

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMEN
September 10, 2019

ATTENDEES: Ella Jane Marston, Mayor
Jeff Gibby, Mayor Pro Tem
Warren Knox, Alderman
Robert Mercer, Alderman
Dewey Smith, Alderman

The meeting was called to order. The Mayor led the Pledge of Allegiance and Mayor Pro Tem Jeff Gibby gave the invocation.

Minutes from the July 20, 2019 Meeting were read by the Clerk. A motion was made by Dewey Smith seconded by Warren Knox to accept the minutes as read. Motion so carried.

Financial Statements were presented for the month of August 2019 by Mayor Marston, Finance Director. She said everything is routine and no special entries. A motion was made by Robert Mercer seconded by Dewey Smith to accept as presented. Motion so carried.

Old Business:

The Mayor updated the Board on the outstanding property taxes owed by Edward Mercer Hrs property not existing. The Mayor said she has discussed these taxes with the Brunswick County Tax Office and they said these parcels of property will need to be remapped and they are investigating why.

Discussion was held on the Town signs. Alderman Mercer said he needs help in putting them up. Mr. Dan Cook said he would help. The Mayor told the audience that we have beautiful new signs and Alderman Mercer has painted the posts to match the signs.

The Mayor informed the Board that the Town has already received money from FEMA for the debris removal and the rent for the office but she has no idea how much more we will receive, if any, for the Town Hall. We had a meeting two weeks ago and they said as soon as they calculate what they owe for the Town Hall, they will let us know.

New Business:

The Mayor informed the Board we have received a contract from Brock Berry and Padgett in the amount of \$6,000 for the 2018-2019 audit which is due October 31, 2019. After a short discussion, the Board authorized her to sign the contract.

The Mayor informed the audience that the Attorney has informed the Board that they cannot take action on the McKeithan properties until they have the minutes for the public hearings to review. The next meeting is scheduled for October 8, 2019 at 7 P.M. at the Town Hall.

Alderman Smith asked if the Town had any damage from hurricane Dorian. The Mayor said no.

The meeting was adjourned.


Ella Jane Marston, Mayor


Mary Etta Hewett, Town Clerk

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMEN
PUBLIC HEARINGS
September 10, 2019

ATTENDEES: Ella Jane Marston, Mayor
Jeff Gibby, Mayor Pro-Tem
Robert Mercer, Alderman
Warren Knox, Alderman
Dewey Smith, Alderman

Mayor Marston called the hearing to order and explained the first hearing will be on the Nuisance Ordinance and the second public hearing will be on the Structures Ordinance. The parcels involved are Parcel #125PC007 and Parcel #125PC009 located on 3950 and 3940 Business 17E, Bolivia, NC 28422 and, 27, 33 and 51 Danford Road, Bolivia, NC 28422. The Mayor explained this is a hearing and no action will be taken until the regular Board Meeting at which time all testimonies will be taken into consideration. Meeting will be recorded and any attendees wishing to speak will need to sign in. Only testimony for the current hearing will be heard and cannot be mixed with the second public hearing.

Public Hearing #1 HEARING ON ABATEMENT OF NUISANCES was held at the Bolivia Volunteer Fire Department on September 10, 2019 with Town Clerk, Mary Etta Hewett presiding. Fifteen attendees were present.

The Clerk read the public hearing notice for the hearing and Ordinance No. 4 ORDINANCE ESTABLISHING PROCEDURE FOR THE ABATEMENT OF NUISANCES IN THE TOWN OF BOLIVIA, Section 1. CERTAIN CONDITIONS DEEMED NUISANCE, items (A) -- (E) (copy attached).

The floor was opened for testimony. First person to speak is Mr. Frank Galloway. He asked that the Board expand their discussion to include two additional properties in the extraterritorial area. The Mayor informed him that we cannot discuss that tonight because this Public Hearing is just for the said properties advertised but she said that if he would let us know which properties he is referring to, the Board would handle this situation at a later date since the Board has legal proceedings that have to be met. He asked what the Town of Bolivia has done in the past to address these issues; has the family been notified and has those individuals responded? The Mayor responded that all have been notified and signed saying they have received the notifications. Second question he has; what enforcement does the Town of Bolivia have? Attorney, Huey Marshall said that the Town will put a tax lien on the said property and if the property is ever sold, the Town will have to be paid first. Mr. Dan Cook was next to speak. Mr. Cook has pictures for the Board and audience to view of the property on Business 17E which is next to his property. He said the pictures were taken with a telephoto lens and he did not go on the property. The pictures show the uncontrolled growth of weeds, trash, and junk that can be attracting rats, mice, snakes and other vermin. He also showed how vermin could access (and scratch marks are visible on the structure) the building since it is in such disrepair. He showed open containers that can collect water for the purpose of growing mosquitoes, rotten wood that can cause termites, height of the grass, and a propane tank that could be a possible danger. He said the pictures were taken in May 2019. He also showed pictures of today, September 10, which shows there has been no improvement to the property. Mr. Cook stated that when you place the pictures next to the reading of the regulations, there's no doubt what the current situation is. Someone in the audience stated that she thought there was a basement in the brick house and there could be standing water in it. The Mayor stated she did not know. The Mayor also stated there is one occupied house and at least three unoccupied on the property in question. Ms. Kaitlyn Jackson was next to speak. Ms. Jackson asked would this same procedure have to be used for any other properties not included in this hearing. The Mayor explained that the Town would have to go thru this same procedure for any other properties not included in this public hearing and proceeding. She also asked how much money

will it cost and does the Town have the funds to cover the costs. Secondly could the Fire Department use it as a controlled burn area? The Mayor said the funds are available. Fire Chief Marcus Crisco explained that the structures would not qualify since the State requires that firemen be able to enter the structure for training purposes and these structures would be not be accessible. The Clerk thanked the audience for their testimonies and said the Board would take all of the comments into consideration when making their decision. The first public hearing was adjourned.

My findings are that listening to the testimonies of the speakers, I find there is enough evidence due to Ordinance No. 4 ORDINANCE ESTABLISHING PROCEDURE FOR THE ABATEMENT OF NUISANCES IN THE TOWN OF BOLIVIA in that (a) the uncontrolled growth of noxious weeds or grass to height in excess of 24 inches causing or threatening to cause a hazard detrimental to the public health and safety. (b) Any accumulation of rubbish, trash, or junk causing or threatening to cause the accumulation of stagnant water, or causing or threatening to cause the inhabitation therein of rats, mice, snakes or vermin of any kind which is or may be dangerous or prejudicial to the public health. (c) Any accumulation of animal or vegetable matter that is offensive by virtue of odors or vapors or by the inhabitation therein of rats, mice, snakes or vermin of any kind which is or may be dangerous or prejudicial to the public health. (d) The open storage of any abandoned ice box, refrigerator, stove, glass, building material, building rubbish or similar items. (e) Any condition detrimental to the public health which violates the rules and regulations of the County Health Department. These findings as testified by the attendees will be presented to the Bolivia Board of Aldermen for Abatement of these Nuisances at their next regularly scheduled meeting.

Mayor Marston called the second public hearing to order. She explained this public hearing will be on the Violations of the Building Code. The parcels involved are Parcel #125PC007 and Parcel #125PC009 located on 3950 and 3940 Business 17E, Bolivia, NC 28422 and, 27, 33 and 51 Danford Road, Bolivia, NC 28422. The proceedings will be conducted in the same manner as the first public hearing but will be conducted by the Board of Aldermen. The Meeting will be recorded and any attendees wishing to speak will need to sign in. Mr. Dan Cook returned to explain his remaining pictures of the structures in question. He explained the structure is badly deteriorated and is ready to come down in the right kind of wind storm. He said the garage has fallen down since they moved here two years ago. The second public hearing was adjourned.


Ella Jane Marston, Mayor


Mary Etta Hewett, Town Clerk

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMEN
AUGUST 13, 2019

The regularly scheduled monthly meeting of the Bolivia Town Board of Aldermen was cancelled August 13, 2019 due to lack of a quorum.

Ella Jane Marston, Mayor

A handwritten signature in cursive script that reads "Mary Etta Hewett".

Mary Etta Hewett, Town Clerk

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMEN
JULY 20, 2019

ATTENDEES: Ella Jane Marston, Mayor
Warren Knox, Alderman
Robert Mercer, Alderman
Dewey Smith, Alderman

The meeting was called to order. The Mayor led the Pledge of Allegiance and Alderman Dewey Smith gave the invocation.
Dan and Nancy Cook were present.

Minutes from the May 21, 2019 Meeting, June 25, 2019 and July 9, 2019 were read by the Clerk. A motion was made by Dewey Smith seconded by Warren Knox to accept the minutes as read. Motion so carried.

Financial Statements were presented for the month of July 2019 by Mayor Marston, Finance Director. She stated the NCCMT interest income is \$1,065 and hurricane expenses are the credits. The \$25,878 is from the insurance company for the hurricane damage to the town hall and the \$10,999 is reimbursement from FEMA for the debris removal except for the \$320 which we received in August. Mainstream Lawn Care is now doing the mowing and office supplies contains back-up drives for the computer. She said the rest of the report is self-explanatory. A motion was made by Robert Mercer seconded by Dewey Smith to accept as presented. Motion so carried.

Old Business:

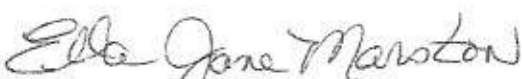
The Mayor presented the Board with a list of outstanding property taxes, by name and parcel numbers, owed to the Town as of June 2019. Discussion was held on Edward Mercer Hrs property not existing. The Mayor will investigate this issue with the Brunswick County Tax Office and report back to the Board.


The Mayor gave the Board a copy of the Public Hearings that are to be published next week for the McKeithan properties; Parcel# 125PC007 and 125PC009. The first public hearing is for the **ABATEMENT OF NUISANCES** and the second hearing is for **VIOLATIONS OF THE BUILDING CODE**, and is to be held at the Bolivia Fire Department on September 10, 2019 starting at 6:00 p.m. She said action cannot be taken at the hearings but can be taken in the Board Meeting afterwards. The Mayor read the ordinances pertaining to the hearings and the time limits and she read the certified letters that were sent to each of the McKeithan family members. Mrs. Nancy Cook asked if there is a projector at the fire Department for showing pictures of the property. The Mayor said she felt sure there was but she would have her laptop there also.

The Mayor informed the Board that she didn't think we were going to get the property across from the Bolivia School from the Board of Education. She gave the Board a list of all the vacant properties that we have in Bolivia, the owner, and county valuation. She asked the Board what size property they are thinking about. She said she would like to have a facility large enough to hold community events, meetings, etc. Discussion was held on acreage, parking needs, sewer system needs, grants to offset costs and possible locations. Alderman Mercer said that he has about an acre of property across the street that he would sell the Town at a cost of \$57,000. Discussion was held on the need to pursue the Town Hall rebuilding issue until after the McKeithan hearings on Tuesday, September 10, 2019. Mrs. Nancy Cook asked if the Town would need to increase property taxes. The Board said that it could be a possibility.

New Business: No new business to discuss.

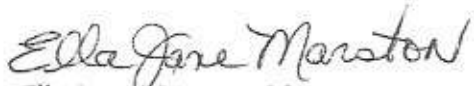
The meeting was adjourned.


Ella Jane Marston, Mayor


Mary Etta Hewett, Town Clerk

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMAN
July 9, 2019

The regularly scheduled monthly meeting of the Town of Bolivia was cancelled Tuesday, July 9, 2019 due to lack of a quorum.


Ella Jane Marston, Mayor


Mary Etta Hewett, Town Clerk