



# 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 May 6, 2024 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, May 6, 2024, 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; Jamie Stokes, Town Attorney; and Chad Wilson, Police Chief

**OTHERS PRESENT:** Johnny Casey, Madison News-Record & Sentinel; Ryan Bell, Brad Guth, Lee Hoffman, Will Hoffman, Sherrye Perry (NC Senior Tar Heel Delegate), Mike Stevenson, Sandy Stevenson, 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 then 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 unanimously approved. (Attachment A)

#### Approval of Minutes

Mayor Chandler then asked the Board to review the minutes of the regular meeting held on April 1, 2024. There being no modifications to the minutes, **Alderman Bob Zink made a motion that the minutes for April 1, 2024, 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. There was no old business.

#### New Business

Mayor Chandler then moved to address new business.

### **PRESENTATION – SENIOR TAR HEEL LEGISLATURE**

Mayor Chandler then recognized Sherrye Perry, Madison County Delegate to the North Carolina Senior Tar Heel Legislature (NCSTHL), to provide information regarding the organization. Ms. Perry thanked the Board for the opportunity to appear before the Board and the public to provide information regarding Senior Tar Heels and the work they do for senior citizens in our community. Ms. Perry states that the NCSTHL was authorized by the N.C. General Assembly in 1993 to assess the legislative needs of older citizens and convene a forum to present those needs to the General Assembly. Further, the NCSTHL is charged with promoting citizen involvement and advocacy of aging issues and senior citizen issues to the public and elected officials. Delegates provide information and education to senior citizens on the legislative process and matters being considered by the General Assembly. Each North Carolina county appoints one delegate to the NCSTHL for a two-year term, and in some cases an alternate is also appointed. The delegates are volunteers, age 60 or older, and a resident of the county they represent. The delegates meet three times per year in Raleigh to study and discuss issues and develop recommendations to present to the General Assembly. Ms. Perry states that her goal is to make sure Madison County seniors know about this organization and that they can contact her with questions and concerns that she can help address through her role with the NCSTHL. Ms. Perry advised the Board that on Thursday, May 6, that the NCSTHL delegate and the Land of Sky Area Agency on Aging is holding a program at A-B Tech Madison Campus focusing on “The State of Aging in Madison County.” Ms. Perry invited the Board members to this event for senior and aging providers to learn how to join forces to best serve the growing older adult population in Madison County. Ms. Perry thanked the Board for the time to speak to them. In response to a question from Alderman Honeycutt, Ms. Perry advised the Board that 32% of Madison County’s population is over age 60. There were no additional questions. Mayor Chandler and Board members thanked Ms. Perry for her good presentation and the valuable information she provided.

### **AdventHealth – Letter of Support**

Mayor Chandler recognized Mr. Bennett to provide information concerning a request from AdventHealth for a letter of support. Mr. Bennett stated that AdventHealth has a proposal to construct a new community hospital in Weaverville. Mr. Bennett advised the Board that AdventHealth’s original proposal approved by the North Carolina Department of Health and Human Services consists of 67 beds. At this time, Advent Health is planning to submit a certificate of need request application to add an additional 26 acute-care beds to its planned new hospital. AdventHealth has asked for community support for this process to help them bring an opportunity to enhance healthcare choice and competition in the region, while bringing new health care services closer to Madison County and the Town of Mars Hill. Mr. Bennett provided Board members with the draft letter of support for consideration. Following discussion by the Board, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve the letter of support for AdventHealth certificate of need application to NCDHHS, for the addition of 26-acute care beds for the proposed Weaverville hospital and authorized the Mayor to sign on behalf of the Board, as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved. (Attachment B)

### **Town Hall Parking Lot Repair**

Mayor Chandler recognized Mr. Bennett to provide information concerning repair to the Town Hall parking lot. Mr. Bennett advised the Board that the parking lot at Town Hall is in need of pothole and crack repair, and resealing the entire lot. This maintenance work will make the parking area safer and will lengthen the service life of the existing asphalt. Mr. Bennett presented a proposal for the work from Breaking Ground Construction and recommended approval by the Board. Following discussion by the Board, Mayor Chandler called for a motion. **Alderman Larry Davis made a motion to approve the proposal to perform town hall parking lot maintenance, as presented.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved.

### **NCDOT – Landscape Maintenance Agreement – NC 213/Carl Eller Road Improvements**

Mayor Chandler recognized Mr. Bennett to provide information concerning the NCDOT agreement for landscape improvements along NC 213/Carl Eller Road. Mr. Bennett advised the Board that the N.C. Department of Transportation (NCDOT) has provided a landscape maintenance agreement regarding the Town of Mars Hill commitment to maintain landscape improvements installed by NCDOT along the NC 213/Carl Eller Road corridor, including welcome signage, plant beds, and installation of trees and shrubs. Mr. Bennett reminded the Board this is a project the Town has been working on with NCDOT for almost four years. He described the elements of the agreement, specifically, provisions that NCDOT will pay for all landscape design planning and specifications, the installation of all plantings, and maintain said planting for a period of one (1) year at no cost to the Town. At the end of the one (1) year establishment period the Town shall assume responsibility for all maintenance and replacement of landscape materials. Mr. Bennett presented the draft Landscape Maintenance Agreement as provided and required by NCDOT for these projects. Following discussion by the Board, Mayor Chandler called for a motion. **Alderman Jolley made a motion to approve the “LANDSCAPE MAINTENANCE AGREEMENT,” for the landscaping project along NC 213 in the Town of Mars Hill and authorize the Town Manager and other town officers to execute said agreement as presented.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved.

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

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

### **General Update**

Mr. Bennett provided the Board a status update on various town projects.

**NCDOT – Bicycle & Pedestrian Plan:** Mr. Bennett updated the Board on the Bicycle and Pedestrian Plan project. He stated that a public survey has been released to the community through Town social media accounts. He stated that a webpage on the Town website has been developed to provide additional information and resources regarding the project.

**Bailey Mountain Park and Preserve (Smith Farm) Improvements:** Mr. Bennett advised that the contractor, TP Howard Plumbing, continues to make good progress on the project. Project is on schedule and no issues or concerns have been noted.

**Woodhaven Wastewater Lift Station Improvements:** Mr. Bennett advised that the contractor, TP Howard Plumbing, is making good progress on this capital project. Work at station one is progressing and is on schedule with no issues to note. Work at station two is complete except installation of the generator and security fencing.

Mr. Bennett advised the Board that the town recreational swimming pool is ready to open Memorial Day weekend. He also advised the Board that the Town is offering multiple sessions of swimming lessons for children for the first time since COVID halted them in 2020. Spaces are available and he encouraged anyone interested to contact the Town Hall administrative office to register. Mr. Bennett then provided a brief update to the Board regarding the FY 2025 budget process. He stated that he would like to meet with the Board for a budget work session on May 28, 2024. Consensus of the Board was to schedule a budget work session meeting for Tuesday, May 28, 2024, at 4:00 p.m.

Mr. Bennett provided the Board with a status update on various town projects and other items of interest to the Board.

### **Public Comment**

Mayor Chandler then moved to public comment. Mayor Chandler recognized Ryan Bell who provided comments thanking the Town, and particularly Police Chief Chad Wilson, for assistance with the MHU graduation ceremony this Saturday, May 11, 2024.

There being no additional public comments, Mayor Chandler closed the public comment period.

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

Mayor Chandler advised the Board that there is a need for a closed session to discuss a legal matter. **Alderman Zink made a motion to enter closed session to discuss a legal matter pursuant to N.C.G.S. 143-318.11(a)(3).** Alderman Honeycutt seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

### **CLOSED SESSION**

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

### **Open Session**

Upon return to open session, Mayor Chandler announced there was action to be taken from the closed session. Mayor Chandler stated that the Town had discussed the potential acquisition of a 67-acre tract on Forest Street adjacent to the town-owned Bailey Mountain Preserve and Park (Smith Farm), locally known as the West property. Mayor Chandler advised that the Town would be working with the Richard L. Hoffman Foundation, the Friends of Bailey Mountain, and other partners to raise funds to purchase the property. At this time, the Town was committing to provide funds to secure an option to purchase agreement as has been negotiated with the property owner representative, Robert West. Mayor Chandler then called for a motion. **Alderman Jolley made a motion that the Board accept the recommendation of the Town of Mars Hill Parks and Recreation Committee that the Town of Mars Hill enter into an Option to Purchase Agreement with the "Robert W. West Family", to purchase the 67-acre tract adjacent to the Bailey Mountain Preserve and Park (Smith Farm), pursuant to the terms of an option payment of \$120,000 for the sole rights to purchase for a period of 24 months with an extension of an additional five (5) months with an additional payment of \$30,000, and to further authorize and empower the Mayor, Town Manager, and other town officers to execute said agreement.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was unanimously approved.

### **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 Honeycutt 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 3<sup>rd</sup> day of June, 2024.

  
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

May 6, 2024 at 6:00 p.m.

1. Call to Order – Mayor John L. Chandler
2. Approval of Agenda
3. Approval of Minutes: April 1, 2024 Regular Meeting
4. Old Business
5. New Business
  - a. **PRESENTATION – SENIOR TARHEEL LEGISLATURE** – Sherrye Perry, Madison Co Delegate
  - b. AdventHealth – Letter of Support
  - c. Town Hall Parking Lot Repair
  - d. NCDOT – Landscape Maintenance Agreement – NC 213/Carl Eller Road Improvements
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)(3)*)
9. Adjourn

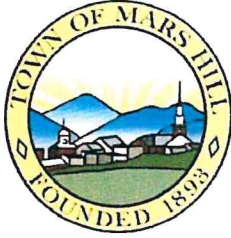
### Mars Hill Town Hall

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

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





# Town of Mars Hill

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

May 6, 2024

Ms. Micheala Mitchell  
Chief, Healthcare Planning and Certificate of Need Section  
Division of Health Service Regulation  
2704 Mail Center Service  
Raleigh, NC 27699-2704

Dear Ms. Mitchell:

I write this letter on behalf of the Town of Mars Hill Mayor and Board of Aldermen. The Town of Mars Hill fully supports AdventHealth's Certificate of Need (CON) application to develop 26 additional acute care beds at its approved hospital that will be developed in Weaverville.

For decades, Mission has operated as the sole hospital provider in Buncombe County. However, since HCA acquired Mission in 2019, there has been a growing outcry from residents for improved access and a wider range of choices in healthcare. The Town of Mars Hill wholeheartedly supported AdventHealth's previous CON application in 2022 to establish a new acute care hospital in Buncombe County. With over a century of service in Western North Carolina, AdventHealth brings unparalleled expertise and a deep understanding of our region's healthcare needs. Moreover, their commitment to community investment and charity care underscores their dedication to the well-being of our residents.

The prospect of expanding AdventHealth's acute care bed capacity in Buncombe County is particularly promising for the residents of Madison County. As a rural county that does not host an acute care hospital, many Madison County residents travel to Buncombe County to receive their healthcare. Traveling for healthcare in rural, mountainous areas presents several challenges for patients and families. For example, the terrain, including winding roads and steep inclines, can make travel slow and difficult, particularly during adverse weather conditions like snowstorms or heavy rains. In emergency situations, such as accidents or sudden illnesses, accessing timely medical care becomes crucial. However, the remote nature of rural, mountainous areas can lead to longer response times for emergency medical services, delaying critical care and potentially worsening health outcomes.

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

AdventHealth's new hospital in Weaverville will dramatically increase access to acute care services for Madison County residents. The location of AdventHealth's new hospital is approximately 10 miles (13 minutes) from Mars Hill, compared to 20 miles (26 minutes) to Mission Hospital. AdventHealth's proposal to develop 26 additional acute care beds at the approved hospital facility is a testament to their ongoing commitment to improving healthcare accessibility because it will allow our residents greater opportunity to receive care closer to home.

The Town of Mars Hill Mayor and Board of Aldermen fully endorse AdventHealth's efforts to develop additional acute care beds in Buncombe County. We believe that this initiative will play a vital role in enhancing access to healthcare, ensuring that our residents receive the prompt and personalized care they need in a location close to home.

Warmest regards,

A handwritten signature in black ink, appearing to read "John L. Chander". The signature is fluid and cursive, with a large, stylized initial "J" and "C".

JOHN L. CHANDER, Mayor  
Town of Mars Hill



# Moving health care *forward.*

Western North Carolina needs more health care choice and competition. AdventHealth is honored to have been selected—by the community and the State of North Carolina—to build a new hospital to serve the people of Buncombe, Graham, Madison and Yancey Counties.

The North Carolina Department of Health and Human Services recently announced the area needs an additional 26 acute care beds. AdventHealth is committed to Moving Health Care Forward in our community and plans to file a Certificate of Need (CON) application to locate these beds at the new hospital in Buncombe County. These beds represent another opportunity to enhance choice and competition in the region and bring new health care services for our neighbors in the service area.

## Growing Need:

- The 2024 North Carolina Department of Health and Human Services (NCDHHS) determined the region needs 26 additional acute care hospital beds.
- The 2024 State Medical Facilities Plan (SMFP) lists the service area as Buncombe, Graham, Madison and Yancey Counties.
- NCDHHS bases these needs assessments on various factors such as population health data, current health care facility capacities, and projected needs.

## Response to Growing Need:

- Submit CON application to add the 26 beds to its new hospital in Buncombe County.
- Additional beds align with 67-bed community hospital plan the state approved AdventHealth to build in 2022.

## New AdventHealth Hospital in Buncombe County Services:

- The Baby Place – Labor and Delivery Unit with dedicated C-section Surgery Suite
- Medical/Surgical Bed Unit
- Intensive Care Unit
- Observation Beds
- State-of-the-art Surgery Suite for general and specialty procedures.
- Emergency Department
- Imaging Services
- Ancillary Services including Laboratory, Pharmacy and Inpatient Therapy

