



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 September 8, 2025 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in special session to conduct the September regular business meeting, on Monday, September 8, 2025, at 6:00 p.m. in the Mars Hill Town Hall pursuant to notice given as required by NC Gen. Stat. 160A-71 and NC Gen. Stat. 143-318.12(b)(2), and as announced to the public during the regular meeting held August 4, 2025. (Attachment A)

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

STAFF PRESENT: Nathan R. Bennett, Town Manager; Clark Fowler, for Town Attorney; Nathan Waldrup, Fire Chief; and Chad Wilson, Police Chief

OTHERS PRESENT: Ryan Bell, and other members of the general public

Call to Order

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

Approval of the Agenda

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

Approval of Minutes

Mayor Chandler asked the Board to review the minutes of the regular meeting held on August 4, 2025. There being no modifications to the minutes, **Alderman Zink made a motion that the minutes for the August 4, 2025, regular meeting be approved as presented by management.** Alderman Honeycutt seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were unanimously approved.

Old Business

Mayor Chandler then moved to address old business.

Voluntary Annexation Petition – 1053 Crossroads Parkway – Little Ivy Baptist Church – PIN 9757-34-0194

Mayor Chandler then recognized Mr. Bennett to provide information regarding the Voluntary Annexation Petition received from Little Ivy Baptist Church and discussed at the August 4, 2025, regular meeting. Mr. Bennett advised the Board that a petition was received July 28, 2025, from representatives for Little Ivy Missionary Baptist Church requesting voluntary annexation to the Town of Mars Hill corporate limits. Mr. Bennett

confirmed this property is located at 1053 Crossroads Parkway and is identified by Madison County Parcel Identification Number 9757-34-0194. Mr. Bennett advised that the petition application includes a copy of the subject property deed, survey, and a map from Madison County GIS. Mr. Bennett stated that at the August Board meeting resolutions were approved directing the required clerk investigation and setting the date for the required public hearing for this date, September 8, 2025. Mr. Bennett confirmed that the public hearing notice has been advertised in the Madison News-Record & Sentinel as required by state law. Mr. Bennett summarized that the property would be a non-contiguous annexation, but it is accessible to municipal water and sewer service and is in close proximity to the existing contiguous town corporate boundary making all town services available. Upon hearing from Mr. Bennett, Mayor Chandler opened the public hearing to receive comments from the general public regarding the request for annexation before the Board. There were no comments from the public in attendance. Mayor Chandler closed the public hearing. Mayor Chandler then asked if there were questions from members of the Board. Alderman Zink asked about trash collection from the church, specifically the private school that operated by the church, and if the petitioners are aware the town will not collect trash from the school operation due to the nature of the material and volume that is produced by institutions of this type. Mr. Bennett advised that he has attempted to contact the petitioner, but has not yet spoken with the petitioner, to confirm the mutual understanding of what trash services can and cannot be provided. Mr. Bennett advised that the church currently utilizes a private solid waste hauler to service at least two dumpsters, to include food waste, and that the Town would require that service to be continued by the church. There was discussion by Board members regarding approval of the annexation with favorable opinions to approve the request, however, members expressed that the questions regarding trash collection needed to be confirmed with the petitioner before approval. Upon completion of discussion, Mr. Bennett advised the Board that they may take action to approve or deny the application now, or the Board can table any action until the trash collection, and any other remaining questions, are resolved. Alderman Jolley asked questions regarding what services are to be provided to satellite annexed areas. Mr. Bennett advised that by law, generally, annexed properties receive services provided to all other areas of the town. **Alderman Zink made a motion to table action on the subject annexation petition and ordinance until the October 2025 meeting for the outstanding questions to be resolved by staff and the petitioner.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

New Business

Mayor Chandler then moved to address new business.

Department Reports – Fire Department Report

Mayor Chandler then recognized Fire Chief Nathan Waldrup to present the mid-year report for the Mars Hill Fire Department. Chief Waldrup provided the Board with a PowerPoint presentation addressing day-to-day activities, calls for service, and capital equipment purchases and equipment upgrades. Chief Waldrup stated that the department has responded to 730 incident calls for service to date in 2025, which is a slight decrease from this point in 2024. He says the department is averaging 3.8 calls per day, every day. Chief Waldrup provides an analysis of calls which shows that 12% of calls overlap with other calls. This is an important statistic because it shows how stretched out the fire units can get. Chief Waldrup updated the Board on the status of the new brush trucks and the reuse of the skid unit from the vehicle taken out of fire service and transferred to the public works department. Other equipment for that vehicle will be a combination of new and repurposed. The second brush truck will receive a new skid unit and other new equipment, and it is pending upfit by the vendor. Chief Waldrup stated the replacement for the first responder truck is a Chevrolet Tahoe and that it is pending being striped and other equipment and light installation in the coming weeks. The current truck will be declared surplus and sold. Chief Waldrup thanked the Board for the support of the fire department and asked if there were any questions.

Alderman Honeycutt commented that it was a great report. Mayor Chandler thanked Chief Waldrup for the report and for the great work by the fire department. All Board members concurred.

Mountain View Parking Lot Proposal

Mayor Chandler then recognized Mr. Bennett regarding the proposal to construct a municipal parking lot on Mountain View Road. Mr. Bennett advised the Board that a paved parking lot that will accommodate 25 to 30 vehicles will be constructed on property purchased by the Town adjacent to the library. Mr. Bennett described the recommended proposal from Clifton Hamlin Grading, LLC, to complete all project scope elements including clearing of the lot, grading, compacting, placing ABC stone, asphalt paving the surface, and installing car stops and striping parking spaces for the contract amount of \$55,710. The project work can commence immediately upon approval. Upon completion of discussion by the Board, Mayor Chandler asked for a motion. **Alderman Honeycutt made a motion to approve the proposal by Clifton Hamlin Grading, LLC dated August 12, 2025, to construct a parking lot at 55 Mountain View Road, near the Library Street intersection, as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Town Manager Report – Nathan Bennett, Town Manager

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

General Update

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report. Mr. Bennett advised the Board of two separate unrelated water leaks inside Town Hall. These leaks were in different building locations and were from two different causes. The first was an HVAC condensation drain line that clogged and caused an overflow for several days before it was visibly observed in the utility room in the administration office. This leak penetrated the lower level and caused damage to one office wall downstairs, and flooring damage in the utility room itself. HVAC contractor resolved the leak issue and Precision Restoration Services (PRS) mitigated the water damage and has repaired the damaged areas to pre-event condition. The second leak was caused by a small hole in the water service line coming into Town Hall from the meter. Water accumulated subterranean until it made entry along the foundation through the wall and entered the police department offices. This primarily caused damage to floor coverings only. Town public works staff repaired the water leak promptly upon detection. Again, PRS responded and mitigated the water damage throughout the affected areas in the police department. A significant amount of flooring was replaced in the police department area and that work is nearly complete.

Mr. Bennett advised the Board that he participated in the N.C. Parks and Recreation Authority meeting on August 22, 2025. At this meeting, the state authority awarded the Town Parks and Recreation Trust Fund grant request for \$500,000 for acquisition of the West Farm as previously discussed. Formal notification is still pending from the Governor's Office, but this is terrific news to share. Other grants for the project are outstanding, including the North Carolina Land and Water Fund application which will be considered by the state on October 1, 2025. Mr. Bennett advised that he did get verbal notification that the U.S. Forest Service Community Forests grant application was not successful. The Forest Service advised that the application was strong but with the uncertainty in the federal administration less funding was available and only a few projects were funded this cycle. Mr. Bennett stated he was told that the Forest Service believes another funding cycle will open in October after the beginning of the new federal fiscal year, and they will assist the Town with recommendations that may strengthen our application.

Mr. Bennett advised the Board that the restroom project at the Smith Farm is complete. He stated that town public works staff worked hard on the project, led by Derral Jenkins and Bennie Bailey, together with private contractors

who managed the plumbing and electrical components. The park looked great for the Appalachian Barn Alliance Barn Day event held there this past Saturday.

Mr. Bennett provided the Board with a summary of other activities, ongoing projects, and other items of interest to the Board. Mayor Chandler thanked Mr. Bennett for his report.

Public Comment

Mayor Chandler then moved to public comment. Mayor Chandler recognized Ryan Bell to provide comments. Mr. Bell thanked the Board for their support of First Fridays and stated they are well attended and have been successful. He also stated that upon the retirement of Kevin West, Mars Hill University has hired Wally Welch as the new Director of Safety and Security. Further, Mr. Bell stated that the MHU First Year Student Hike to the summit of Bailey Mountain is scheduled for Monday, September 15th, and he thanked the fire and police departments for all their assistance with that event.

There being no other speakers for public comment, Mayor Chandler then moved to the next agenda item.

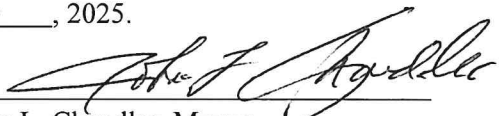
Closed Session (Pursuant to N.C.G.S. 143-318.11)

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 6th day of October, 2025.



John L. Chandler, Mayor

ATTEST:



Nathan R. Bennett, Town Manager





Notice of Special Meeting of the
Town of Mars Hill
Mayor and Board of Aldermen
Scheduled for 8 September 2025

PLEASE TAKE NOTICE that the Mars Hill Mayor and Board of Aldermen shall, pursuant to NC Gen. Stat. 160A-71 and NC Gen. Stat. 143-318.12(b)(2), hold a special meeting at the following designated place and time:

Date of Meeting: Monday, 8 September 2025

Time of Meeting: 6:00 p.m.

Place of Meeting: Mars Hill Town Hall
Large Conference Room
280 North Main Street
Mars Hill, North Carolina

Purpose of Meeting: Conduct the regular business meeting agenda for the month of September 2025. The September regular meeting date coincides with the observance of the official Labor Day holiday requiring this rescheduled meeting. Conduct other items of regular business as appropriate. This change to the September regular meeting date was approved by official action by the Mayor and Board of Aldermen and announced to the public at the August 4, 2025 regular meeting of said Board.

This the 6th day of August 2025.

_____/s/
John L. Chandler, Mayor

Posted as required by NC Gen. Stat. 160A-71 and NC Gen. Stat. 143-318.12(b)(2) on this 6th day of August, 2025 at 3:00 o'clock p.m.



Nathan R. Bennett, Town Manager



ATTACHMENT B

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

September 8, 2025 at 6:00 p.m.

1. Call to Order – Mayor John L. Chandler
2. Approval of Agenda
3. Approval of Minutes: August 4, 2025, Regular Meeting
4. Old Business
 - a. Voluntary Annexation Petition – 1053 Crossroads Parkway – Little Ivy Baptist Church
Madison County PIN: 9757-34-0194
 - i. **PUBLIC HEARING**
 - ii. **ORDINANCE** – An Ordinance to Extend the Corporate Limits of the Town of Mars Hill, North Carolina
5. New Business
 - a. **DEPARTMENT REPORT – Fire Department** – Nathan Waldrup, Fire Chief
 - b. Mountain View Parking Lot Proposal
6. Town Manager Report – Nathan Bennett, Town Manager
 - a. General Update
7. Public Comment

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

Mars Hill Town Hall

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Mars Hill, North Carolina 28754

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