, 2022.

Chr R Musical

Notary Public's Signature

Christopher R Musical

Notary Public's Typed or Printed Name

My commission expires: 3/6/2025

(Affix Seal)



Exhibit "A"

FIRST TRACT: Being all of Lot 1 as the same is shown in **Plat Book 9 at Page 738**, Madison County Registry, reference to same being hereby made for a more particular description of said Lot.

Parcel Identification Numbers: 9757-02-9970 (Lot 1)

SECOND TRACT: Being all of Lot 2 as the same is shown in **Plat Book 9 at Page 738**, Madison County Registry, reference to same being hereby made for a more particular description of said Lot.

Parcel Identification Number: 9757-12-2807

THE PURPOSE OF THIS DEED is to combine these two above-described tracts into one lot, with one parcel identification number as shown on that plat prepared by Kudzu Survey Associates and as recorded in Plat Book 9 at Page 738, Madison County Registry; reference to same being hereby made for a more particular description of the combined property totaling 6.154 acres, more or less.

BOUNDARY SURVEY

FOR
MAGGIE HOWARD, LLC
 PIN 9757-02-9970 (LOT 1)
 PIN 9757-12-2807 (LOT 2)
 44 ROY EDWARDS LANE
 MARS HILL, TN, (62) MADISON COUNTY NC

SCALE: 1" = 50'
 DRAWN BY: SHM FILE: MAD021-013
 DATE: 02/23/11 PG 33
 CHECKED BY: SHM DATE: 02/23/11 PG 40
 SURVEY BY: SHM DATE: 2/14/2011 PG 41
 DRAWING NO. MAD21013A020

AMAZO SURVEY ASSOCIATES
 810 ENGLISH RIDGE DRIVE
 MARS HILL, TN 37055
 PHONE: (615) 836-8770
 ams@amazosurvey.com

CLIENT/OWNER:
MAGGIE HOWARD, LLC
 8752 PLEASANT RIDGE ROAD
 ASHEBORO, TN 38602

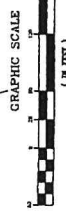
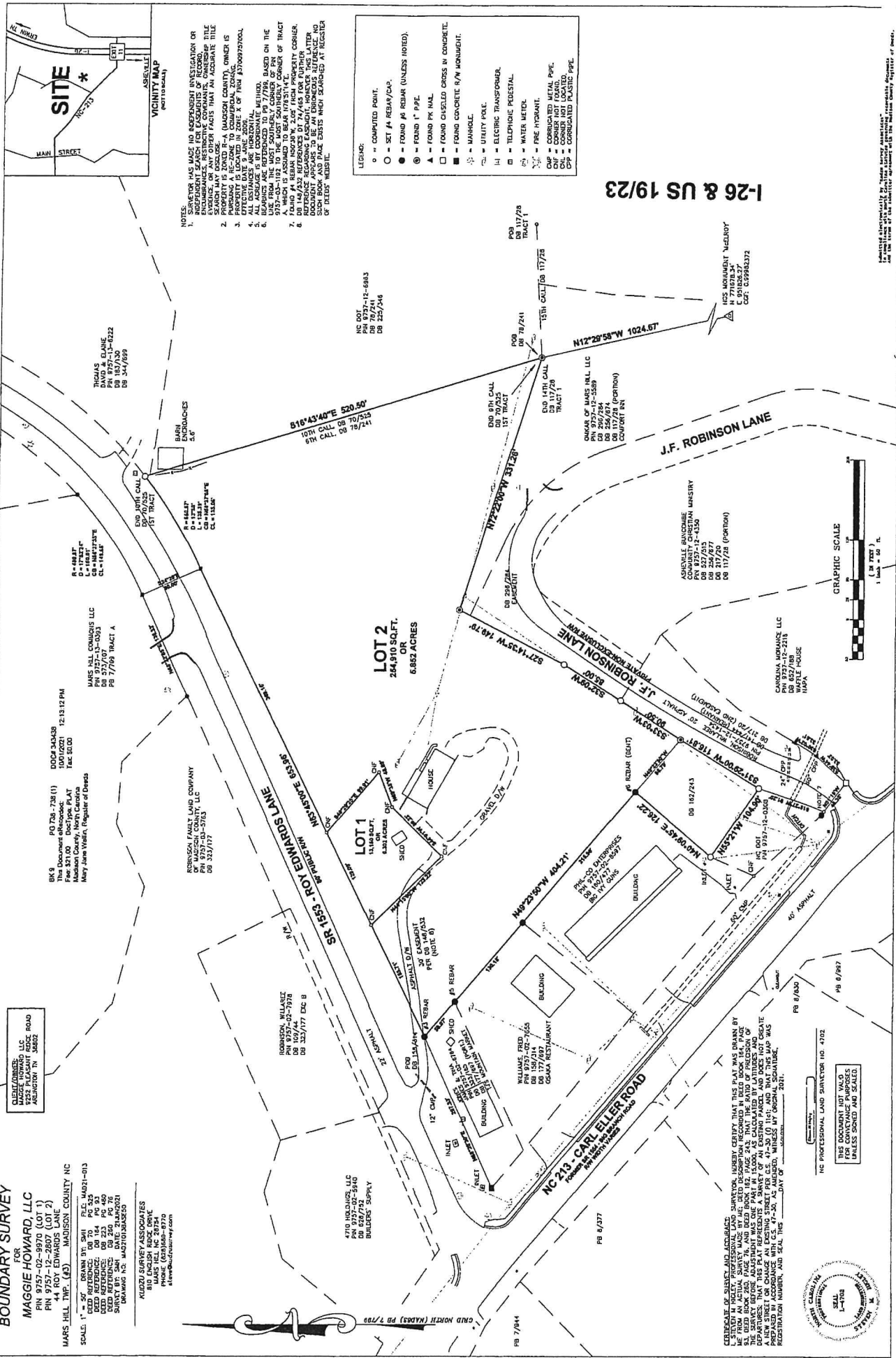
BK 9 PG 738-738 (1) D002434338
 The Document Record:
 Fee: \$71.00 Doc-Type: PLAT
 PIN 9757-02-9970
 Mary Jane Wallin, Register of Deeds

- NOTES:**
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING.
 2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING.
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 6. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING.

LEGEND:

○	COMPUTED POINT
○	SET A REBAR/CAP
●	FOUND #4 REBAR (UNLESS NOTED)
⊙	FOUND 1" PIPE
▲	FOUND PK NAIL
□	FOUND CHECKED CROSS BY CONCRETE
■	FOUND CONCRETE 8" W MONUMENT
⊛	MANHOLE
⊞	UTILITY PILE
⊟	ELECTRIC TRANSFORMER
⊠	TELEPHONE PEDestal
⊡	WATER METEOR
⊢	FIRE HYDRANT
⊣	CORRUGATED METAL PIPE
⊤	CONCRETE NOT LOCATED
⊥	CONCRETE NOT LOCATED
⊦	CORRUGATED PLASTIC PIPE

1-26 & US 19/23



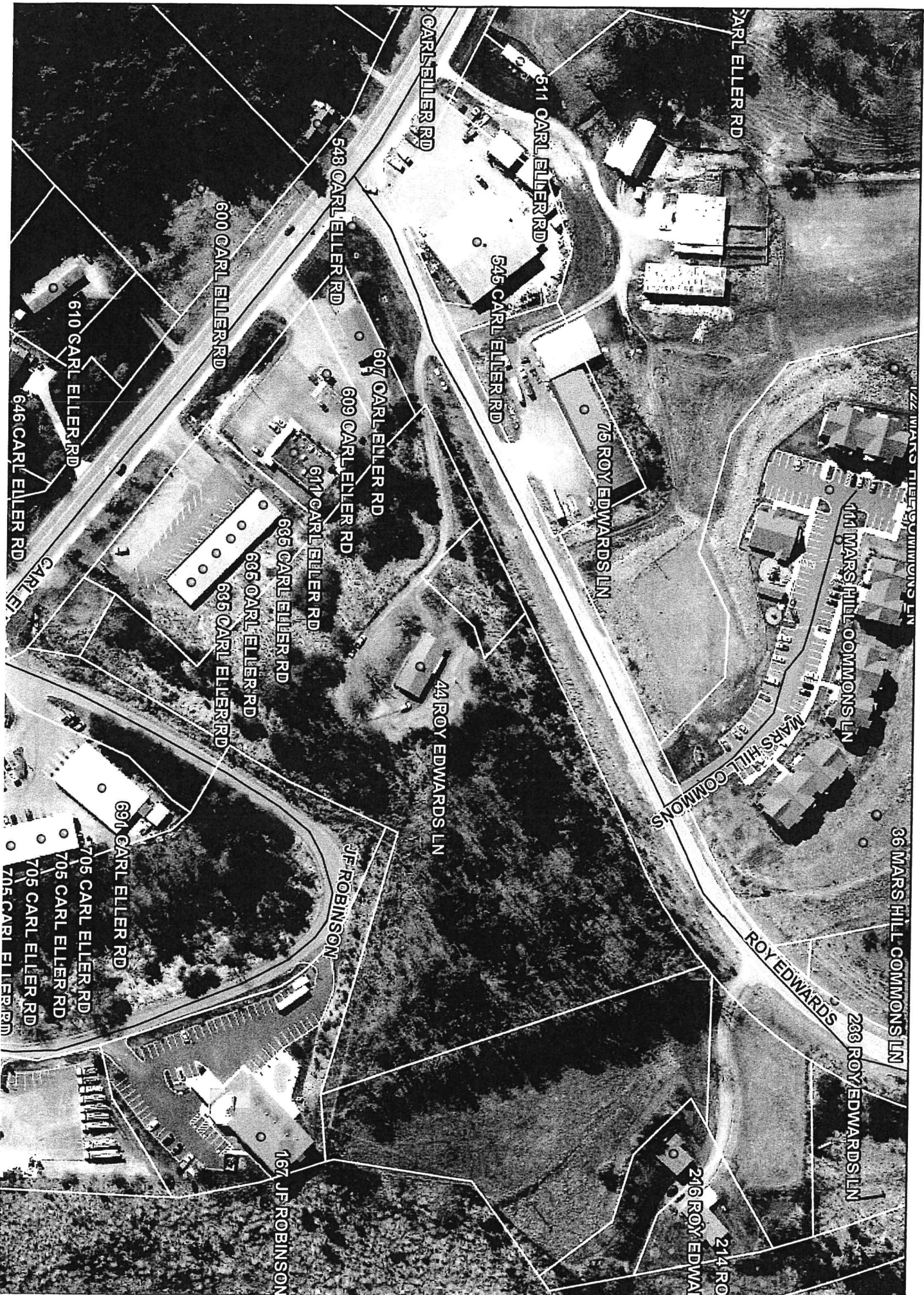
THE PROFESSIONAL LAND SURVEYOR NO. 4702
 THIS DOCUMENT (NOT VALS)
 UNLESS SIGNED AND SEALED



CERTIFICATE OF SURVEY AND ASSURANCE
 I, STEVEN A. MAGGIE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN BY
 ME FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT
 THE SURVEY BEFORE ADJUSTMENT WAS ONE PART IN 10,000, AS CALCULATED BY LATITUDES AND
 LONGITUDES. I HAVE MADE A CAREFUL AND THOROUGH EXAMINATION OF THE ORIGINAL
 FIELD NOTES AND RECORDS OF THE SURVEY AND HAVE FOUND THEM TO BE CORRECT AND
 A NEW STREET ON CHANCE IN EXISTING STREET PLS. C.S. 44-50 (1) PLAT AND HAS
 BEEN PREPARED IN ACCORDANCE WITH C.S. 44-50, AS AMENDED, UNLESS MY ORIGINAL SURVEY
 REGISTRATION NUMBER, AND SUCH THIS DAY OF _____ 2011.

THIS DOCUMENT IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

ArcGIS Web Map






Town of Mars Hill

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Mars Hill, North Carolina:

I, Stuart L. Jolley, Town Clerk for the Town of Mars Hill, do hereby certify that I have investigated the petition of annexation attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C.G.S. 160A-31, as amended.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Mars Hill, this the 6th day of June, 2022.


STUART L. JOLLEY,
Town Clerk

(SEAL)



Town of Mars Hill

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



Town of Mars Hill

RESOLUTION

NAMING OF THE MAIN TRAIL AT BAILEY MOUNTAIN PRESERVE AND PARK THE “RICHARD L. HOFFMAN TRAIL”

WHEREAS, Mr. Richard L. Hoffman was a valued member of the Mars Hill community where he served as an administrator at Mars Hill College and was involved in many community initiatives throughout Town of Mars Hill, who passed away in 1994; and

WHEREAS, the family and friends of Mr. Hoffman created the Richard L. Hoffman Foundation as a way to pay tribute to and memorialize this community leader through land stewardship and other community initiatives; and

WHEREAS, the Richard L. Hoffman Foundation has been instrumental in the environmental preservation of lands in and around the Town of Mars Hill, most notably those around the Bailey Mountain, including those properties now known as the Bailey Mountain Preserve and Park; and

WHEREAS, the Town of Mars Hill desires to honor the work of the Richard L. Foundation in preserving these properties, specifically the iconic Bailey Mountain, from real estate development for the enjoyment of present and future generations of citizens and visitors of the Mars Hill community.

NOW, THEREFORE, by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina,
BE IT RESOLVED:

- Section 1.** The Town of Mars Hill offers sincere appreciation and gratitude to the Richard L. Hoffman Foundation, the family, and community of friends and neighbors who have worked diligently to preserve the Bailey Mountain and surrounding properties from development and creating space to share the stories of the people whose lives have been shaped by this iconic mountain for future generations.
- Section 2.** The main hiking trail, being approximately two miles in length, beginning at the park entrance on Forest Street and traversing the mountainside to Connor Ridge and then northward to the summit of Bailey Mountain, is hereby named “**The Richard L. Hoffman Trail.**”
- Section 3.** This Resolution shall be effective immediately.

ADOPTED this 6th day of June 2022, by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina.



JOHN L. CHANDLER, Mayor


STUART L. JOLLEY, Clerk


LARRY H. DAVIS, Secretary




NICHOLAS A. HONEYCUTT, Vice-Mayor


ROBERT W. ZINK, Treasurer

TOWN OF MARS HILL

FY 2022 – 2023

BUDGET MESSAGE



June 6, 2022

Nathan R. Bennett
Town Manager

TOWN OF MARS HILL BUDGET MESSAGE

FISCAL YEAR 2022-2023

*To the Town of Mars Hill Mayor and Board of Aldermen
and Citizens of the Town of Mars Hill:*

In accordance with North Carolina General Statute 159-11, the Town of Mars Hill Fiscal Year 2022-2023 proposed budget is respectfully submitted for your review and consideration. The proposed budget sets forth a plan of operations for all Town departments, programs, and initiatives for the coming year. This proposed budget is balanced in accordance with the Local Government Budget and Fiscal Control Act with General Fund revenues and expenditures each totaling \$2,744,497. The Water and Sewer Fund is balanced with revenues and expenditures each totaling \$1,164,300.

INTRODUCTION

This budget message will introduce the Town of Mars Hill Fiscal Year 2022-2023 proposed budget. The budgeting process begins in early spring with management requesting proposed appropriation use plans from departments, agencies, and other Town-supported entities. Management takes those requests and develops a balanced budget in line with expected revenue from numerous sources. This document will provide a summary of how the Town plans to utilize its fiscal resources and will highlight significant impacts to the Town's budget. I am pleased to present this budget that provides the tools and resources necessary for an effective and efficient government for the Citizens of the Town of Mars Hill.

REVENUES

It is the priority of elected officials and management to operate Town government in a professional, efficient, business-like manner. This budget provides a priority spending plan that attempts to minimize the tax burden on the Town taxpayer. The Town's primary general fund sources of revenue are property, sales, and utility franchise taxes. Over the past two years, the Town has managed to provide all services and operations uninterrupted by the COVID-19 pandemic. Town revenue was impacted by the long-term closures of significant water consumers such as Mars Hill University and Mars Hill Elementary School. Those entities have returned to normal operations and likewise those revenue trends have also returned to pre-COVID levels over the current fiscal year. Surprisingly, despite economist projections to the contrary at the onset of the pandemic, sales and property tax revenue were not negatively affected as predicted, and in fact sales taxes have seen significant growth over the past two years. It does, however, remain to be seen if this is a permanent situation. Currently, the economy for the country and our local community is suffering from unprecedented inflation and sky-rocketing gas prices. Those conditions are reflected in this budget in terms of increased material and fuel costs, and we forecast this condition to last well into calendar year 2023. The bright news is the country and local area are in the midst of recovery, both in terms of the COVID-19 illness and economically despite the issue with inflation, with new confidence that the worst of the pandemic may be over. Wages are increasing in both the private and public sectors with a plentiful job market.

Regarding property taxes for Fiscal Year 2022-2023, management recommends no change to the current property tax rate at this time. The property tax rate is recommended to be maintained at the current rate of \$0.47

(forty-seven) cents per \$100 (one-hundred dollars) of valuation. This rate is based on the expected valuation of the property tax base of \$144,904,897 as provided by the Madison County Tax Department with a 6% increase factor as the County has not yet provided the final valuation for FY 2023. With a collection rate of 95%, it is expected this rate will provide the general fund an estimated total property tax revenue of \$685,820. Ultimately, property tax combined with other general fund sources, including specific function revenue sources such as the Madison County fire tax levy for the Mars Hill Fire District and state Powell Bill funds for street maintenance, are anticipated to total \$2,744,497.

The water and sewer fund is an enterprise function which is required by the State of North Carolina to be supported only by the revenue generated from the service provided. In keeping with established Town policy, management recommends a 2.5% increase to water and sewer usage fees. This increase is necessary to keep the water and sewer fund solvent while providing safe drinking water, processing wastewater, and making necessary capital improvements to the water and sewer system. As stated previously, water user fees have returned to pre-COVID-19 level and taken together with increased residential development, the system is financially strong. Town staff will continue to analyze operations for the expected usage and will be prepared to make corrective recommendations as appropriate. The Water and Sewer Fund anticipates total revenue from customer charges, fees, and miscellaneous sources totaling \$1,164,300.

EXPENDITURES AND INITIATIVES

The Town of Mars Hill is dedicated to sound fiscal management, capital planning and responsible day-to-day operations. Accurate budget projections and a disciplined approach to budget administration have allowed the Town to successfully maintain essential public services, enhance public safety, make strategic investments to support community and economic development while maintaining financial stability. This budget is a comprehensive document that addresses the fiscal needs of some 12 departments and affiliated agencies. The intention of this section is to highlight some of the larger appropriations for departments and key initiatives included budget. In this era of economic uncertainty due to the continued effects of the COVID-19 pandemic, management recommends limited new capital investments but concentrating financial resources on necessary public safety enhancements and completion of important water and wastewater infrastructure initiatives.

1. ***Fire Department:*** The Mars Hill Fire Department is a Town department that also serves county residents in the surrounding Mars Hill Fire District. The Department has a small full and part-time paid staff with 30 volunteers. It is vital that the Department has the equipment and resources needed to respond to any emergency whether it be a manmade or natural disaster. There is funding in this budget for increased personnel costs, including health insurance and retirement contributions mandated by the N.C. State Health Plan and Local Government Retirement System respectively, for the current five (5) full-time employees. In addition, due to increased call volumes throughout the town and district with a high percentage of overlapping calls – that is, more than one call occurring simultaneously – this proposed budget includes funding for employment of an additional three (3) full-time firefighters/EMTs and the associated personnel costs for onboarding. There is also funding recommended for capital equipment as needs may warrant. The total fire department budget is recommended for an appropriation of \$747,563 utilizing the revenue from the fire tax district and additional town funds.

2. ***Police Department:*** The Town is committed to providing our citizens and visitors with a professional police force to ensure the safety and security of our community. Mars Hill is fortunate to have a very low crime rate, but this positive statistic is due in large part to the great community policing activities provided by our police officers. An additional full-time officer position was added in the FY 20-21 budget and that position was filled and has been beneficial in providing enhanced coverage throughout the Town. Continued costs

associated with implementation of the new position, accompanied by increased personnel costs for health insurance, retirement contributions, and supplemental retirement expenses, result in a modest increase to the proposed budget for the department. As part of the ongoing restructuring of police department personnel, funding is included to convert police command staff to salaried positions from the current hourly rate arrangement. This transition will accomplish several goals including: allowing an officer to serve in a detective role, allow scheduling of a “mid-shift” providing two patrol officers during the high call volume period, and, ultimately, reduce overtime costs. Additional funds are included for the acquisition of a replacement patrol vehicle using funds originally budgeted in the current year but unspent, together with additional appropriations in this proposed budget. There are also funds provided for other needed equipment upgrades and training. The total police department budget is recommended for an appropriation of \$620,200.

3. **Water and Sewer System:** The Town recently received approximately \$350,000 in federal Appalachian Regional Commission funds and an additional \$350,000 matching grant from the Dogwood Health Trust to install 1,200 LF of new sewer line and 2,200 LF of new water line from the new sewer pump station at I-26 Exit 11 southward along Calvin Edney Road to assist in future economic development. In addition, the Town will receive American Recue Plan Act funds, of which approximately \$350,000 will be used to replace an aging sewer pump station and rehabilitate an associated second station serving the Woodhaven/South Main Street service area. This project is currently in the design phase and is expected to proceed to bid in August 2022, with construction to begin as soon as possible thereafter. Another project includes the maintenance and rehabilitation of water tanks at the Town’s water treatment plant. This project is approximately \$40,000 and will be completed in late 2022. This proposed budget recognizes a return of normal water consumption by large uses as well as continued residential development projects. The proposed budget makes allocations for necessary improvements and replacement of certain water lines and meters to improve efficiencies system-wide as appropriate within the funds available as well as the purchase of mowing equipment to maintain the water treatment plant grounds.
4. **Bailey Mountain Preserve and Park.** In the Fall of 2021, the Town received a N.C. Parks and Recreation Trust Fund grant award for \$268,536. This grant, together with additional local funds and other grant funds, will be used to provide a number of recreational amenities at the park located on Forest Street, which serves as the public gateway entrance to the iconic Bailey Mountain and a host of hiking trails both on Town property and the adjoining Bailey Preserve owned by the Richard L. Hoffman Foundation. The first phase of construction will provide restroom facilities, parking enhancements, accessible walking trails, mountainous hiking trails, picnic shelters, a nature/discovery center, amphitheater, and improvements to the barns located on the property for use as meeting and event spaces. This project is nearing completion of the park master planning stage, with construction documents and bidding to proceed in early August 2022. This budget includes funds to begin the project and move forward with planning, permitting, and construction.
5. **Employee Compensation:** Town employees work hard to provide a safe, secure, healthy, and prosperous community. To keep good employees in all sectors of Town employment, particularly in the current highly competitive job market, compensation commensurate with the knowledge and skills in consideration of the current labor market and economic circumstances is necessary. This budget recommends an across-the-board pay increase of \$2.00 per hour for all permanent full-time and part-time employees. This payrate increase brings all staff at or above \$17.00 per hour and represents an average overall pay increase of 9.25%. In addition to compensation, the N.C. Local Government Retirement System has increased the employer (Town) contribution rate an additional 0.75% (to 12.1%) for all general employees and 1.0% (to 13.1%) for law enforcement officers who are members of the system requiring a significant additional contribution from the Town. The N.C. State Health Plan has not released rates for the next enrollment period effective January 1,

2023, however, an anticipated increase of 5% in those rates has been included in this budget. Any other increases will be considered through the budget amendment process.

BUDGET SUMMARY

The leadership of the Mayor and Board of Aldermen together with the diligent work of Town employees, has resulted in a financially stable, effective, and efficient Town government. This has allowed the Town of Mars Hill to undertake a number of capital projects for the long-term improvement of our community while at the same time providing excellent day-to-day services our citizens deserve. The goal of this proposed budget is to provide the financial resources to continue the excellent work that all departments, agencies, and community partners do to move the Town of Mars Hill forward.

Respectfully submitted this 6th day of June 2022.

A handwritten signature in black ink, appearing to read "Nathan R. Bennett", with a stylized flourish at the end.

NATHAN R. BENNETT,
Town Manager

ORDINANCE # 271**TOWN OF MARS HILL****BUDGET ORDINANCE
FISCAL YEAR 2022-2023**

WHEREAS this Budget Ordinance for Fiscal Year 2022-2023 for the Town of Mars Hill, North Carolina, has been prepared pursuant to the provisions of Chapter 159 of the North Carolina General Statutes.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina, meeting in open session on June 6, 2022, that this Budget Ordinance for Fiscal Year 2022-2023 be adopted as follows:

SECTION 1. GENERAL FUND AND POWELL BILL FUND

A. REVENUE – Revenue totaling **\$2,744,497.00** is hereby anticipated from the following sources:

Description	Amount
Property Tax (Current Year \$0.47 per \$100)	\$ 685,820.00
Property Tax (1 st Prior Year & All Other Prior Years)	\$ 5,500.00
Payment in Lieu of Taxes	\$ 8,000.00
Tax Penalties & Interest	\$ 2,000.00
Ad Valorem Vehicle Tax	\$ 55,000.00
Municipal Parking Fees	\$ 6,000.00
Interest Earned, Investments	\$ 1,000.00
Rents & Concessions	\$ 0.00
Utilities Revenue	\$ 1,500.00
Miscellaneous Revenue	\$ 5,000.00
Utility Franchise Tax	\$ 125,000.00
Excise Tax – Beer & Wine	\$ 8,000.00
Powell Bill Street Allocation	\$ 60,000.00
Local Option Sales Tax	\$ 500,000.00
Court Costs, Fees, Etc.	\$ 100.00
Parking Violation Penalties	\$ 3,000.00
Zoning Permits	\$ 500.00
Police Department Donations	\$ 100.00
Recreation Department Revenue	\$ 20,000.00
Fire Department Revenue	\$ 2,000.00
Fire Department Relief Fund	\$ 0.00
Tax Refunds	\$ 10,000.00
Special Fire District Tax	\$ 750,000.00
Appropriated Fund Balance – General Fund	\$ 385,977.00
Appropriated Fund Balance – Powell Bill	\$ 110,000.00
TOTAL REVENUES ANTICIPATED	\$ 2,744,497.00

B. EXPENDITURES – A total of **\$2,744,497.00** is hereby authorized to be expended from the departmental accounts of the General Fund and Powell Bill Fund as follows:

Description	Amount
Governing Body	\$ 86,000.00
Administration	\$ 285,400.00
Elections	\$ 0.00
Tax Collections	\$ 3,000.00
Public Buildings	\$ 33,000.00
Police Department	\$ 620,200.00
Fire Department	\$ 747,563.00
Street Department	\$ 324,500.00
Powell Bill Expenditures	\$ 165,000.00
Sanitation Department	\$ 191,600.00
Recreation Department	\$ 268,234.00
Library	\$ 20,000.00
Debt Service	\$ 0.00
TOTAL EXPENDITURES AUTHORIZED	\$ 2,744,497.00

SECTION 2. WATER AND SEWER FUND

A. REVENUE – Revenue totaling **1,164,300.00** is hereby anticipated from the following sources:

Description	Amount
Interest Earned – Investments	\$ 500.00
Interest Earned – Enterprise Fund	\$ 500.00
Miscellaneous	\$ 5,000.00
Water & Sewer Charges	\$ 1,068,300.00
Sewer Taps	\$ 25,000.00
Water Taps	\$ 25,000.00
Appropriated Fund Balance/Water & Sewer	\$ 40,000.00
TOTAL REVENUES	\$ 1,164,300.00

B. EXPENDITURES – A total of **\$1,164,300.00** is hereby authorized to be expended from the departmental accounts of the Water and Sewer Fund as follows:

Description	Amount
Debt Service	\$ 113,100.00
Administration, Engineering and Billing	\$ 266,200.00
Operations	\$ 785,000.00
TOTAL EXPENDITURES AUTHORIZED	\$ 1,164,300.00

SECTION 3. PURPOSE

The appropriations made herein are for the maximum amounts necessary to provide the services and accomplish the purpose described. Each department head shall affect savings to the extent possible.

SECTION 3. FISCAL YEAR EFFECTIVE DATE

Appropriations made herein are effective for the Fiscal Year beginning July 1, 2022 and ending on June 30, 2023.

SECTION 4. AD VALOREM TAXES

An *ad valorem* tax rate of forty-seven cents (\$0.47) per one hundred dollars (\$100.00) of assessed valuation of taxable property is hereby levied as the official tax rate for the Town of Mars Hill for the fiscal year beginning July 1, 2022 and ending June 30, 2023. This rate is based upon the total FY 2022 property valuation of \$144,904,897.00 with and an increase factor of 6% as the Madison County Tax Office has not provided new property valuation estimate. The preliminary FY 2023 property valuation is then estimated with collection rate of 95.0%.

SECTION 5. FEE SCHEDULE

There is hereby established for Fiscal Year 2022-2023 a schedule of fees, penalties, and fines and is included as an attachment to this ordinance as Appendix A. In addition, there shall be implemented a 2.5% increase in water and sewer usage base rates consistent with established water operation policy.

SECTION 6. BUDGET OFFICER

Pursuant to N.C. General Statute 159-8, the Town is required to appoint a Budget Officer and the Town of Mars Hill Board of Aldermen has and hereby appoints the Town Manager to serve as Budget Officer.

SECTION 7. UTILIZATION OF BUDGET ORDINANCE

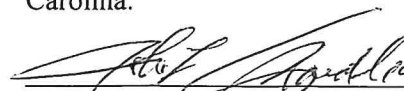
The Budget Ordinance shall be the basis for the financial plan for the Town of Mars Hill during the fiscal year. The Budget Officer shall administer the budget and maintain such records consistent with this ordinance and the appropriate statutes of the State of North Carolina. The Budget Officer/Town Manager is further authorized to execute contracts or other documents for which this ordinance makes an appropriation.

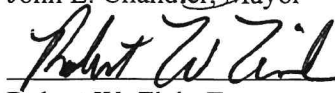
SECTION 8. DISTRIBUTION AND DOCUMENTATION

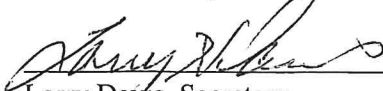
Copies of this Budget Ordinance shall be provided to the Budget Officer, Town Manager, Town Clerk, and the Finance Officer to be kept on file by them for direction in the collection of revenues and disbursement of Town funds.

ADOPTED this 6th Day of June 2022.

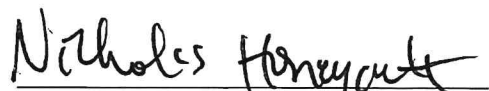
A motion was made by Alderman Jolley that the Budget Ordinance for Fiscal Year 2022-2023 be ADOPTED as presented. A second was made by Alderman Honeycutt. Upon a vote the motion was approved by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina.

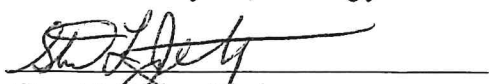

John L. Chandler, Mayor


Robert W. Zink, Treasurer


Larry Davis, Secretary




Nicholas Honeycutt, Vice-Mayor


Stuart L. Jolley, Clerk

APPENDIX A

TOWN OF MARS HILL

**BUDGET ORDINANCE
FISCAL YEAR 2022-2023**

FEE SCHEDULE

ADMINISTRATION	
Copies – Black and White, per page	\$0.10
Copies – Color, per page	\$0.25
Return Check Fee	\$35.00
Online / Credit Card Payment Fees	As set by 3 rd party vendor
Parking Permit – Main Street area - annual	\$170.00
Parking Permit – Library/Fire Annex lots – annual	\$150.00
Special Event Permit	\$25.00
Special Event Permit – Tent or Street Closure	\$25.00 plus \$50 per specialty use
Special Event Permit – Public Assembly	\$50.00
ZONING FEES	
Zoning Permit	\$25.00
ABC Verification Letter	\$25.00
Sign Permit – Permanent	\$50.00
Sign Permit – Temporary/Banner	\$50.00
Special Use Permit	\$300.00
Variance Application	\$300.00
Administrative Appeal	\$300.00
Zoning Map or Text Amendment	\$400.00
Voluntary Annexation Petition Requests	\$300.00
Conditional Zoning District	\$500.00
Re-advertising fee (due to action by applicant)	\$25.00 plus Cost of Advertisement
Site Plan Review	\$250.00
Recombination Plat (zoning review only)	\$25.00
Communication Tower Permit – Initial	\$2,500.00
Communication Tower – Annual Renewal	\$250.00
POLICE DEPARTMENT	
Police Reports (per report)	\$4.00
Parking Violation	\$25.00 - \$100.00 (per ordinance 88)
Noise Violation	\$200.00
Alcohol Violation	\$50.00
Leash Law Violation	\$50.00
Operating Gaming Terminal	\$500.00
FIRE DEPARTMENT	
Annual Permit Fee	\$50.00
Plan Review Fee	\$50.00
Construction and Repair Fee	\$100.00
Life Safety Violation	\$100.00
All Other Code Violation	\$25.00
Rapid Entry Key Box Violation	\$500.00
SANITATION	

Trash Can (1 st at no cost, each additional, or damaged or lost container)	\$125.00
RECREATION	
Pool Admission – 6 and over (<i>5 and under free</i>)	\$5.00
Seasonal Pool Pass – Individual	\$50.00
Seasonal Pool Pass – Family	\$150.00
Swimming Lessons – each child	\$60.00
Pool Reservation – Private Event – up to 50 people	\$200.00 / \$75.00 Deposit
Pool Reservation – Private Event – 50 to 75 people	\$250.00 / \$100.00 Deposit
Pool Reservation – Private Event – 75 to 90 people	\$300.00 / \$125.00 Deposit
Small Shelter at Playground	\$10.00 per hour
Large Shelter	\$20.00 per hour
Ball Field / Tennis Court – without lights	\$10.00 per hour
Ball Field / Tennis Court – with lights	\$40.00 per hour
Picnic Area & Ball Field	\$20.00 per hour
WATER AND SEWER DEPARTMENT	
Administration Fee	\$100.00
Water Turn Off / Turn On	\$25.00
Water Reconnection Fee	\$50.00
Water Meter Evaluation Fee	\$25.00 (if no issue found)
Meter Tampering Fee	\$200.00
Late Charge	\$5.00 OR 5% whichever is greater
Water Connection Fee* – ¾ inch	\$3,000.00
1 inch	\$5,000.00
1 ½ inch	\$7,000.00
2 inch	\$9,000.00
3 inch	\$13,000.00
4 inch	\$30,000.00
6 inch	\$35,000.00
Sewer Connection Fee* – ¾ inch	\$3,000.00
1 inch	\$5,000.00
1 ½ inch	\$7,000.00
2 inch	\$9,000.00
3 inch	\$13,000.00
4 inch	\$15,000.00
6 inch	\$35,000.00
*Connection fees are a minimum fee only. Final fee is actual cost plus 20%. Water connection fee for a connection greater than ¾ inch does not include cost of the meter. Meter cost at owner expense.	
Water Deposit – Residential – Owner	\$100.00
Water Deposit – Residential – Tenant/Renter	\$200.00
Water Deposit – Commercial	\$250.00
Road Boring Fee	Cost plus 20%

TOWN OF MARS HILL

2021 – 2022 Fiscal Year

BUDGET ORDINANCE AMENDMENT

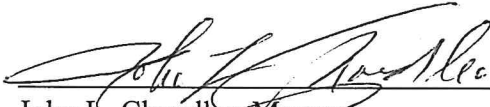
FY 2022-04

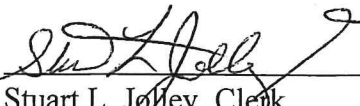
ORDINANCE#: 272

The purpose of this budget amendment is to update the FY 2021-22 **WATER & SEWER FUND** budget as follows:

Budget Code	Description	Revenues	Expenditures
30-3491-0000	State Grants	\$ 50,000.00	
30-7200-4500	Contracted Services	\$	\$ 50,000.00
	<i>NCDEQ Grant for Water System Merger Regionalization Feasibility Study</i>		
	TOTAL ADDITIONAL REVENUES ANTICIPATED	\$ 50,000.00	
	TOTAL ADDITIONAL EXPENSES AUTHORIZED		\$ 50,000.00

This budget amendment is hereby **ADOPTED** and incorporated into the FY 2021-22 Budget Ordinance by the Mars Hill Mayor and Board of Aldermen meeting in regular session on this the 6th day of June, 2022.


John L. Chandler, Mayor

ATTEST:

Stuart L. Jolley, Clerk



TOWN OF MARS HILL

2021 – 2022 Fiscal Year

BUDGET ORDINANCE AMENDMENT


FY 2022-05

ORDINANCE#: 273

The purpose of this budget amendment is to update the FY 2021-22 **GENERAL FUND** budget as follows:

Budget Code	Description	Revenues	Expenditures
10-3450-0000	Local Option Sales Tax	\$ 11,000.00	
10-5000-1300	Utilities	\$	\$ 2,000.00
10-5000-1500	Maintenance – Buildings & Grounds	\$	\$ 9,000.00
	<i>Public Buildings Maintenance</i>		
10-3450-0000	Local Option Sales Tax	\$ 12,000.00	
10-6200-0200	Salaries & Wages	\$	\$ 10,000.00
10-6200-3300	Supplies and Materials	\$	\$ 2,000.00
	<i>Recreation Pool Salaries / Equipment</i>		
10-3450-0000	Local Option Sales Tax	\$ 5,000.00	
10-6300-1300	Utilities	\$	\$ 1,500.00
10-6300-1500	Maintenance – Buildings & Grounds	\$	\$ 3,500.00
	<i>Library Maintenance & Utilities</i>		
10-3491-0000	State Government Grants	\$ 10,000.00	
10-5300-7800	Non-Capital Outlay/Equipment	\$	\$ 10,000.00
	<i>Fire Dept. COVID-19 Relief Grant (2022)</i>		
	TOTAL ADDITIONAL REVENUES ANTICIPATED	\$ 38,000.00	
	TOTAL ADDITIONAL EXPENSES AUTHORIZED		\$ 38,000.00

This budget amendment is hereby **ADOPTED** and incorporated into the FY 2021-22 Budget Ordinance by the Mars Hill Mayor and Board of Aldermen meeting in regular session on this the 6th day of June, 2022.


John L. Chandler, Mayor

ATTEST:


Stuart L. Jolley, Clerk





Town of Mars Hill

RESOLUTION

IN SUPPORT OF ADVENTHEALTH FOR DEVELOPMENT OF A NEW HOSPITAL IN WESTERN NORTH CAROLINA

WHEREAS, the Town of Mars Hill strongly supports efforts to expand access to healthcare facilities for the citizens of Mars Hill, Madison County, and western North Carolina; and

WHEREAS, this under-served community has a strong tradition of commitment to healthcare opportunities through the Hot Springs Health Program, numerous engaged and involved private providers, and the Judge McRae School of Nursing at Mars Hill University; and

WHEREAS, the Town is aware of a proposal by AdventHealth to develop a new acute care hospital in western North Carolina; and

WHEREAS, a new AdventHealth hospital in this region would provide access for patients to high-quality health care close to home, provide for patient choice with a competitive market, all while creating opportunities for medical professionals to build their careers in our community; and


WHEREAS, the Town fully and enthusiastically supports the AdventHealth Certificate of Need application pending before the State of North Carolina because it addresses a documented and obvious need identified in the 2022 State Medical Facilities Plan for additional acute care beds in Madison County and surrounding counties.

NOW, THEREFORE, by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina,
BE IT RESOLVED:

- Section 1.** The Town of Mars Hill expresses full support of AdventHealth efforts to provide much-needed access to high quality healthcare through a new hospital in the region.
- Section 2.** The Town of Mars Hill is prepared and dedicated to assist AdventHealth to the fullest extent possible in their efforts to secure Certificate of Need approval for this proposed hospital for our region.
- Section 3.** This Resolution shall be effective immediately.

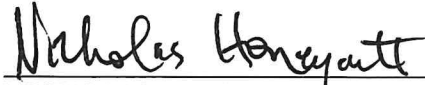
ADOPTED this 6th day of June 2022, by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina.



JOHN L. CHANDLER, Mayor


STUART L. JOLLEY, Clerk


LARRY H. DAVIS, Secretary




NICHOLAS A. HONEYCUTT, Vice-Mayor


ROBERT W. ZINK, Treasurer