

Paige Dowling

From: Paige Dowling
Sent: Thursday, August 22, 2019 1:37 PM
To: Dave Russell
Subject: RE: Do I have all this right?

This was procedural. The certification today essentially said that the clerk has investigated the annexation request and the clerk has found that the request is valid based off statutory requirements and the Board is allowed to consider the petition for annexation. Since the request was valid, the Board can schedule a public hearing where the Board will vote on the request. The Board scheduled the public hearing for Sept. 12 at 5:30 p.m.

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Dave Russell <dave@thesylvaherald.com>
Sent: Thursday, August 22, 2019 12:48 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Do I have all this right?

I was a little confused by exactly what was being voted on.

dave

The Sylva town board voted last Thursday to further investigate a satellite annexation request by a county resident. Aaron Littlefield, who lives off Dillardtown Road on the northeast side of the town, filed a petition for voluntary satellite annexation by the town. At the Aug. 8 meeting the board voted unanimously to authorize the town clerk, Amanda Murajda, to look into the petition.

At the Aug. 22 meeting, town Manager Paige Dowling commended Murajda's work and said the request was valid for the board to consider, pending a vote on the Certification of Sufficiency. The board voted 4-1 to consider the petition, with Harold Hensley voting against. Dowling recommended the board hold a hearing on the issue at their regular meeting at 5:30 p.m. Sept. 12. The board approved the date by a unanimous vote.

--
Dave Russell
Sylva Herald Editor/Reporter
828-545-9099

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 20, 2019 10:24 PM
To: Barbara Hamilton; David Nestler; Eric Ridenour; Greg McPherson; Harold Hensley; Lynda Sossamon; Mary Gelbaugh
Cc: Amanda Murajda; Lynn Bryant; Jake Scott; Chris Hatton; Rick Bryson
Subject: Manager's Report for Aug. 22, 2019 - Thank you!
Attachments: 2019-08-22.pdf; Parade Resolutions_2019-2020.pdf; Voluntary Annexation Cost.xlsx
Importance: High

Hi Everyone,

I hope you are having a great week. I have jury duty this week, but I have not had to report yet. Hopefully, I will be at the meeting on Thursday, but I won't know for sure until Wednesday at 5:00 p.m.

Agenda Items:

- Ed Harwood from the American Legion is going to present a plaque to the Town Board for your help with improvements to the American Legion building
- I've attached parade resolutions separately from the agenda. There are a couple of minor changes. The biggest change from the parade routes last year is we are going back to the previous Christmas Parade route. The parade will begin at the Fire Department and end at Mark Watson Park. There isn't enough room to stage the floats and start the parade at Mark Watson Park.
- Satellite Annexation: The certification of sufficiency is included in the agenda packet. This essentially means that Amanda has researched the request and the Town Board has the authority to consider the request to be annexed. Adopting this does not mean that the board approves the request. It only means the request is valid because the property is close enough to city limits, the town could provide services, and the total satellite annexations would not exceed 10% of the town's area. The resolution in the agenda packet sets the date of the public hearing when the Town Board can vote on the request. Sept. 12 at 5:30 p.m. gives us enough time to advertise for the public hearing. I have attached a spreadsheet totaling the estimated costs of the voluntary annexation. Please note the initial cost and recurring cost estimates.
 - Prior Info: Mr. Littlefield's request seems simple, but this is very complicated and cumbersome for one parcel. Researching this request is a tremendous amount of work for Amanda. Approving this petition to annex the property would be shortsighted. This request doesn't consider everything that would need to be updated like the zoning map, tax records/city code, Powell Bill map, and the boundary and annexation survey with the census. The cost and time to update all of this for one parcel is not economical. This is why the request is so unusual. It would make sense for an entire street, neighborhood, or community. If the Town annexed this parcel, we couldn't charge taxes until the 2020 bills based on the timing of the request that we received and the tax laws. The precedent this would set brings up many other "what if" scenarios that we need to think about. I think the Board should adopt the Certificate of Sufficiency and schedule a public hearing, but ultimately, this request for annexation should be denied. The cost of the services the Town would have to provide will outweigh his annual taxes. The work involved for staff to research this is very costly for one parcel.

Other Updates:

- 107 project update: I still have not received the final report from the Asheville Design Center.
- Kristy Carter is still working on our code assessment and future land use/character area map.
- Chris, Rick, and I interviewed candidates for the part-time clerk at the Police Department today and Friday. We are all excited to have someone back in that position. Rachel Frizzell has accepted the position. She worked at First Citizen Bank for a long time.
- Auditors will be here next Wednesday (8/28), Thursday (8/29), and Friday (8/30) doing their field work.

- The Town is sponsoring the Concert on the Creek the next two Fridays. The band this Friday is Troy Underwood. He played at GUTM this year and was a hit with the crowd. The band Friday, Aug. 30th is The Maggie Valley Band. They were also very popular at GUTM.
- I will be on vacation [REDACTED] We are going to [REDACTED] so I'm not sure what my cell service will be like. Call me if you need to reach me and if I don't answer, I will return the call when I'm able to.

Please let me know if you have any questions. I look forward to seeing you Thursday morning at 9:00 a.m.

Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 20, 2019 2:57 PM
To: Amanda Murajda
Subject: Voluntary Annexation Cost.xlsx
Attachments: Voluntary Annexation Cost.xlsx

Amanda,
Here's the updated estimate with Jake's probationary increase.

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

Petition for Voluntary Annexation

Activity	Cost	Justification
Update boundary survey with Census	\$ 48.86	2hrs.:1 change, 1 hr. updated boundary
Update Powell Bill Map	\$ 425.77	\$400 engineer cost, 1 hr. rate Public Works
Zoning Map Update	\$ 70.00	1 hr. ZA, \$40 map printing (\$10 per map)
Register of Deeds- file ordinance, update map	\$ 150.00	0.5 hr attny, 1 hr. TC, registration cost
City Limits Map - update with Board of Elections	\$ 19.53	0.5 hr. TM
Secretary of State - update map & ordinance	\$ 24.43	1 hr. TC, find contact & explanation
County Tax Admin. - update records, city code, tax scroll, online system	\$ 24.43	1 hr. TC, tax, GIS
Utility Companies - update maps with Duke Energy, Morris, Frontier, PSNC	\$ 74.63	2 hr. Town Clerk, 1 hr. Public works, find correct contact, update paperwork
Planning & Code Enforcement - update maps, boundaries, apply zoning district	\$ 160.50	2 hr. ZA, 1 TM, 1 TC, 4 maps (\$10 each), website, update office files \$3
Emergency Mgmt. - update dispatch , CAD system, Police Pak, in-car updates	\$ 108.62	0.5 hr. TM, 2 hr. Police Chief, 1 hr. Lt. Detective, coordinate with County Emergency Management
Police Dept. - update zone map	\$ 31.21	1 hr. Lt., \$10 map printing
<i>*Garbage Collection - Mileage (special pick up since PW wouldn't drive the large garbage truck there due to fuel cost)</i>	\$ 90.48	58 cents per mile, 3 miles roundtrip, 52 weeks
<i>*Garbage Collection - Manpower</i>	\$ 655.59	0.25 hr. for 2 PW employees, 52 weeks
Time spent as of 8/20/19	\$ 390.88	16hrs. Town Clerk
Time spent as of 8/20/19	\$ 156.28	4 hrs. Town Manager
Time spent as of 8/20/19	\$ 50.00	Attorney bill 7/11/2019
Total Estimated Cost	\$ 2,481.21	
*Total Recurring Costs	\$ 746.07	
Projected Annual Tax Revenue	\$ 736.00	

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 20, 2019 12:54 PM
To: Amanda Murajda
Subject: Voluntary Annexation Cost Estimate - Corrected
Attachments: Voluntary Annexation Cost.xlsx

Hey Amanda,
Will you see if this looks accurate? Please feel free to change anything you want. Thank you!

Sincerely,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

Paige Dowling

From: Amanda Murajda
Sent: Tuesday, August 13, 2019 9:02 AM
To: Dave Russell
Cc: Paige Dowling
Subject: Annexation Information

Hi Dave,

Below is a list of most things that happen after a petition for annexation is approved. Thanks!

1. Update boundary survey with census.
2. Update zoning map.
3. Apply zoning district.
4. Update map with Register of Deeds.
5. File ordinance with Register of Deeds.
6. Update map with Board of Elections.
7. Update map with Secretary of State.
8. Update ordinance with Secretary of State.
9. Update tax records with Tax Administration at County.
10. Update maps with all utility companies (Duke Energy, Morris Broadband, Frontier, etc.)
11. Update maps and boundaries with Planning & Code Enforcement office.
12. Update zoning district with Planning & Code Enforcement office.
13. Update police zone map.
14. Special pick-up for trash.
15. Would receive 67 weeks of trash pick-up before realizing any tax revenue.
16. No tax revenue until the 2020-2021 fiscal year because of effective date of annexation.
17. Already receive TWSA, fire services, and police services (Sheriff's dept).
18. Town police services are limited because they cannot respond to anything neighboring.
19. Snow removal is impossible for one parcel.

*Amanda W. Murajda
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719 (p)
(828) 586-8134 (f)*

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 13, 2019 1:26 PM
To: Dave Russell; Amanda Murajda
Subject: RE: Satellite Annexation

Thank you for letting us proof it.

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Dave Russell <dave@thesylvaherald.com>
Sent: Tuesday, August 13, 2019 1:17 PM
To: Amanda Murajda <townclerk@townofsylva.org>
Cc: Paige Dowling <townmanager@townofsylva.org>
Subject: Re: Satellite Annexation

Thanks, y'all.

My apologies for the name misspelling. Rude.

dave

On Tue, Aug 13, 2019 at 1:05 PM Amanda Murajda <townclerk@townofsylva.org> wrote:

Hi Dave,

The spelling of my last name needs to be corrected to Murajda. Also, the tax bill amount in the quote is overstated. Can the article be changed to say that Town Officials estimate taxes to be approximately \$750?

Paige also made corrections—please see those in red below.

Thanks!

Amanda W. Murajda

Town of Sylva

83 Allen Street

Sylva, NC 28779

(828) 586-2719 (p)

(828) 586-8134 (f)

From: Dave Russell <dave@thesylvaherald.com>

Sent: Tuesday, August 13, 2019 12:00 PM

To: Amanda Murajda <townclerk@townofsylva.org>; Paige Dowling <townmanager@townofsylva.org>

Subject: Satellite Annexation

Please take a look, y'all.

dave

Volunteering for higher taxes doesn't happen every day, but Aaron Littlefield is making a case for it.

Littlefield filed a petition for voluntary satellite annexation by Sylva, and at their meeting last Thursday, the board voted unanimously to authorize the town clerk, Amanda **Murajda**, to look into the petition.

For Littlefield, it's all about representation, he said.

"It pains me to say this, but my wife and I are willing to pay over \$1,000 a year in taxes just to have the right to vote in a local election," he said. "It's almost like a poll tax for us to be able to have a say in the local proceedings."

Littlefield lives at 5 Hilltop Dr., off Dillardtown Road on the northeast side of Sylva. His house is is "across the street and three lots down" from town limits, he said.

"The First Amendment right to petition officials is very important," the high school civil rights teacher told the board. "I'd like to be a qualified voter at the time of the election. I've lived in Jackson County all my adult life, but like 93 percent of county residents, I have never been blessed to vote in a town election."

Even though the property is not contiguous with city limits, satellite annexation can be requested, Sylva Mayor Lynda Sossamon said.

"Statutes state ways that we can annex property, including property that is not contiguous to our current town limits, so that is what the petition will allow Amanda to look up," she said.

Town Manager Paige Dowling said Littlefield's request was "absolutely unprecedented."

"We've had satellite annexation requests in the past, but it was most likely for a business that wanted to sell alcohol," she said, referring to a time when alcohol could be sold in town limits but not in the county.

Voters approved county-wide alcohol sales in 2012.

Dowling cited a gas station on U.S. 74 that petitioned for annexation so it could sell beer and wine, and the CVS store on N.C. 107 that applied for the same reason.

"Amanda certifies the request," Dowling said. "She goes through the statute, looking at how close he is to the town, all the past satellite annexations. Then a public hearing is scheduled."

If the annexation is approved, Littlefield would qualify for every other service town residents receive, such as police and garbage service, Dowling said.

"It's not a town street, so no town snow removal," she said.

Littlefield joining Sylva would not affect his neighbors.

"Generally, you would be **hearing this request** for an entire neighborhood or a street," Dowling said. "So it's more complicated than it appears." **"Since this request is unprecedented it has taken quite a bit of staff time to research everything that's involved."**

Usually, annexation is for residents who live next to town limits, she said.

There's more to the request than simply taking Littlefield's tax money and sending garbage trucks and police cruisers by the house.

"If approved, it would mean redoing every single map," Dowling said.

Sylva Town Clerk Amanda **Murajda** forwarded a list of most of the things involved if Littlefield's request for satellite annexation is approved.

The town would need to:

Update boundary survey with the Census Bureau.

Update the zoning map.

Apply the zoning district.

Update the map with the Register of Deeds.

File an ordinance with the Register of Deeds.

Update the map with the Board of Elections.

Update the map with Secretary of State.

Update the ordinance with Secretary of State.

Update tax records with Tax Administration at the county.

Update the maps with all utility companies (Duke Energy, Morris Broadband, Frontier, etc.).

Update the maps and boundaries with Planning and Code Enforcement office.

Update the zoning district with Planning and Code Enforcement office.

Update the police zone map.

Special pick-up for trash.

The town would receive no tax revenue until the 2020-2021 fiscal year because of effective date of annexation.

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Dave Russell

Sylva Herald Editor/Reporter

828-545-9099

--

Dave Russell

Sylva Herald Editor/Reporter

828-545-9099

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 6, 2019 3:56 PM
To: Barbara Hamilton; David Nestler; Eric Ridenour; Greg McPherson; Harold Hensley; Lynda Sossamon; Mary Gelbaugh
Cc: Paige Dowling; Amanda Murajda; Lynn Bryant; Jake Scott; Rick Bryson
Subject: Manager's Report for Aug. 8, 2019 - Thank you!
Attachments: 2019-08-08 Sylva Town Board Agenda.pdf; Aaron Littlefield_Petition for Annexation_7 11 2019.pdf

Importance: High

Hi Everyone,

I am extremely sorry that I am going to miss the meeting Thursday night. If attending the NC Main Street Manager's meeting wasn't a requirement for Sylva to stay in the State's Main Street program, I would be here. I feel terrible that I'm missing the meeting, especially after seeing all the attention on Facebook about R-5600/NC 107. It looks like a lot of people may show up for public comment Thursday night. The 65% plans still do not have Duke Energy's pole locations. After those plans come out, we will all have a more realistic idea of the impact. The updated plans should be out in a few weeks, but it will be late September or early October before property owners know the actual impact to their property according to NCDOT.

Agenda Items:

- Resolution to Investigate Petition for Annexation: Aaron Littlefield submitted his petition to be satellite annexed into city limits July 11th. The request is attached. Thursday's agenda includes a resolution directing the clerk to investigate the request to determine if it is valid. Amanda could present her findings to the Board Aug. 22nd and she will determine whether the request is valid based on the statutory requirements. If the request is valid, the Board would adopt a resolution accepting her certification Aug. 22 and scheduling the public hearing for Sept. 12. We would then advertise the hearing.

Mr. Littlefield's request seems simple, but this is very complicated and cumbersome for one parcel. Researching this request is a tremendous amount of work for Amanda. Approving this petition to annex the property would be shortsighted. This request doesn't consider everything that would need to be updated like the zoning map, tax records/city code, Powell Bill map, and the boundary and annexation survey with the census. Amanda will need to research past annexations make a list of voluntary annexations in the past to ensure the total satellite annexed land doesn't add up to more than 10% of the town to see if the annexation is possible. The cost and time to update all of this for one parcel is not economical. This is why the request is so unusual. It would make sense for an entire street, neighborhood, or community. If the Town annexed this parcel, we couldn't charge taxes until the 2020 bills based on the timing of the request that we received and the tax laws. The precedent this would set brings up many other "what if" scenarios that we need to think about. I think the Board should adopt the resolution Thursday to investigate the request and later schedule a public hearing, but ultimately, this request for annexation should be denied. The cost of the services the Town would have to provide will outweigh his annual taxes. The work involved for staff to research this is very costly for one parcel.

- Resolution of Appreciation: Det. Doug Farmer retired Aug. 1st. The resolution on the agenda declares his badge and gun as surplus property. Amanda and Lynn will have cookies and punch after the meeting for Doug's retirement.

Other Updates:

- Chris Hatton's first day as Chief of Police will be Monday. I'll let you know when we will do the swearing-in. The SBI and Training & Standards have to process his paperwork.

- MSSA held their annual retreat Monday, Aug. 5 and established the work plan for the upcoming year. I'll email it out once everything has been finalized.
- The code assessment and land use character map are still in progress.
- I have not received a final report from the Asheville Design Center.
- Jake and I met with NCDOT, Nantahala Brewing, John J., and Dan Harbaugh yesterday about the crosswalk at Nantahala Brewing. The crosswalk location has been marked on the pavement and it should be painted in the next couple of weeks. Nantahala is having the sidewalk extended to install an ADA handicap accessible curb cut on both sides of Grindstaff Cove Road. NCDOT is going to restripe the bridge and install a sign before the bridge entrance not allowing parking.

Again, I apologize for having to be in Mount Airy Thursday night. I am leaving town Wednesday morning, but feel free to call me if anything comes up.

Sincerely,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

Paige Dowling

From: Paige Dowling
Sent: Friday, August 2, 2019 2:51 PM
To: Rick Bryson
Cc: Lynda Sossamon; Amanda Murajda
Subject: 8/8/2019 Town Board Meeting 5:30 p.m.
Attachments: 2019-08-08.pdf

Hey Rick,

There is a guy Aaron Littlefield that lives in Dillardtown who wants to be satellite annexed into city limits. Eric said the Town Board has to hear the request and give him a public hearing on the matter. The first step is the Board passing a resolution Thursday to have the clerk investigate the request. I've looked at the guy on Facebook and he is asking lots of people to attend Thursday night's meeting and publicly oppose the 107 project. I'm going to be in Mount Airy at a Main Street meeting. Will you have someone from the Police Dept. attend the meeting Thursday, August 8th at 5:30 p.m. please?

Please let me know if you need any other information.

Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Amanda Murajda <townclerk@townofsylva.org>
Sent: Friday, August 2, 2019 1:51 PM
To: Barbara Hamilton <bhamilton@townofsylva.org>; David Nestler <dnestler@townofsylva.org>; Greg McPherson <gmcperson@townofsylva.org>; Harold Hensley <hhensley@townofsylva.org>; Mary Gelbaugh <mgelbaugh@townofsylva.org>; Lynda Sossamon <mayor@townofsylva.org>
Cc: Dave Russell <dave@thesylvaherald.com>; Davin Eldridge <deldridge@wcqs.org>; Eric Ridenour <eric@sylvalawyers.com>; holly@smokymountainnews.com; Jake Scott <jscott@townofsylva.org>; John Jeleniewski <johnjeleniewski@jacksonnc.org>; Lynn Bryant <lbryant@townofsylva.org>; Paige Dowling <townmanager@townofsylva.org>; Quintin <quintin@thesylvaherald.com>; Rick Bryson <bryson@sylvapolice.org>; Rose Bauguess <rose@regiona.org>; Sylva Herald News <news@thesylvaherald.com>; Tammy Hooper <hooper@sylvapolice.org>; Tanner Hall <tanner@thesylvaherald.com>
Subject: Town Board Agenda

Good afternoon,
Attached you will find the agenda for the board meeting Thursday, August 8th. Please let me know if you have questions. Thanks!

Amanda W. Murajda
Town of Sylva

Paige Dowling

From: Paige Dowling
Sent: Wednesday, July 31, 2019 2:47 PM
To: David Nestler
Subject: RE: Voluntary Annexation Petition

It's ok. This seems like a simple request, but it is extremely complicated.

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: David Nestler <dnestler@townofsylva.org>
Sent: Wednesday, July 31, 2019 2:24 PM
To: Paige Dowling <townmanager@townofsylva.org>
Cc: 'Eric Ridenour' <eric@sylvalawyers.com>; Amanda Murajda <townclerk@townofsylva.org>
Subject: Re: Voluntary Annexation Petition

I see I see. Well I just forwarded the email because it mentioned steps that must be taken so I just didn't want us to violate anything. I'm not sure how I feel about it yet, especially in light of what you just mentioned. I guess I'll just have to wait and see if we have a public hearing what comes up. Thanks and sorry he created extra work for you.

David

From: Paige Dowling <townmanager@townofsylva.org>
Sent: Wednesday, July 31, 2019 12:23 PM
To: David Nestler <dnestler@townofsylva.org>
Cc: 'Eric Ridenour' <eric@sylvalawyers.com>; Amanda Murajda <townclerk@townofsylva.org>
Subject: RE: Voluntary Annexation Petition

Hi David,

Amanda and I just spent some time looking at this. Next Thursday's meeting will have the resolution ordering the clerk to investigate the request. Amanda could present her findings to the Board Aug. 22nd and she will determine whether the request is valid based on the statutory requirements. If the request is valid, the Board would adopt a resolution accepting her certification Aug. 22 and scheduling the public hearing for Sept. 12. We would then advertise the hearing. Mr. Littlefield's request seems simple, but this is very complicated and cumbersome for one parcel. Approving this petition to annex the property would be shortsighted. This request doesn't consider everything that would need to be updated like the zoning map, tax records/city code, Powell Bill map, and the boundary and annexation survey with the census. Amanda will need to research past annexations make a list of voluntary annexations in the past to ensure the total annexed land isn't 10% of the town to see if the annexation is possible. The cost and time to update all of this for one parcel is not economical. This is why the request is so unusual. It would make sense for an entire street, neighborhood, or community. If the Town annexed this parcel, we couldn't charge taxes until the 2020 bills because of the timing of the request in the Machinery Act. The precedent this would set brings up many other "what if" scenarios that we need to think about.

I'll respond to Mr. Littlefield and tell him everything in my first paragraph. Please let me know if you have questions.
Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: David Nestler <dnestler@townofsylva.org>
Sent: Tuesday, July 30, 2019 1:03 PM
To: Eric Ridenour <eric@sylvalawyers.com>; Paige Dowling <townmanager@townofsylva.org>
Subject: Fw: Voluntary Annexation Petition

From: Aaron Littlefield <aaronlittlefield@gmail.com>
Sent: Friday, July 19, 2019 1:42 PM
To: David Nestler <dnestler@townofsylva.org>
Subject: Voluntary Annexation Petition

Commissioner Nestler:

It was a pleasure speaking with you at the last board meeting. Thank you for listening to my concerns and encouraging me to reach out to you if I experienced any difficulties.

I wanted to follow up to see if there had been any discussions regarding the state of my petition. I have attached a guide supplied by the NC League of Municipalities (90 pages) that details changes following the 2011 law and the process for annexation. The pages relevant to the current mechanism that I am pursuing are found in Chapter 3 (Beginning with pages 34- 47 with all relevant draft ordinances contained there-in).

I am inquiring as to if the city clerk has been caused to investigate the petition and to certify its validity in accordance with state law. If this has not yet been done, when shall it be done?

If this has been done, in accordance with law, when will a date be fixed?

Under the mechanism that I am pursuing, there is no requirement that the city accept my petition for annexation, but I am entitled to a timely and public hearing. My wife and I greatly look forward to contributing back for the sewage services that we already receive, as well as municipal trash service that we would like to receive. We also greatly look forward to taking part as qualified voters in the 2019 election, and as such respectfully request, without delay the continuance of this process in formalizing our citizenship of Sylva, NC.

-Aaron Littlefield
5 Hilltop Drive, Sylva NC 28723
980-205-2887

PS: The pertinent statute is NCGS § 160A-58.1. **Petition for annexation; standards.**

Specifically, I would like to direct your attention to NCGS§ 160A-58.2. **Public hearing.**

Upon receipt of a petition for annexation under this Part, the city council **shall cause** the city clerk to investigate the petition, and to certify the results of his investigation. If the clerk certifies that upon investigation the petition appears to be valid, the council **shall fix** a date for a public hearing on the annexation. Notice of the hearing shall be published once at least 10 days before the date of hearing.

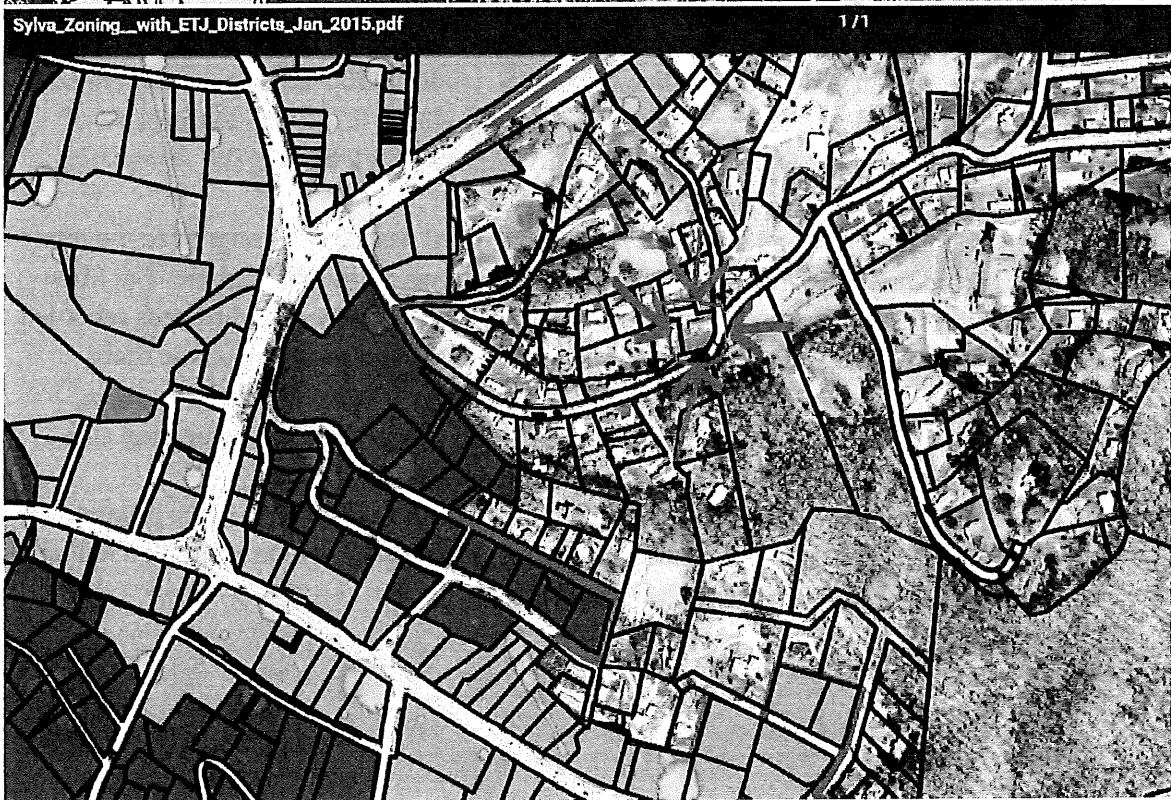
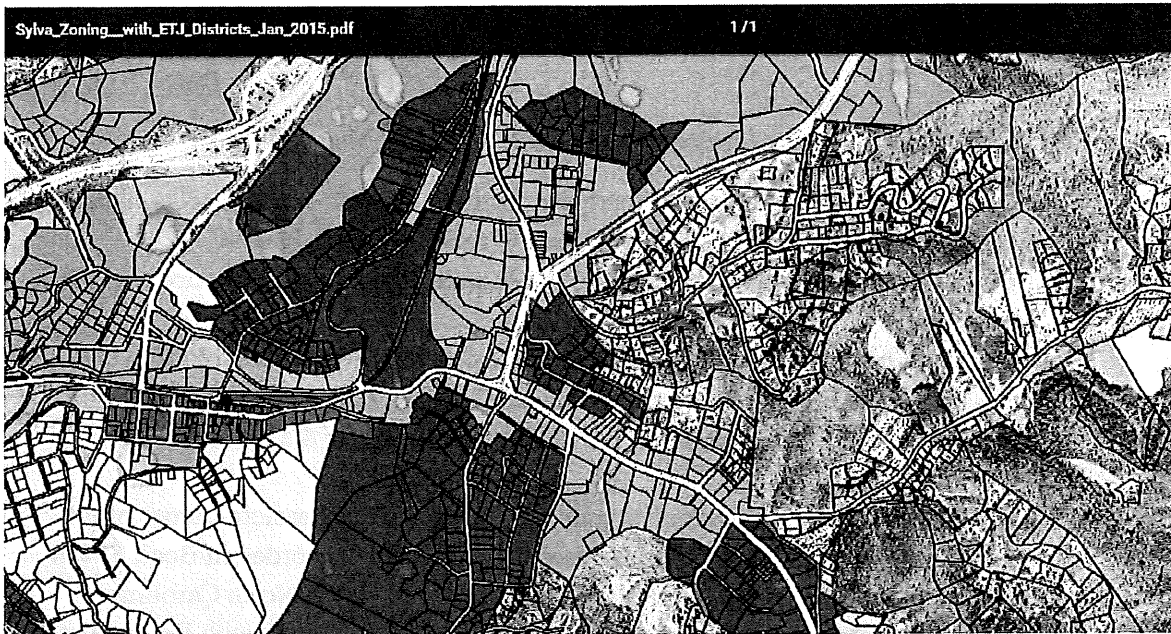
At the hearing, any person residing in or owning property in the area proposed for annexation and any resident of the annexing city may appear and be heard on the questions of the sufficiency of the petition and the desirability of the annexation. If the council then finds and determines that (i) the area described in the petition meets all of the standards set out in G.S. 160A-58.1(b), (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation (except those not required to sign by G.S. 160A-58.1(a)), (iii) the petition is otherwise valid, and (iv) the public health, safety and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation, the **council may adopt** an ordinance annexing the area described in the petition. The ordinance may be made effective immediately or on any specified date within six months from the date of passage. (1973, c. 1173, s. 2.)

Petition Requesting A Non-Contiguous Annexation

Date: 7/11/2019

To the Board of Commissioners of the Town of Sylva, North Carolina:

1. We the undersigned owners of real property respectfully request, without delay, that the area described in paragraph 2 below be annexed to the Town of Sylva, NC.
2. The area to be annexed is non-contiguous to the Town of Sylva, and the boundaries of such territory are as follows:
 - a. Beginning at the lower end of a metal culvert on the State road at old ford and runs N. 16-30 E. 67 feet to a stake thence N. 13 W. 72 feet to a stake in the old line; thence S. 13 E. to the center of the branch; thence to the branch to the BEGINNING.
 - b. AND BEGINNING on an existing iron f/c being the southeastern corner of the Charles and Cora Dalton lands as described in the deed recorded in Book 334 at page 164 in the Register of Deeds' office, Jackson County, North Carolina. Running thence from said point of Beginning, N. 16-39-35 W. with Dalton and Dillard line 28.90' to an iron pin set. Thence S. 76-54 W ``0.26' to an iron pin set in the Dalton and Campbell line. Thence S. 16-46-00 E. 34.99' to an iron pin set in the Dalton and Stephens line. Thence N. 73-43-45 E. 110.00' to the point of Beginning, containing 0.08 acres as surveyed by Roy J. Tucker and Associates, P.A., on March 26, 1987.
 - c. The above metes and measures being a historical description assigned to the total tract containing 0.429 acre, more or less, as shown on the Plat Cabinet 8 at Slide 663 of the Jackson County Public Registry; being described by the deeds recorded in Book 250 at page 10 and Book 656 at page 494 and as shown on the Plat Cabinet 19 at Slide 289, both of the Jackson County Public Registry, specify reference to which is herin made, as of July 2nd, 2019, being in possession and name of Aaron Lee Littlefield and Elizabeth Keller Littlefield.
3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town, in addition to a copy of the Warranty Deed, Book 656 Page 494, and a deed of Conveyance to the larger parcel.



Aaron L. Littlefield 7-11-19
Aaron Lee Littlefield

Elizabeth Keller Littlefield 7-11-19
Elizabeth Keller Littlefield

Paige Dowling

From: Paige Dowling
Sent: Monday, July 8, 2019 5:23 PM
To: Dan Harbaugh
Subject: RE: Water & Sewer Service Inquiry

Hi Dan,
Thank you for checking!

Sincerely,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Dan Harbaugh <dharbaugh@tw sanc.us>
Sent: Monday, July 8, 2019 4:57 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: RE: Water & Sewer Service Inquiry

Paige:

This address has TWSA water and sewer service according to our records.

Thanks!

Dan Harbaugh
Executive Director
Tuckaseigee Water and Sewer Authority
1246 West Main Street
Sylva, NC 28779
dharbaugh@tw sanc.us
Office- 828.586.5189, Extension 203
Fax- 828.631.9089



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From: Paige Dowling [<mailto:townmanager@townofsylva.org>]

Sent: Monday, July 8, 2019 3:53 PM

To: Dan Harbaugh <ddharbaugh@twisanc.us>

Subject: Water & Sewer Service Inquiry

Hi Dan,

A man came in Town Hall last week and wanted to request the home he just purchased be satellite annexed. We have never had a satellite annexation request for a residential property before. Can you tell me if TWSA provides water and sewer to the home? The address is 5 Hilltop Drive, Sylva and the PIN is 7641-68-1650.

Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719