



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 7, 2021 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, June 7, 2021 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

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 the agenda be approved as presented.** Alderman Larry Davis 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 meetings held in the month of May 2021. There being no modifications to the minutes, **Alderman Stuart Jolley made a motion that the minutes for May 3, 2021 and May 14, 2021 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.

FY 2021-2022 Budget

BUDGET MESSAGE – Mayor Chandler then recognized Town Manager Nathan Bennett for a presentation on the proposed FY 2021-2022 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, 2021 through June 30, 2022. Mr. Bennett advised that the proposed general fund is set at \$2,167,300. The ad valorem tax rate is proposed to

remain the same as current year at \$0.47 (forty-seven) cents per \$100 of assessed property valuation. The Madison County Tax Department provided the valuation of \$144,904,897 for properties inside the Town of Mars Hill after use value reductions are applied. The collection rate of 95% provides anticipated property tax revenue of \$647,000. Other significant revenue sources for the general fund include the sales tax (\$475,000), utility franchise tax (\$125,000), and special function revenue sources such as the Powell Bill funds from NCDOT for street and transportation costs (\$53,000) and the fire tax for the Mars Hill Fire District (\$600,000), together with other smaller sources, combine for anticipated total revenue of \$2,167,300. Increased expenditures in the general fund are related personnel costs, including a \$1,500 COLA increase across-the-board for full-time employees, increase of 1.2% for contributions to the Local Government Retirement System and a 5% increase for employee health insurance. There was an increase of 4.6% for general liability insurance coverage and 5% for workers compensation insurance. Other expenditures include funding of \$7,000 for the administration of the 2021 municipal election by the Madison County Board of Elections, funding for a snow removal truck and targeted street rehabilitation, and funding to convert a part-time sanitation position to full-time status. Most other general fund items are maintained at or near current year levels.

The water and sewer fund budget is proposed at \$1,046,700. This is a slight decrease from the current year budget by \$22,900. Water fund revenues were drastically impacted by COVID-19 related closures resulting in reduced operations primarily at Mars Hill University and Mars Hill Elementary. In addition to reduced revenue from the sale of water, interest and investment income on reserve accounts has been negatively impacted due to minimum interest rates by financial institutions associated with the pandemic-influenced national economic downturn. Together, all of these revenue reductions are anticipated to continue well into the new fiscal year and accounted for in budget planning considerations. Expenditures are proposed to be set at or near current year levels, with reduction of capital outlay funding by \$20,000 and system supplies by \$20,000. Management strongly encourages the continuation of the long-term policy of an annual system-wide rate increase of 2.5% in order to support ongoing operations, make targeted capital investments, and maintain the overall financial solvency of the water and sewer fund as an enterprise fund as required by the North Carolina Local Government Commission. 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 2021-2022 Budget Message is incorporated to these minutes as Attachment B. (Attachment B).

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 2021-2022. There being no comments from the members of the general public in attendance, 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 2021-2022. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to adopt “Town of Mars Hill Budget Ordinance for Fiscal Year 2021-2022,” as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment C)

FY 2020-2021 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 2020-2021 Budget Ordinance Amendment – FY 2021-01 and 2021-02. Mr. Bennett explained that these amendments add additional appropriations to a number of departments to address expenditures, mostly due to the purchase of COVID-19 related 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. The amendments also address revisions to the water and sewer budget reflecting additional work at the Carl Eller pump station as part of the EDA/GoldenLEAF grant funded WWTP project, as well as the downtown waterline work. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Jolley made a motion to approve the “FY 2020-2021 Budget Ordinance Amendment – FY 2021-01 and FY 2021-02,” and the amended WWTP Project Budget as presented.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment D)

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. He advised there have been no issues related to COVID-19 with town operations. He reported that Madison County has discontinued the weekly emergency operations committee meetings and will now meet on an “as-needed” basis as the situation has significantly improved with access to the vaccine and an overall reduction in the infection rates. Additionally, Mr. Bennett advised that he has provided all the documentation requested by the North Carolina Pandemic Recovery Office for the Town to be in position to receive the funds from the American Rescue Plan Act. The US Treasury Department has released guidance regarding the utilization of this funding and will bring that information to the Board to determine the most appropriate way to utilize those funds.

Audit Contract

Mr. Bennett provided the Board a summary of the proposed contract between the Town and Gould Killian CPA Group, PA for auditing and financial services. Mr. Bennett advised that the contract is for a base fee of \$31,000, which includes the preparation of the financial statements. There will be an additional fee of \$3,000 for each major program if required by the State. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to approve the “Agreement to Provide Auditing Services” with Gould Killian CPA Group, PA as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

General Update

Mr. Bennett advised the Board that NCDOT will be replacing a culvert across South Main Street at Duck Drive tomorrow, June 8th. He advised that NCDOT expects the complete closure of South Main to last all day and perhaps additional days, depending on conditions discovered once work begins.

NCDOT has placed electronic message boards notifying users of the street and will also notify Madison County Emergency Communications when they close the road. Mr. Bennett advised he has notified all Town departments of the closure of the street and will be prepared to respond as needed. Mr. Bennett also advised that he has placed the road closure information on the Town social media accounts. Mr. Bennett advised that the pool is open and operating on a regular schedule with no issues to note. He also reminded the Board that the Town will be sponsoring the annual fireworks display for Independence Day on July 4th at the Recreation Park.

JULY MEETING – Mr. Bennett advised the Board that with the completion of the items on this agenda and given that the Independence Day holiday falls on the Board’s regular meeting date in July, he recommends the Board cancel or postpone the July meeting. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to cancel the July 2021 regular meeting and return to regular schedule with the August meeting.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Old Business

Mayor Chandler then moved to address old business. There was no old business.

New Business

Mayor Chandler then moved to address new business.

Town of Mars Hill Zoning Ordinance – NCGS 160D Revision

Mayor Chandler recognized Mr. Bennett to discuss the Town of Mars Hill Zoning Ordinance and the revisions required pursuant to new state legislation entitled NCGS 160D. Mr. Bennett advised that he has worked with Land of Sky Regional Council regional planners for professional consultation on the revisions necessary to comply with NCGS 160D. Mr. Bennett further reported that the Town Planning and Zoning Board has reviewed the revisions to zoning ordinance and voted unanimously to recommend approval to the Mayor and Board of Aldermen.

PUBLIC HEARING

Mayor Chandler opened the floor to members of the public present for the public hearing on the proposed changes that will be part of the new zoning ordinance to bring the ordinance in compliance with NCGS 160D. There being no comments from members of the general public in attendance, Mayor Chandler closed the public hearing.

ORDINANCE – Town of Mars Hill Zoning Ordinance

Upon completion of discussion regarding the proposed Zoning Ordinance for the Town of Mars Hill, Mayor Chandler called for a motion. **Alderman Jolley made a motion to approve the “Town of Mars Hill Zoning Ordinance” as presented.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment E)

Request for Voluntary Annexation – Zeta Partners, LLC – Cascade Street, Mars Hill

Mr. Bennett advised that a petition requesting voluntary annexation of real property located on Cascade Street, between the October Road parcel and Beth-Hanan subdivision, has been received from the property owner, Jonathan Corbin representing the development company Zeta Partners, LLC. It was filed on May 12, 2021. Mr. Bennett advised that this area would be considered for contiguous annexation. Upon discussion of the petition requesting voluntary annexation, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve the resolution titled “RESOLUTION – Directing Clerk Investigate A Petition for Annexation” of the Zeta Partners property on Cascade Street (Attachment F); AND, the resolution titled “RESOLUTION – Fixing Date of Public Hearing on Questions of Annexation” for August 2, 2021 at 6:00 p.m. (Attachment G).** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Public Comment

The Mayor then moved to public comment. The first to speak was Susan Sewell who discussed speeding on North Main Street. Leslie King spoke regarding speeding on North Main Street. Mr. Bennett advised them he has discussed this issue with the chief of police regarding speed enforcement and, further, that North Main Street is a state-maintained street and any modifications to the traffic pattern or other changes they suggest must be addressed to NCDOT. Mr. Bennett advised the Board and Ms. Sewell and Ms. King that he will contact NCDOT to express their concerns and ask that they look into this matter for appropriate action. There were no other public comments.

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

Mayor Chandler then advised that there are items for discussion subject to a closed session. **Alderman Jolley made a motion to enter closed session to consult with legal counsel pursuant to N.C.G.S. 143-318.11(1) & (3).** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Upon completion of discussion of items subject to the closed session, Mayor Chandler called for a motion to return to open session. **Alderman Jolley made a motion to return to open session.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Return to Open Session

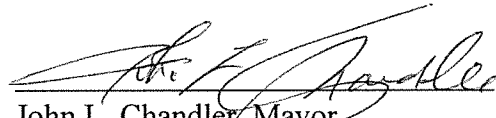
Upon return to open session, Mayor Chandler recognized Town Attorney Jamie Stokes. Ms. Stokes informed the Board that the notice to sell the small amount of property to Ski the Ridges adjacent to the Town-owned watershed property in the Wolf Laurel community was published for upset bid as required by law. Ms. Stokes advised that there have been no subsequent offers to upset the offered bid and that the Board may now take action to accept the offer if it is the pleasure of the Board. The Board discussed the process and the offer and upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to accept the offer of \$10,000 from Ski the Ridges for the subject property as described in the proposed deed.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Adjourn

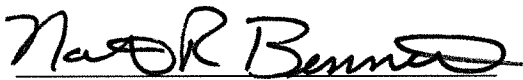
There being no further business before the Board, Mayor Chandler called for a motion to adjourn.

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 7th day of June, 2021.

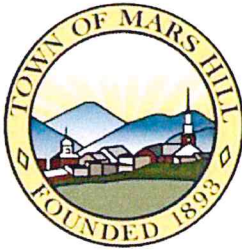

John L. Chandler, Mayor

ATTEST:



Nathan R. Bennett,
Town Manager





Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

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Mayor
Nicholas A. Honeycutt
Vice-Mayor
Robert W. Zink
Treasurer
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AGENDA

REGULAR MEETING

Mars Hill Town Hall Conference Room

June 7, 2021 at 6:00 p.m.

1. Call to Order – *Mayor John L. Chandler*
2. Approval of Agenda
3. Approval of Minutes: May 3, 2021 and May 14, 2021
4. FY 2021-2022 Budget, *Nathan Bennett, Town Manager*
 - a. Budget Message
 - b. **PUBLIC HEARING**
 - c. **ORDINANCE** – Consideration and Adoption of FY 2021-2022 Budget Ordinance
5. FY 2020-2021 Budget Amendments
6. Town Manager Report – *Nathan Bennett, Town Manager*
 - a. COVID-19 Response Update
 - b. Audit Contract for FY 2021
 - c. General Update
7. Old Business
8. New Business
 - a. Town of Mars Hill Zoning Ordinance – Revised per N.C.G.S. 160D
 - i. **PUBLIC HEARING**
 - ii. **ORDINANCE** – Town of Mars Hill Zoning Ordinance
 - b. Request for Voluntary Annexation – Zeta Partners, LLC – Jonathan Corbin
Cascade Street, Mars Hill
 - i. **RESOLUTION** – Directing Clerk Investigate A Petition for Annexation
 - ii. **RESOLUTION** – Fixing Date of Public Hearing on Questions of Annexation
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

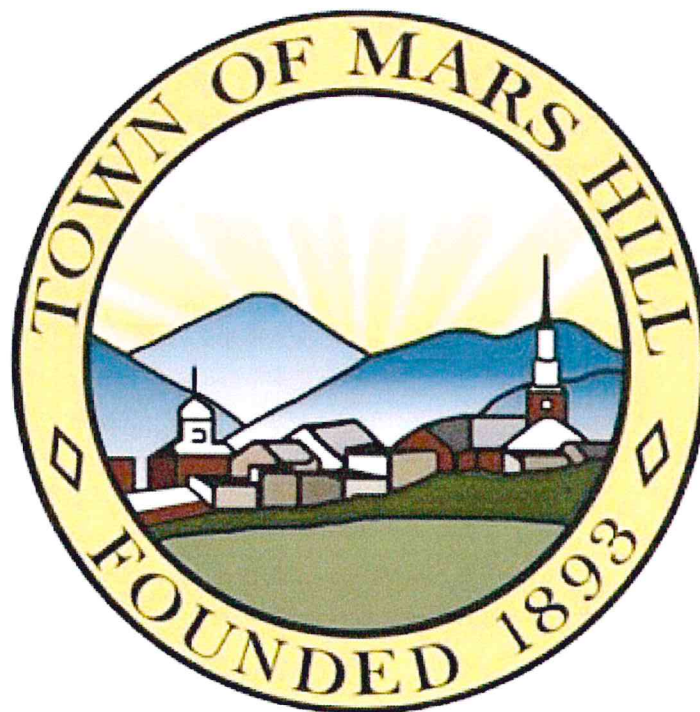
Mars Hill, North Carolina 28754

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

TOWN OF MARS HILL

FY 2021 – 2022

BUDGET MESSAGE



May 25, 2021

Nathan R. Bennett
Town Manager

TOWN OF MARS HILL BUDGET MESSAGE

FISCAL YEAR 2021-2022

*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 2021-2022 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 \$2,167,300. The Water and Sewer Fund is balanced with revenues and expenditures each totaling \$1,046,700.

INTRODUCTION

This budget message will introduce the Town of Mars Hill Fiscal Year 2021-2022 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. Due to the worldwide coronavirus COVID-19 pandemic, the national and local economies entered a period of recession that has contributed significantly to a decrease in several revenue sources, particularly those associated with interest and investment earnings from reserve accounts. Surprisingly, despite economist projections to the contrary one year ago, sales and property tax revenue were generally not negatively affected as predicted. However, with stay-at-home public health orders and other general concerns associated with virus, revenue from water and sewer services did experience a significant reduction in collections. This was due to a number of the larger consumers of water, such as Mars Hill University, simply not consuming the normal volume due to their closure or minimal operations during the year. Currently, the economy for the country and our local community are in the midst of recovery with the steady re-opening of public and private entities with new confidence that the worst of the pandemic may be over with the prolific availability of an effective vaccine and infection numbers at their lowest point in over a year. We all yearn for the return of a sense of normalcy and vibrant economic conditions.

Regarding property taxes for Fiscal Year 2021-2022, 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 collection rate of 95%, it is expected this rate will provide the general fund an estimated total property tax revenue of \$647,000. 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 \$2,167,300.

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 been drastically impacted in the current fiscal year due to COVID-19 effects that caused the closure, and then reduced operation schedule, of Mars Hill University and Mars Hill Elementary School, both significant water users. The Town lost thousands of dollars in expected revenue due to the closure of these facilities to comply with COVID-19 public health directives. However, operations are returning to pre-pandemic levels and as we enter late summer and into the fall water consumption will be back to normal. Town staff will monitor this situation as customer operations return to 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 \$1,046,700.

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. Normally, 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 in-progress 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 nearly 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 Local Government Retirement System. There is also funding recommended for capital equipment as need may warrant. The complete fire department budget is recommended for an appropriation of \$550,000.

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 modest increase to the proposed budget for the department. The complete police department budget is recommended for an appropriation of \$506,700.

3. **Water and Sewer System:** The Town received nearly \$1 million in federal and state grant funds to install a sewer pump station at I-26 Exit 11 and to make other repairs to the wastewater treatment plant in January 2019. In March 2021, this project was completed with the renovation and other improvements to the wastewater pump station at Carl Eller Road north of I-26. This work was funded by grant funds from the US Economic Development Administration, Golden LEAF Foundation and local capital improvement funding from the Town. In addition to this project, the Town completed construction of the North Main Street waterline improvement project in the fall of 2020. COVID-19 has impacted water fund revenues due to limitations of operations by Mars Hill University and public schools, both significant water system customers. This proposed budget contemplates a continuation of reduced water consumption by large uses and therefore reducing the revenue stream for operational expense. 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.

4. **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, compensation commensurate with the knowledge and skills in consideration of the current labor market and economic circumstances is a necessary. This budget recommends an across-the-board pay increase of \$1,500 for all permanent full-time employees and \$800 pro-rated for part-time employees. In addition to compensation, the N.C. Local Government Retirement System has increased the employer (Town) contribution rate an additional 1.10% for all general employees and 1.20% 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, 2022, however, an anticipated increase of 3% 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 good work that all departments, agencies, and community partners do to move the Town of Mars Hill forward.

Respectfully submitted this 25th day of May 2021.



NATHAN R. BENNETT,
Town Manager

ATTACHMENT C

ORDINANCE # 257

TOWN OF MARS HILL

**BUDGET ORDINANCE
FISCAL YEAR 2021-2022**

WHEREAS this Budget Ordinance for Fiscal Year 2021-2022 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 7, 2021, that this Budget Ordinance for Fiscal Year 2021-2022 be adopted as follows:

SECTION 1. GENERAL FUND AND POWELL BILL FUND

A. REVENUE – Revenue totaling \$2,167,300.00 is hereby anticipated from the following sources:

Description	Amount
Property Tax (Current Year \$0.47 per \$100)	\$ 647,000.00
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	\$ 50,000.00
Municipal Parking Fees	\$ 5,000.00
Interest Earned, Investments	\$ 1,000.00
Rents & Concessions	\$ 1,000.00
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	\$ 53,000.00
Local Option Sales Tax	\$ 475,000.00
Court Costs, Fees, Etc.	\$ 100.00
Parking Violation Penalties	\$ 3,000.00
Zoning Permits	\$ 100.00
Police Department Donations	\$ 100.00
Recreation Department Revenue	\$ 20,000.00
Fire Department Revenue	\$ 3,000.00
Fire Department Relief Fund	\$ 4,000.00
Tax Refunds	\$ 10,000.00
Special Fire District Tax	\$ 600,000.00
Appropriated Fund Balance – General Fund	\$ 30,000.00
Appropriated Fund Balance – Powell Bill	\$ 110,000.00
TOTAL REVENUES ANTICIPATED	\$ 2,167,300.00

- B. EXPENDITURES** – A total of \$2,167,300.00 is hereby authorized to be expended from the departmental accounts of the General Fund and Powell Bill Fund as follows:

Description	Amount
Governing Body	\$ 85,500.00
Administration	\$ 258,300.00
Elections	\$ 7,000.00
Tax Collections	\$ 3,000.00
Public Buildings	\$ 31,000.00
Police Department	\$ 506,700.00
Fire Department	\$ 550,000.00
Street Department	\$ 256,000.00
Powell Bill Expenditures	\$ 163,000.00
Sanitation Department	\$ 156,100.00
Recreation Department	\$ 81,200.00
Library	\$ 19,500.00
Debt Service	\$ 50,000.00
TOTAL EXPENDITURES AUTHORIZED	\$ 2,167,300.00

SECTION 2. WATER AND SEWER FUND

- A. REVENUE** – Revenue totaling 1,046,700.00 is hereby anticipated from the following sources:

Description	Amount
Interest Earned – Investments	\$ 1,000.00
Enterprise Fund	\$ 1,000.00
Miscellaneous	\$ 4,000.00
Water & Sewer Charges	\$ 975,700.00
Sewer Taps	\$ 15,000.00
Water Taps	\$ 15,000.00
Appropriated Fund Balance/Water & Sewer	\$ 35,000.00
TOTAL REVENUES	\$ 1,046,700.00

- B. EXPENDITURES** – A total of \$1,046,700.00 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	\$ 242,600.00
Operations	\$ 691,000.00
TOTAL EXPENDITURES AUTHORIZED	\$ 1,046,700.00

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, 2021 and ending on June 30, 2022.

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, 2021 and ending June 30, 2022. This rate is based upon a total property valuation of \$144,904,897.00 and an estimated collection rate of 95.0%.

SECTION 5. FEE SCHEDULE

There is hereby established for Fiscal Year 2021-2022 a schedule of fees, penalties, and fines and is included as an attachment to this ordinance as Appendix A.

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 7th Day of June 2021.

A motion was made by Alderman Honeycutt that the Budget Ordinance for Fiscal Year 2021-2022 be ADOPTED as presented. A second was made by Alderman Jolley, and approved by the Mayor and Board of Aldermen for the Town of Mars Hill, North Carolina.



John L. Chandler
John L. Chandler, Mayor

Nicholas Honeycutt
Nicholas Honeycutt, Vice-Mayor

Robert W. Zink
Robert W. Zink, Treasurer

Stuart L. Jolley
Stuart L. Jolley, Clerk

Larry Davis
Larry Davis, Secretary

APPENDIX A

TOWN OF MARS HILL

BUDGET ORDINANCE

FISCAL YEAR 2021-2022

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
ZONING FEES	
Zoning Permit	\$25.00
ABC Verification Letter	\$25.00
Sign Permit – Permanent	\$50.00
Sign Permit – Temporary/Banner	\$20.00
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)	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>)	\$4.00
Seasonal Pool Pass – Individual	\$50.00
Seasonal Pool Pass – Family	\$150.00
Swimming Lessons – 1 st child	\$60.00
Swimming Lessons – each additional in same family	\$40.00
Pool Reservation – Private Event – up to 50 people	\$150.00 / \$75.00 Deposit
Pool Reservation – Private Event – 50 to 75 people	\$200.00 / \$100.00 Deposit
Pool Reservation – Private Event – 75 to 90 people	\$250.00 / \$125.00 Deposit
Small Shelter at Playground	\$10.00 per hour
Large Shelter	\$10.00 per hour
Ball Field – without lights	\$10.00 per hour
Ball Field – 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%

ATTACHMENT D

TOWN OF MARS HILL


2020 – 2021 Fiscal Year

**BUDGET ORDINANCE AMENDMENT
FY 2021-01**

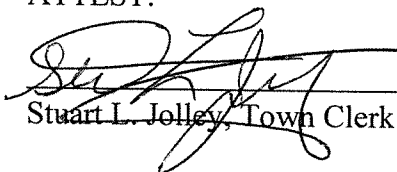
The purpose of this budget amendment is to update the FY 2020-21 **GENERAL FUND** budget as follows:

Budget Code	Description	Expenditures	Revenues
10-3450-0000	Local Option Sales Tax	\$ --	\$ 93,500
104100-0400	Professional Services	\$ 10,000	
104200-3300	Supplies & Materials	\$ 2,500	
104200-3500	CARES ACT – CRF MHU Grant	\$ 25,000	
104200-4500	Contracted Services	\$ 5,000	
104200-5700	Miscellaneous	\$ 4,000	
104200-7800	Non-Capital Outlay/Equip.	\$ 3,000	
104600-5700	Miscellaneous	\$ 1,000	
105000-3300	Supplies and Materials	\$ 2,000	
105100-1700	Maintenance – Autos	\$ 1,000	
105100-3300	Supplies and Materials	\$ 6,000	
105100-4500	Contracted Labor	\$ 1,000	
105100-7400	Capital Outlay – Equipment	\$ 5,000	
105300-0200	Salaries & Wages	\$ 5,000	
105800-1700	Maintenance – Autos	\$ 8,000	
105800-7400	Capital Outlay – Equipment	\$ 5,000	
106300-7300	Capital Outlay (Library)	\$ 10,000	
	TOTAL ADDITIONAL EXPENDITURES AUTHORIZED	\$ 93,500	
	TOTAL ADDITIONAL REVENUES ANTICIPATED		\$ 93,500

This budget amendment is hereby **ADOPTED** and incorporated into the FY 2020-21 Budget Ordinance by the Mars Hill Mayor and Board of Aldermen meeting in regular session on this the 7th day of June 2021.


 John L. Chandler, Mayor

ATTEST:


 Stuart L. Jolley, Town Clerk



TOWN OF MARS HILL

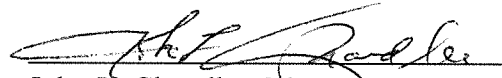
2020 – 2021 Fiscal Year

BUDGET ORDINANCE AMENDMENT FY 2021-02

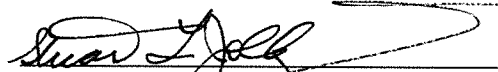
The purpose of this budget amendment is to update the FY 2020-21 **WATER AND SEWER FUND** budget as follows:

Budget Code	Description	Expenditures	Revenues
30-3994-0000	Appropriated Fund Balance / Water & Sewer	\$ ---	\$ \$ 102,585
30-8100-7300	Capital Outlay-Lines & Systems	\$ 102,585	\$ ---
30-3995-0000	Appropriated Fund Balance / Enterprise Fund	\$ ---	\$ 111,792
30-9020-9900	Other Financial Sources / Uses-Transfer Out	\$ 111,792	\$ ---
	TOTAL ADDITIONAL EXPENDITURES AUTHORIZED	\$ 214,377	\$ ---
	TOTAL ADDITIONAL REVENUES ANTICIPATED	\$ ---	\$ 214,377

This budget amendment is hereby **ADOPTED** and incorporated into the FY 2020-21 Budget Ordinance by the Mars Hill Mayor and Board of Aldermen meeting in regular session on this the 7th day of June 2021.


John L. Chandler, Mayor

ATTEST:


Stuart L. Jolley, Town Clerk



Town of Mars Hill
Wastewater Treatment Plant Improvements and Sewer Line Extension Project

Project Budget
(Amended 6/7/2021)

Budget Category	Total Project Budget	Project funding sources and budget		
		GoldenLEAF	EDA	Local Funds Town of Mars Hill
Mobilization	\$19,500.00	\$19,500.00		
New Return Sludge Pump Station for WWTP	\$162,900.00	\$162,900.00		
DO Control System and Blower Electrical Modifications	\$132,500.00	\$2,300.00	\$127,670.00	\$2,530.00
Concrete Tank Restoration	\$145,000.00		\$145,000.00	
Exit 11 1,000 LF 10" Sewer Line Along Frontage Road	95,000.00			\$95,000.00
Exit 11 Sewer Line Pump Station	\$151,000.00	\$151,000.00		
Exit 11 Sewer Pump Station Sewer Force Main	\$42,800.00	\$42,800.00		
Carl Eller Rd. Pump Station Upgrade	\$186,692.00	\$74,900.00		\$111,792.00
Construction Total	\$935,392.00	\$453,400.00	\$272,670.00	\$209,322.00
Contingency	\$0.00	(\$74,900.00)	Moved to construction	
Design and Permitting	\$74,900.00		\$74,900.00	
Bidding and Award	\$8,400.00	\$8,400.00		
Construction Administration	\$37,400.00	\$19,350.00	\$18,050.00	
Grant Administration	\$24,500.00		\$24,500.00	
Legal	\$6,500.00	\$6,500.00		
Administrative Total	\$151,700.00	\$34,250.00	\$117,450.00	
PROJECT TOTALS	\$1,087,092.00	\$487,650.00	\$390,120.00	\$209,322.00



Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

ORDINANCE # 258

THE OFFICIAL ZONING ORDINANCE OF THE TOWN OF MARS HILL, NORTH CAROLINA

WHEREAS, the North Carolina General Assembly has incorporated revisions to the Planning Statutes of the State; hereby titled as Chapter 160D, which was made effective upon the adoption of that legislation on June 19, 2020; and

WHEREAS, the effect of these revisions are to accomplish the following:

1. Consolidate current city and county enabling statutes now in Article 18, Chapter 153A and Article 19, Chapter 160A into a single, unified new Chapter 160D of the General Statutes.
2. Place these statutes into a more logical, coherent organization, facilitating ease of finding relevant provisions and clarifying how the statutes relate to one another.
3. Provide uniform authority, definitions and procedures for cities and counties, while retaining broad substantive policy discretion for ordinances adopted by individual jurisdictions.
4. In addition to 160D requirements, additional revisions are necessary to provide technical modifications to remove reference to the extra-territorial jurisdiction in compliance with previous ordinance, establish the Mayor and Board of Aldermen to perform the duties of the Board of Adjustment as provided by law, and to incorporate and make other technical and clarifying revisions necessary to comply with all prior actions and directives of the Mayor and Board of Aldermen.

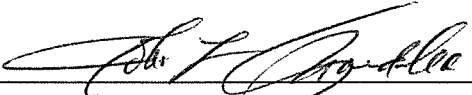
WHEREAS, the Town of Mars Hill must make necessary changes with their Zoning Ordinance in order to remain in compliance with state law; and

WHEREAS, the Town of Mars Hill Planning Board has reviewed the associated text amendments based on N.C.G.S. Chapter 160D updates to the Town of Mars Hill's Zoning Ordinance and recommends approval; and

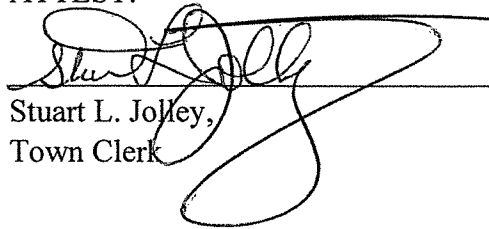
WHEREAS, after the necessary Public Hearing, and review and consideration of the proposed amendments associated with the requirements of Chapter 160D, it is the desire of the Town Board of Aldermen of the Town of Mars Hill to approve the amendments as recommended.

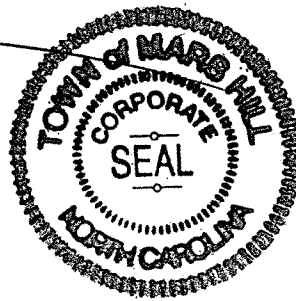
NOW, THEREFORE, BE IT ORDAINED, by the Town of Mars Hill Mayor and Board of Aldermen that the following “Official Zoning Ordinance of the Town of Mars Hill, North Carolina,” (incorporated herein as “Attachment 1”) hereby adopted and shall be in full force and effect from and after the date of adoption. Any prior ordinance of record in conflict with this ordinance is hereby repealed.

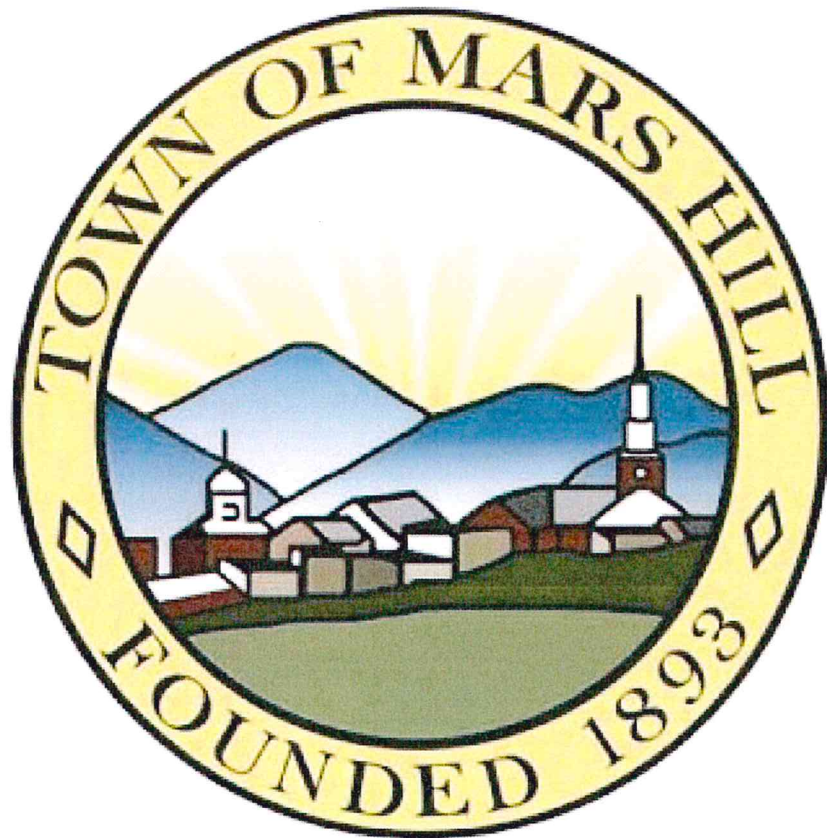
ADOPTED this the 7th day of June, 2021.


John L. Chandler, Mayor

ATTEST:


Stuart L. Jolley,
Town Clerk





ZONING ORDINANCE

Town of Mars Hill

Adopted
June 7, 2021



Town of Mars Hill
Mayor and Board of Aldermen


**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of an area described in said petition (Attached hereto as Exhibit 1) has been received on May 12, 2021 by the Town of Mars Hill Board of Aldermen; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

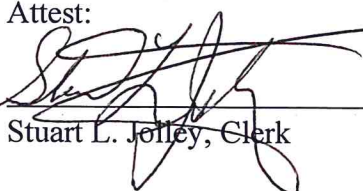
WHEREAS, the Board of Aldermen of the Town of Mars Hill deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Mars Hill that the Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the result of the investigation.



John L. Chandler, Mayor

Attest:



Stuart L. Jolley, Clerk





Town of Mars Hill
Mayor and Board of Aldermen

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTIONS OF ANNEXATION
PURSUANT TO N.C.G.S. 160A-58.2 AS AMENDED

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received on May 12, 2021 by the Town of Mars Hill Board of Aldermen; and

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


WHEREAS, the certification by the Town Clerk as to the sufficiency of said petition has been made.

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

- Section 1. That a Public Hearing on the question of annexation of the contiguous area described herein will be held at the Mars Hill Town Hall, 6:00 o'clock P.M. on the 2nd day of August, 2021.
- Section 2. The area proposed for annexation is described as follows:

(Insert metes and bounds description) - See Attached "Exhibit 1"
- Sections 3. Notice of said Public Hearing shall be published in The News Record-Sentinel, a newspaper having general circulation in the Town of Mars Hill, at least ten (10) days prior to the date of said Public Hearing.

Attest:


Stuart L. Jolley, Clerk




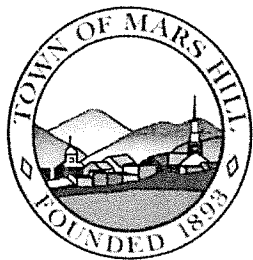

John L. Chandler, Mayor

Exhibit 1

Town of Mars Hill



PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: 05/12/2021

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. Zeta Partners, Jonathan Corbin

Jonathan Perrin Corbin

dotloop verified
05/11/21 7:31 AM EDT
B1WG-GCMR-G4W5-8JOJ

138 Twin Courts Drive
Weaverville, NC 28787

- 2.
- 3.
- 4.
- 5.



This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 97-7-54-0192

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Filed: Madison County, NC

05/12/2021 04:12:10 PM

Mary Jane Wallin, Register of Deeds

Excise Tax: \$300.00

James M. Ledford
T Collection Staff Signature

05-12-21
Date

SPECIAL WARRANTY DEED

Excise Tax: \$ 300.00

Tax ID#: 9747-54-0192

Property Address: 10.91 Acres Cascade Street, Mars Hill, NC 28754

Mail to: John J. Miller III

Drawn by: Lancaster, Trotter & Poe, PLLC
4430 Park Road
Charlotte, NC 28209
(704) 525-1702

STATE OF NORTH CAROLINA
COUNTY OF MADISON

THIS INDENTURE Made this 11 day of MAY, 2021, between TD BANK, N.A., hereafter GRANTOR, and ZETA PARTNERS, LLC, hereafter GRANTEE. 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 MADISON County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Deed Reference: Book 714 Page 98

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

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will

warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written

TD BANK, N.A.

By: [Signature]
President

STATE OF South Carolina
COUNTY OF Greenville

I, Elliot Bischoff a, Notary Public of the said County and State certify that Gregory P. [Signature], personally came before me this day and acknowledged that (s)he is VAE -President of TD BANK, N.A., and that as VAE -President being authorized to do so, (s)he executed the foregoing on behalf of the corporation.

Witness my hand and official seal this 11 day of May, 2019

[Signature]
Notary Public

My Commission expires: 17 September, 2024

(Notary Seal)

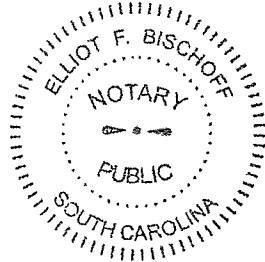


Exhibit A

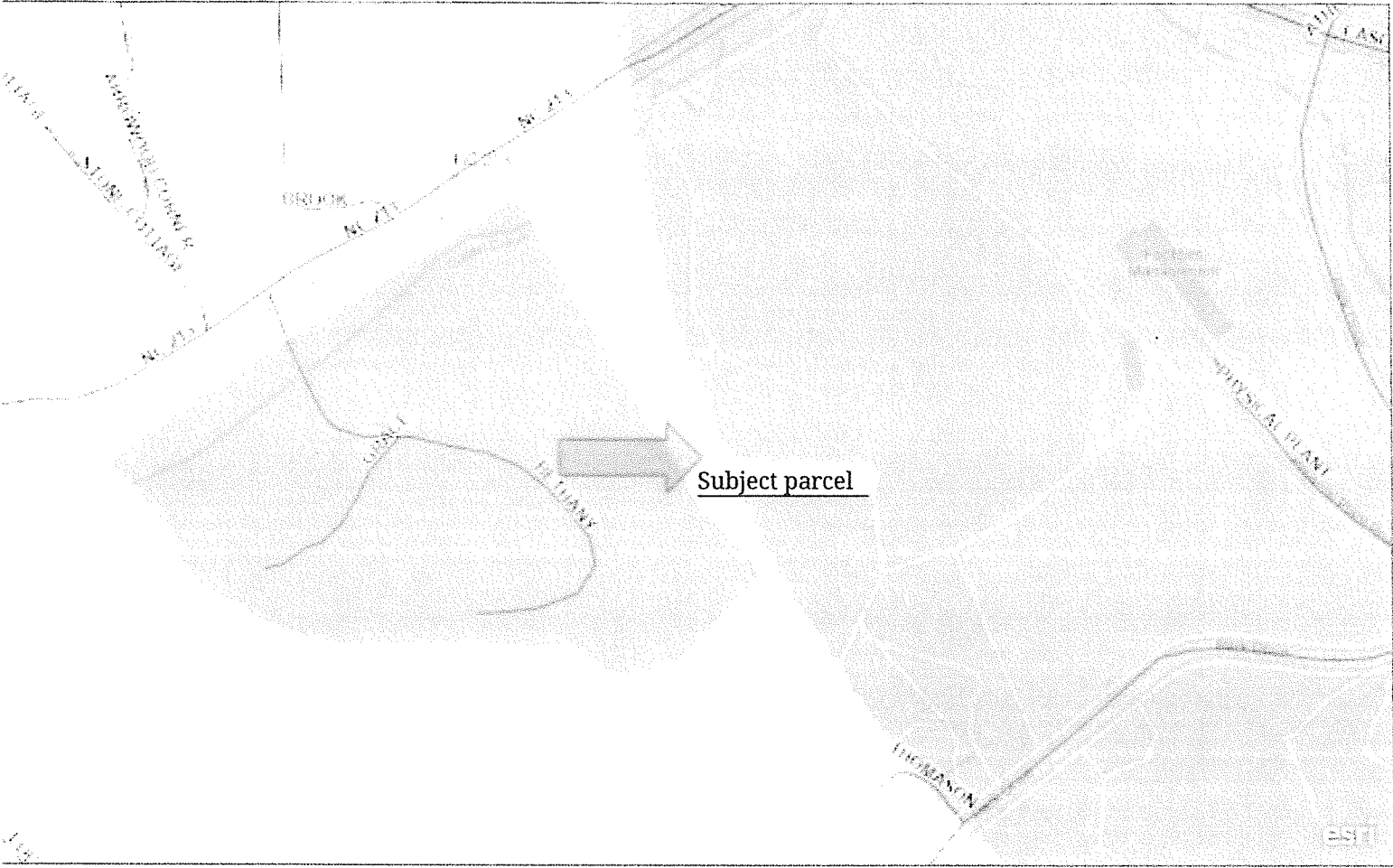
LYING AND BEING in No. 3 Township, Madison County, North Carolina adjoining the right of way of Highway 213 and being more particularly described as follows:

BEGINNING on an iron pipe set (no. 5 rebar) in the southeastern edge of the right of way of Highway 213 and in a common corner of property now or formerly owned by John O. Tilson as described in a deed recorded in the Madison County, North Carolina Registry in Deed Book 119, Page 435, said iron pipe is located N 58 07 59 E. 4.75 feet from a State Right of Way Monument, and run thence from the beginning point herein established and with the southeastern edge of the right of way of Highway 213, N 58 07 59 E 308.92 feet to an iron pipe set in the southeastern edge of said right of way of Highway 213 and in a common corner of property now or formerly owned by Simon E. Lipsky and wife, Carol K. Lipsky, as described in a deed recorded in the Madison County, North Carolina Registry in Deed Book 172, Page 725, which said iron pipe is located S 58 07 59 W 248.29 feet from a State Right of Way Monument; thence leaving the right of way of said Highway 213 and running with the line of said property now or formerly owned by Lipsky, S 28 53 56 E 21.86 feet to a point in the center of small branch; thence leaving said branch and continuing with the line of said property now or formerly owned by Lipsky as follows: S 50 15 00 E 21.83 feet to an existing 3/4 inch iron pipe with pinched top; S 50 15 00 E 81.45 feet to an existing 1/2 inch iron pipe with pinched top; S 26 03 00 E 96.07 feet to an existing 1/2 inch iron pipe with pinched top; S 02 50 00 W 92.83 feet to an existing 1/2 inch iron pipe with pinched top; S 03 02 00 E 141.96 feet to an existing 1/2 inch iron pipe with pinched top; S 35 30 00 E 120.79 feet to an existing 1/2 inch iron pipe with pinched top; S 69 48 00 E 255.60 feet to an existing 3/4 inch iron pipe with pinched top at dry spring; N 59 28 00 E 68.04 feet to an existing 3/4 inch iron pipe with pinched top 4 poles above said spring; thence continuing with the line of said property now or formerly owned by Lipsky, S 09 20 00 E 393.33 feet to an existing 3/4 inch iron pipe with pinched top in a common corner of property now or formerly owned by Arthur Thomason as described in a deed recorded in the Madison County, North Carolina Registry in Deed Book 93, Page 1, which said iron pipe is located S 69 43 09 W 159.87 feet from an existing 3/4 inch iron pipe with pinched top; thence running with the line of said property now or formerly owned by Thomason and with a fence, S 24 06 04 W 483.28 feet to an existing 3/4 inch iron water pipe in a common corner of property now or formerly owned by Harry H. Ledford as described in deed recorded in the Madison County, North Carolina Registry in Deed Book 124, Page 682, said iron water pipe being located at the terminus of the 4th call described in said deed recorded in said Registry in Deed Book 124, Page 682; thence running with the line of said property now or formerly owned by Ledford and with a fence, N 42 57 38 W 326.50 feet to an iron pipe set (No. 5 Rebar) in common corner of property now or formerly owned by John O. Tilson as described in said deed recorded in the Madison County, North Carolina Registry in Deed Book 119, Page 435; thence running with the line of said property now or formerly owned by Tilson and with a fence as follows: N 18 37 38 W 755.92 feet to a 36-inch dead white oak; N 32 04 49 W 317.37 feet crossing said small branch to the point of BEGINNING, containing 10.917 acres, more or less.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 10.91 Acres Cascade Street Off Highway 213, Mars Hill, NC 28754.

Madison County, NC Parcel Map



Shows parcels of Madison County, NC

300ft

Map data © OpenStreetMap contributors, Map layer by Esri

ArcGIS Web Map

