

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMEN
December 10, 2019

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

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

Resident attendees: David and Debbie Stanley, Dan and Nancy Cook and Kaitlyn Jackson.

The Mayor administered the Oath of Office to Dewey Smith, Robert Mercer, Nancy Cook and Kaitlyn Jackson.

The Mayor presented Mayor Pro-Tem Jeff Gibby with an honorary plaque and thanked him for his years of service to the Town and its people.

Minutes from the November 12, 2019 Public Hearing and Regular Meeting were read by the Clerk. A motion was made by Dewey Smith seconded by Robert Mercer to accept as read. Motion so carried.

Financial Statements were presented for the month of November 2019 by Mayor Marston, Finance Director. The Mayor said everything is as usual. A Motion was made by Dewey Smith seconded by Robert Mercer to accept as presented. Motion so carried.

Old Business:

The Mayor updated the Board on the street lights on Corbett Street. She said she has ridden the streets and there were five street lights out. She said she called BEMC and they came and fixed them but she didn't give them the right number for the one on Corbett Street. She said she called them back and gave them the right number last week and they said they would fix it this week.

She updated the Board on the storm debris bill the Town received from Crowder Gulf saying that the Town had not paid two invoices. When she talked to Crowder Gulf, they said Landfall Stragedies was supposed to send the invoices but the Town never received them. She said she has again called Betty Wright with the State but hasn't had a response as of today.

The Mayor asked for comments on the Edward McKeithan house which the Board was considering for a new town hall. The McKeithan house is 1.6 acres with both lots and the house is 3,200 square feet including the upstairs and porches. The Mayor informed the Board that the Sherry Willetts house is for sale also and it contains three acres and the house is approximately 2,035 square feet. Alderman Smith said the property is zoned Residential and would have to be rezoned. Discussion was held on the McKeithan property not being handicapped accessible. The Mayor said the asking price for the McKeithan property is \$269,000 and the Willett's property is \$230,000. This issue was tabled until the Mayor can check into the zoning and see how much of an issue it would be if it has to be rezoned and what the Town can do legally.

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The Mayor informed the Board that Mr. Bobby McKeithan called and said he is tearing down all four of the houses located on the McKeithan property that the public hearing was held on.

New Business:

The Mayor told the Board that she, Alderman Mercer, and Alderwoman Jackson are going to a seminar in Leland at BCC on the town ordinances and how to clean up properties etc.

The meeting was adjourned.

Ella Jane Marston
Ella Jane Marston, Mayor

Mary Etta Hewett
Mary Etta Hewett, Town Clerk

OFFICIAL MINUTES
PUBLIC HEARING AND
BOLIVIA TOWN BOARD OF ALDERMEN
November 12, 2019

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

The Public Hearing was called to order. The Mayor led the Pledge of Allegiance and Alderman Dewey Smith gave the invocation.

Resident attendees: Robert McKeithan, Kaitlyn Jackson, David and Debbie Stanley, Dan and Nancy Cook, and Constance Hofwegin.

The purpose of the public hearing is to allow the owner(s) of Parcel #125 PC 007 and #125 PC 009 to be heard in person or by counsel upon legal or factual questions relating to these parcels being in violation of the Town of Bolivia's Building Codes. The Mayor asked if there was anyone present that would like to speak at the public hearing regarding the McKeithan property. The Mayor told the Board that she has talked to Robert McKeithan and he said he would get started on cleaning up the property and they have but she hasn't talked to anyone since then. She said according to the ordinance the property owners have fifteen (15) days to handle the Abatement of Nuisances and the last letter was signed on October 28, 2019 so today makes fifteen (15) days. The Attorney stated that at the September 10, 2019 Public Hearing, the Town determined that there was a problem and this is their hearing to come and be heard. He advised the Board not to alter their position and to move ahead. The Mayor recognized Mr. Robert McKeithan. He informed the Board that he has not talked to the other family members. He said the house next door is Timothy McKeithan's who is located in Los Angeles, California. He said he has talked to the other siblings and they want someone else to look at it and give an opinion as what to do, whether to repair or tear them down. The Mayor informed him they have sixty (60) days from receipt of the letters to comply with the ordinances related to the structures. The Mayor asked Mr. McKeithan for a timeline on the clean up. He said it was difficult to say at this time. The Mayor said the Board needs a deadline. Alderman Smith said that as long as they are working on the clean up on a regular basis, the Board will work with them. The Board was in agreement that they need to see work activity at least two (2) to three (3) days a week. Mr. McKeithan said the contractor does have other commitments, but he will continue to clean the property. Mayor Marston emphasized the sixty (60) days on the structures is the big issue. Mr. McKeithan indicated that if any of the structures were feasible to rebuild, he may want to consider it but would not comment on which one. Mayor Marston informed him that within sixty (60) days the work needs to be done or he needs to come back before the Board and let them know the reasons. The public hearing was closed.

The Regular Meeting of the Bolivia Town Board of Aldermen was called to order.

Minutes from the October 8, 2019 were read by the Clerk. A motion was made by Dewey Smith seconded by Robert Mercer to accept the minutes as read. Motion so carried.

Financial Statements were presented for the month of October 2019 by Mayor Marston, Finance Director. She said there is nothing unusual to report. She said the \$1,440 amount from the Powell Bill is the amount Phillips Enterprises charged the Town to clean Corbett

Street and Mintz Street and the \$520 is for Mainstream, the contractor that is doing the mowing. \$200 was donated to the Bolivia Fire Department. The \$678 for dues and subscriptions was paid to the NCLM. A motion was made by Robert Mercer seconded by Dewey Smith to accept as presented. Motion so carried.

Old Business:

McKeithan property issue was handled in the public hearing. The Board was in agreement that this issue cannot drag on since it has been ongoing for at least five years.

The Mayor updated the Board on the FEMA meeting last Tuesday, November 5, 2019. She said we are going to the Alternative Project for the Town Hall. He advised that the Town would receive \$27,495 from FEMA for the damage of the building. They have paid all of the debris and they owe us three more months of rent and that will be ended. She said with that money we can buy property, demolish the old building (which will probably be given back to the Board of Education), or use it for site clearing. FEMA said it would be best if we use the monies for one item so there would not be a lot of paperwork. The Mayor informed the Board that on October 15, 2019, the Town received a bill from Crowder Gulf saying that we had not paid two invoices for debris pickup but the Town never received those invoices. When she talked to Crowder Gulf, they said Landfall Tragedies was supposed to send the invoices. The Mayor said the Town never received them and they may not get paid unless FEMA will open back up the contract and pay them otherwise they won't get paid. She said FEMA told her to contact Betty Wright with the State and see if the contract could be opened back up. She has contacted her but no response as of today.

The Mayor updated the Board on the speed limit issue on Green Lewis Road discussed at the last meeting. She has contacted Chief Miller and he said he would handle the situation in relation to the Sheriff Department speeding. She also contacted the NCDOT and was told they don't put up signs in the town.

The Mayor said Alderman Smith informed her that the property beside the Bolivia church was for sale. Alderman Smith said the property owners are refinishing the house and he said it would be a good house for the new town hall with plenty of rooms and the lot behind it would make a good parking lot and it has a septic system. He said the whole package deal was \$269,000. He said it could be listed as a historical site too. He invited the members of the Board to go over and look at it.

New Business:

Mayor Marston said she went to the Methodist Church Sunday to see 90 years old Ms. Earleen Danford Shorey who wrote the book "Bolivia, Our Town The First One Hundred Years 1892 - 1992". She said she bought three books and she will leave one in the office and if anyone else is interested in buying one, they are \$25 a book. Another book she has written is "Southern Skies, My Growing Up Years".

The Mayor told the Board that Mr. Berry, Town Auditor, has started the audit which was due October 31, 2019.

Alderman Mercer asked if the Town could get more lighting on Corbett Street. The Mayor said she would ride thru there at night and see if they are all working.

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Discussion was held on its time to put up Christmas lights. The Mayor said she would call BEMC to put them up after the fire department gets them out of the old town hall building.

Mayor informed the Board that she had a phone call from a company in Asheboro asking about the old Chevrolet place and the old Ford place. They are looking for a place to lease for an HVAC distribution.

The meeting was adjourned.

Ella Jane Marston
Ella Jane Marston, Mayor

Mary Etta Hewett
Mary Etta Hewett, Town Clerk

OFFICIAL MINUTES
BOLIVIA TOWN BOARD OF ALDERMEN
October 8, 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 Alderman Dewey Smith gave the invocation.

Mayor Marston, Finance Director, presented Financial Statements for the month of September 2019. A motion was made by Robert Mercer seconded by Dewey Smith to accept as presented. Motion so carried.

The Mayor read minutes from the September 10, 2019. A motion was made Dewey Smith seconded by Robert Mercer to approve as presented. Motion so carried. The Mayor read the minutes from Public Hearing numbers 1 and 2 from September 10, 2019. A motion was made by Jeff Gibby and seconded by Warren Knox to accept as presented. Motion so carried.

The Mayor stated before we go into our business session that she would like to thank Dan Cook and Robert Mercer for installing our new entrance signs. Everyone agreed that they really looked nice.

OLD BUSINESS:

The Mayor stated "You have heard the reading of the minutes on the public hearings regarding our Nuisance and Building Code violations on Parcel# 125PC007 and Parcel# 125PC009". The floor is now open for discussion. We need to make a determination to go forward or stop these proceedings. Alderman Dewey Smith asked what would be the next step we have to take to proceed. The Mayor stated we would have to send letters to the owners at their last known address, hold another public hearing giving them an opportunity to respond, and put the public hearing notice in a local newspaper. If they didn't respond to letters we should put a notice on the buildings stating our findings. Alderman Dewey Smith made a motion to proceed against these violations seconded by Mayor Pro-Tem Jeff Gibby. Motion so carried.

The Mayor stated that she had received an e-mail from FEMA (Stanley Birchenough). He gave us some estimated numbers but stated they were still under review. He is to contact us to discuss as soon as he is back in town.

The Mayor advised that we had received a letter from NCDOT Powell Bill Division stating that we would have to have a Registered Professional Engineer or Land Surveyor prepare a new certified map of our streets July 1, 2020 or later in order to receive Powell Bill Funds next year.

The mayor advised that the clearing of overhanging brush had begun on Corbett Street.

Mayor Marston asked if the town should send monies to the Fire Department for using their meeting room for our last meeting and hearings. Dewey Smith stated that

we have a \$12 - \$1,500 dollar radio that he had used when he was in the fire department that we could give them since the Town did not use it anymore. The Mayor asked if he would see that it was taken to Chief Crisco. Jeff Gibby stated that he felt we should send them some financial dollars. Robert Mercer made a recommendation of \$200.00. A motion was made and carried.

Mayor Marston asked the Board what were their thoughts on what we were going to do with the Town Hall; did we foresee ever going back in it? Dewey Smith commented that he couldn't see putting any more money into it. There isn't any real way to take care of the mold issue with water coming up in the storage room when it rains. She said we need to decide on how we were going to handle vacating the building; at this time we are paying for water, electricity and the mowing. There are several file cabinets, Christmas lights, and file boxes that would have to be gone through to determine what we are required to keep. The Mayor asked the Board to consider this and come to the next meeting with some recommendations as to what they would like to do. Alderman Gibby asked if part of the monies from FEMA was for mold remediation. Mayor Marston said that it was and that she had talked to FEMA about an alternative site but hasn't been told what we would receive if we went to one. That is part of the conversation the FEMA representative is supposed to clear up when he gets back in town. Mayor Marston asks that they also come to the November meeting with ideas regarding a new town hall. She said "blue sky" desires for her were "Enough property to build a new town hall large enough for residents to hold dinners, family reunions, etc. and later be able to add a walking track and small park. Alderman Gibby responded "that would be the best thing to do if we could buy something now large enough or if possible buy a portion for the town hall with the understanding that we would purchase the balance at a later date." Alderman Mercer stated that Ocean Isle or Holden Beach was building a new town hall at this time; we might want to look at what they're doing. Mayor Marston asked Alderman Mercer if he would be willing to sell his property including the house on Business 17 E, his response was "everything is for sale." Mayor Marston stated that she had approximately seven (7) acres that she would be willing to sell but there would have to be a septic system put in and the county would have to evaluate the land before anything could be done.

New Business:

Alderman Knox stated the speeding on Green Lewis Road is a real problem; people are driving 60-70 mph in the 35 mph zone. The speed limit sign needs to be moved closer to Business 17E so that it can be seen as soon as you turn on Green Lewis Road. He also stated the sheriff department employees were the worst offenders. The mayor said she would contact the Sheriff's department and NCDOT.

The Mayor asked if there was any other business. Hearing none the meeting was adjourned.


Ella Jane Marston, Mayor