



TOWN OF BISCOE BOARD OF COMMISSIONERS MEETING AGENDA

June 13, 2016 at 7:00 p.m.

1. Call to Order/Pledge of Allegiance and Moment of Silence Mayor Blake
2. Consent Agenda Mayor Blake
 - a) Approval of Minutes 5-9-16*
 - b) Approval of Budget Minutes 5-11-16 and 5-17-16*
 - c) May Monthly Financial Report*
3. Public Hearing #1 Annexation Request (Anytime Car Wash)*
Annexation of Anytime Carwash Approval/Disapproval *
4. Public Hearing #2 – Fiscal Year 2016-2017*
Fiscal Year 2016-2017 Budget Ordinance Approval/Disapproval*
5. Zoning Request – Conditional Use Permit – Richard & Becky Hall, Hall Drive
Conditional Use Permit Approval/Disapproval*
6. Manager's Report Manager Holland
 - Action Items
 - a) Year-End Budget Amendments
 - b) Record Management – Document Shredding*
 - c) Annexation Request – Jackson Drive – Set Public Hearing for July*
 - No Action Items
 - a) Industrial Pump Station Update*
 - b) Pre-treatment Program Update*
 - c) Water Sewer Updates (funding) Update*
7. Mayor's Minutes*
Commissioner Reports/Staff Reports
8. Public Forum
9. Adjournment



**summary included in agenda packet.*

**TOWN OF BISCOE
BOARD OF COMMISSIONERS MEETING
May 9, 2016**

The Town of Biscoe Board of Commissioners met in a regular session on May 9, 2016 at 7:00 pm in the Municipal Building. Present were: Mayor Jimmy Blake, Mayor Pro-Tem Jerry Smith, Commissioners, Gene Anderson, Eddie Reynolds, Jimmy Cagle and John Beard. Town Manager Brandon Holland and Town Clerk Laura Morton were also present.

Call to Order/Pledge of Allegiance/Moment of Silence

Mayor Blake called the meeting to order at 7:00 pm. The Pledge to the American Flag was recited and a moment of silence was observed.

Consent Agenda

A motion was made by Commissioner Anderson, seconded by Commissioner Reynolds, and so the motion carried unanimously to approve the following consent agenda items:

- a. Approval of Minutes 4-11-16
- b. April Monthly Financial Report

Manager's Report

Manager Brandon Holland presented the following report:

Annexation Request (Anytime Car Wash)

A survey was turned in by Anytime Car Wash to Town Clerk Laura Morton. It did not arrive in time to advertise for the public hearing for this month's agenda; so the Annexation Public Hearing will be held on June 13, 2016.

A motion was made by Mayor Pro-tem Jerry Smith, seconded by Commissioner Cagle, and so the motion carried unanimously to schedule a Public Hearing for the June 13, 2016 for the Annexation Request received by Anytime Car Wash.

Consideration of Request made by Sandhills Dixie Youth Baseball

An email was sent to Brian Harmon requesting that he contact Brandon to discuss this request further. At the time of the Agenda Packet was emailed; Mr. Harmon had not contacted the Town Manager.

Industrial Park Road Pump Station:

Construction of the project is substantially complete. The force main was successfully pressure tested this week and the contractor is finalizing site work items. Final power delivery and connections by Duke Energy are all that remains to allow the contractor to perform a start-up of the pumps and generator. Once Duke Energy finalizes the power delivery, the station will be operable upon successful pump testing. The Town staff and I will need to do a punch list inspection of any remaining issues this month to move toward a final closeout and certification of the project.

Inflow and Infiltration Concerns:

Town staff has gathered information supporting the need for addressing I&I in the sewer collection system and presented similar data on pump station capacity issues. Our next step is to review this with the manager and staff, with recommendations on potential funding and how to proceed with each process as it affects the next steps. I have been to meetings with various funding agencies and have information to share with staff at our next meeting.

Budget Meeting Reminder

Just a reminder to the Board; two budget meetings scheduled for May 11 and May 12 at 6:00 p.m. We also have meetings, if they are needed, on May 17 and May 18 at 6:00 p.m. Please contact me if you have questions.

A motion was made by Mayor Pro-tem Jerry Smith, seconded by Commissioner Cagle, and so the motion carried unanimously to schedule a Public Hearing for the June 13, 2016 for the Fiscal Year 2016-2017 Budget.

Update on 214 Hunsucker Street Condemnation

At our last meeting we held a Public Hearing Regarding Action to Confirm a Lien of Special Assessment on Property Located at 214 Hunsucker Street, Biscoe. The Board took Action to Confirm a Lien on Property Located at 214 Hunsucker Street, Biscoe with the following motion.

A motion was made by Mayor Pro-tem Smith, seconded by Commissioner Anderson, and so the motion carried unanimously to Confirm a Lien on Property Located at 214 Hunsucker Street, Biscoe as well as a budget amendment approving the payment of the invoice in the amount of \$14,257.80.

Montgomery County Tax Department called and asked the Town Clerk who was going to advertise this Special Assessment. The Town Clerk Laura Morton has contacted the Attorney David L. York with Smith Moore Leatherwood LLP, who has been handling this Condemnation Case. Mrs. Morton drafted the Special Assessment Notice that will be advertised in the Montgomery Herald on May 18, 2016.

Blood Borne Pathogens

An updated Blood Borne Pathogen Policy will be included in the email to be considered at Board meeting. This Blood Borne Pathogens Policy will put us into compliance with OSHA.

Halloween in the Park 2016

Town Clerk Laura Morton contacted Wal-mart in Biscoe to ask if the Town had received the grant for Halloween in the Park. We did receive a grant for Halloween in the Park, but we do not know how much the grant is for; the Town requested \$2,500.

Industrial Park Lift Station - Approval of Contingency

LKC Engineering recommends that we add a SCADA (remote electronic monitoring) System to the upgrades at the Industrial Park Pump Station. We have received a quote for \$6,842.32 from Xylem Water Solutions. We have budgeted \$13,300 in the Contingency line item; while the funds are available, proper financial procedures require that contingency spending be formally approved by the Governing Body.

A motion was made by Commissioner Beard, seconded by Commissioner Cagle, and so the motion carried 4-1 to approve use of contingency to purchase the SCADA System to the upgrades at the Industrial Park Pump Station. (Voting no was Commissioner Reynolds.)

The Board requested the Town's engineers be contacted and asked why this wasn't included in the original plans.

Mayor's Minutes

- Attended Sunrise Service at Town of Biscoe Cemetery with Mayor Pro-Tem Jerry Smith. Toured the cemetery after services
- Attended a farewell luncheon for Allen Oliver
- Went to Norwood for a 9 county summit on Tourism in the Uwharrie's. Representatives from all 5 towns in the county were present.
- Went to Mt. Gilead and met with Bob and Jack Jordan regarding Economic Growth in Biscoe
- Attended the Legislative Brunch at MCC
- Prior to the Legislative Brunch – attended a meeting with County Commissioners and State Representatives
- Interviewed candidates for Chamber of Commerce position from 9:30 – 1:30
- Went to Tillery Tradition to hear Candidates for public State Offices speak
- Attended Mt. Gilead Town Hall meeting as Chairman of the Rural Planning Organization. Was accompanied by Kelly Larkins from the COG
- Attended a meeting with O2 Energies – EMC
- Attended meet and greet with new Town Manager, Brandon Holland
- Met with Dr. Bledsoe, MCC President

Public Forum

No one spoke during the public forum.

Closed Session: Re: Property North Carolina General Statute 143-318.11.

A motion was made by Commissioner Beard, seconded by Mayor Pro-tem Jerry Smith, and so the motion carried unanimously to go into closed session to discuss property.

A motion was made by Commissioner Beard, seconded by Mayor Pro-tem Jerry Smith, and so the motion carried unanimously to come out of the closed session with nothing to report.

Adjournment

There being no further business to bring before the Board, Commissioner Beard made the motion to adjourn, and Commissioner Reynolds made the second. All voted in favor. Meeting adjourned at 7:35 p.m.

Wednesday, May 11, 2016 Budget Meeting

Fiscal Year 2016-2017 Proposed Budget

The Biscoe Board of Commissioners met in a budget work session on Wednesday, May 11, 2016 at 6:00 p.m. in the Commissioners Room at Biscoe Town Hall. A full board was present.

Town Manager Brandon Holland presented his proposed Fiscal Year 2016-2017 Budget to the Board. After reviewing the information provided, the Board asked that Manager Holland bring back how much a 3% salary increase would cost.

The Board agreed not to meet on Thursday, May 12, 2016 but meet on Tuesday, May 17, 2016 at 6:00 p.m.

There being no further business, the Mayor recessed the Budget Meeting.

James E. Blake, Mayor

Laura B. Morton, Town Clerk

Wednesday, May 17, 2016
Budget Meeting
Fiscal Year 2016-2017 Proposed Budget

The Biscoe Board of Commissioners met in a budget work session on Tuesday, May 17, 2016 at 6:00 p.m. in the Commissioners Room at Biscoe Town Hall. A full board was present.

Fiscal Year 2016-2017 Budget

Town Manager Brandon Holland presented his findings on the cost of a 3% salary increase would cost. He presented the following:

Employee Cost of Living Adjustment

During the first budget workshop last week staff was asked to provide options for consideration of an employee cost of living increase. Also already included in the budget is the Employee Incentive given out at Christmas Time. This will be the same as it has been in the past. The intention in the future is to incorporate a merit based system for further justification of salary increases.

Majority of municipalities are offering 3% adjustments in salary to maintain market competitiveness and staff has been asked to prepare those figures for your review and consideration.

<u>Current Budget Expense Totals</u>	General Fund \$ 1,376,462	Water & Sewer \$990,883
<u>COLA 3% Increase Costs</u>	General Fund \$ 13,055	Water & Sewer \$ 7,235
<u>New Budget Expense Totals (if approved)</u>	General Fund \$ 1,389,517	Water & Sewer \$998,118

After some discussion, the Board agreed on a 3% increase. The Board also expressed the need for a merit/employee evaluation policy.

Other

Manager Holland announced that he found out the Fire Department did not get the OSFM grant they normally receive annually. The Board asked about the Gator for the park for Public Works. Commissioner Reynolds asked if a Noise Ordinance would help with the Jordan's noise situation. The Mayor directed Manager Holland to look into this question. Commissioner Reynolds also asked if a time frame could be set on the repairs at the Jordan plant where the sawdust is causing problems for the neighbors.

Surplus Property

The Police Department was approached by The Town of Vass Police Department to show they are interested in purchasing the Car Dog Kennel for \$500.

Staff Comments

The Police Department paid \$600 for the cage over four years ago and does not intend on bringing on another K-9. If the board wishes to make the sell, it may do so by formal vote declaring the item surplus.

Recommendation

In order for authorized personnel to complete the transaction, it is the recommendation of the Town Manager that the board declare the Dodge Charger Dog Kennel as surplus property.

A motion was made by Commissioner Beard, seconded by Commissioner Reynolds, and so the motion carried unanimously to approve the Town of Vass Police Department be allowed to purchase the K-9 Car Cage for the amount of \$500.

There being no further business, the Mayor adjourned the Budget Meeting.

James E. Blake, Mayor

Laura B. Morton, Town Clerk

TOWN OF BISCOE 2016 MONTHLY FINANCIAL REPORT FIRST BANK ACCOUNTS			
ACCOUNT	INTEREST RATE	BALANCE	STATUS
FIRST BANK MONEY MARKET	.15%	\$ 1,816,341.02	RECONCILED THROUGH MAY 31, 2016
FIRST BANK FUND 10 – CD XX54	.15%	\$ 435,692.40	RECONCILED THROUGH MAY 31, 2016
FIRST BANK FUND 21 – CD XX49	.15%	\$ 92,977.04	RECONCILED THROUGH MAY 31, 2016
FIRST BANK FUND 72 – CD XX30	.15%	\$ 139,144.37	RECONCILED THROUGH MAY 31, 2016
TOTAL FIRST BANK ACCOUNTS		\$2,325,329.17	

TOWN OF BISCOE 2016 MONTHLY FINANCIAL REPORT FIDELITY BANK ACCOUNTS			
ACCOUNT	INTEREST RATE	BALANCE	STATUS
FIDELITY BANK CENTRAL DEPOSITORY	.10%	\$383,439.08	RECONCILED THROUGH MAY 31, 2016
FIDELITY BANK PAYROLL ACCOUNT	NON-INTEREST BEARING ACCOUNT	\$ 218,857.88	RECONCILED THROUGH APRIL 30, 2016
FIDELITY BANK POWELL BILL ACCOUNT	.02%	\$ 9,954.01	RECONCILED THROUGH MAY 31, 2016
TOTAL FIDELITY BANK ACCOUNTS		\$618,002.57	

TOWN OF BISCOE 2016 MONTHLY FINANCIAL REPORT NC DEBT SET-OFF ACCOUNT -- NCCMT			
ACCOUNT		BALANCE	STATUS
NC DEBT SET-OFF ACCOUNT	(DELIQUENT WATER BILL COLLECTION)	\$ 12,581.24	RECONCILED THROUGH MAY 31, 2016
TOTAL NCCMT ACCOUNTS		\$10,024.64	

AGENDA EXPLANATION

Annexation Request (Anytime Car Wash) – Public Hearing #1

Town Clerk Laura Morton has received an annexation request from Anytime Car Wash. They have provided the required petition and documentation for this request. This request for annexation was filed last month and this petition is voluntary and the annexation would be contiguous on the eastern bound of the property. Ms. Haithcock said she or the Register of Deeds could not find where the land had ever been surveyed. Laura Morton called the Register of Deeds and a survey was found; however, it is a very old one. A copy of this petition is below for your review as well as the Certificate of Sufficiency as directed by the Board:

TOWN OF BISCOE VOLUNTARY ANNEXATION PETITION

To the Council of the Town of Biscoe, Montgomery County, NC:

We, the Undersigned Owners of Real Property respectfully request that the area described below be annexed to the Town of Biscoe, Montgomery County, North Carolina. The Area to be annexed is

CONTIGUOUS
 NON-CONTIGUOUS

to the Town of Biscoe of Montgomery County, North Carolina and the boundaries of such territory are as follows:

TAX PARCEL NUMBER: 7568 10463423

Business Name and/or Property Owner TMC Enterprises Inc DBA Anytime Carwash

Tax ID # 64680 Tracy Haithcock
Lauren Morris

Physical Address 3219 NC Hwy 24-27 East Biscoe, NC 27209

Mailing Address Po Box 513, Troy, NC 27371

Telephone # 910-572-7901

We acknowledge that any zoning vested rights acquired pursuant to N.C. General Statute 610A-385 or 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.).

Do you declare vested rights? Yes

Respectfully Submitted this 11 Day of March, 20 16.

Signature Tracy Haithcock

PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION

- A copy of the parcel deed must be included with this petition.
- \$30 Payable to the Town of Biscoe at time of application.

March 10, 2016

Tracy Haithcock
Lauren Morris
PO Box 513
Troy, NC 27371

We would like for the Biscoe Town Board to consider annexing TML Enterprises, Inc. DBA Anytime Carwash at 3218 NC Hwy 24/27 East, Biscoe, NC into the city limits of Biscoe.

I have had numerous vandalisms, theft of the laser wash point of sale machine, and graffiti on the walls. When I have these problems I have to wait on the Sheriff's office to respond which at times has been as much as thirty to forty five minutes. Nothing against them but I am a single woman who owns the carwash where there is cash on premises at all times. The way things are in this day and time I do not always feel safe. I have to collect the money for the deposits each week and am doing so by myself. Coming from Troy the laser wash point of sale machine is somewhat hidden from sight which makes it unsafe. I know other businesses have the officers to come and at least sit while they are transporting money from their businesses to their vehicles. I would feel safer knowing that the Biscoe police officers are just a few blocks away if I needed their assistance with these issues.

There are also many parcels that are on the same block as the carwash that are in the city limits of Biscoe. The neighboring business, which is Family Dollar is in the city limits as well as the three parcels that are owned by Winfred Lemons, one parcel owned by Clarence Powers, one parcel owned by Michael Tedder. There is one parcel that is owned by Montgomery County, one parcel owned by Patricia Shuping and the parcel that we own that is not in the city limits of Biscoe.

We would greatly appreciate being annexed into the city limits of Biscoe.

Tracy Haithcock (Seal) 3-11-16 Date
Tracy Haithcock

Lauren Morris (Seal) 03-11-2016 Date
Lauren Morris

NOTARY PUBLIC CERTIFICATION: State of North Carolina, County of Montgomery.

I, as a Notary Public of the said State and County, do hereby certify that Tracy Haithcock and Lauren Morris, personally appeared before me and executed the foregoing instrument.

Witness my hand and seal this 11th day of March, 2016.

Signature of
Notary Jessell H. Powell

My Commission expires Oct. 14, 2019

7

\$ 26.00 Pd

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 756810463423
Verified by County on the day of
by

Mail after recording to Mark T. Lowder, 120 King Avenue, Albemarle, NC 28001
This instrument was prepared by Mark T. Lowder, Attorney at Law
Brief description for the Index

Biscoe Carwash Property

NO TITLE SEARCH REQUESTED OR PERFORMED

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of September, 2015, by and between

MICAELA M. RUSH
And husband,
TYLER RUSH

P.O. Box 905
Troy, NC 27371

LAUREN MORRIS (Unmarried)

P.O. Box 513
Troy, NC 27371

✓

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple all their undivided 20% interest in that certain lot or parcel of land situated in the _____ Township, Montgomery County, North Carolina and more particularly described as described as follows:

BEGINNING at a point, said point being an X mark on curb on right of way of NC 24-27 S. 71-46-13 E. 368.53 feet from the center of the intersection of Mill Street and NC 24-27; thence S. 82-47-22 E. 178.69 feet to an existing iron pipe on right of way of NC 24-27; thence S. 11-58-54 W. 210.67 feet to an existing iron pipe on right of way of Mill Street; thence N. 62-06-55 W. 178.78 feet to an existing iron pipe on right of way of Mill Street; thence N. 9-35-23 E. 146.95 feet to the point of BEGINNING, containing .717 acre, more or less and being a six bay carwash building, pursuant to survey of T.W. Harris & Associates, Inc. dated March 13, 2000.

For reference see Deed Book 738, Page 534, Montgomery County Registry.

For further reference see Deed Book 738, Page 493, Montgomery County Registry.

The primary residence of the Grantor is not included.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 738, Page 534. Stanly County Registry.

And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
Micaela M. Rush(SEAL)
Micaela M. Rush

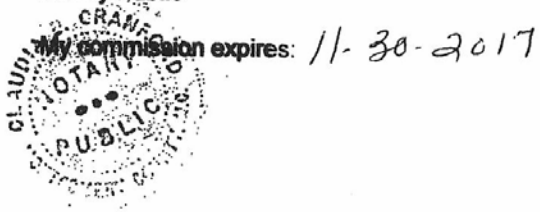
.....
Tyler Rush(SEAL)
Tyler Rush

STATE OF NORTH CAROLINA
COUNTY OF Montgomery

I, Claudia B Cranford a Notary Public of the County and State aforesaid, certify that **Micaela M. Rush and husband, Tyler Rush**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29 day of September, 2014.

Claudia B. Cranford
Notary Public



YLF

\$ 26.00 pd

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 756810463423
Verified by..... County on the day of
by.....

Mail after recording to Mark T. Lowder, 120 King Avenue, Albemarle, NC 28001
This instrument was prepared by Mark T. Lowder, Attorney at Law
Brief description for the Index

Biscoe Carwash Property

NO TITLE SEARCH

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23 day of July, 2014, by and between

TML ENTERPRISES, INC.
A North Carolina Corporation

✓ TRACY HAITHCOCK (Unmarried), a 60%
undivided interest and
MICAELA MORRIS (Unmarried), a 20%
undivided interest and
LAUREN MORRIS (Unmarried), a 20%
undivided interest, as Joint Tenants with Right of
Survivorship

P. O. Box 513
Troy, NC 27371

P. O. Box 513
Troy, NC 27371

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the _____ Township, Montgomery County, North Carolina and more particularly described as follows:

BEGINNING at a point, said point being an X mark on curb on right of way of NC 24-27 S. 71-46-13 E. 368.53 feet from the center of the intersection of Mill Street and NC 24-27; thence S. 82-47-22 E. 178.69 feet to an existing iron pipe on right of way of NC 24-27; thence S. 11-58-54 W. 210.67 feet to an existing iron pipe on right of way of Mill Street; thence N. 62-06-55 W. 178.78 feet to an existing iron pipe on right of way of Mill Street; thence N. 9-35-23 E. 146.95 feet to the point of BEGINNING, containing .717 acre, more or less and being a six bay carwash building, pursuant to survey of T.W. Harris & Associates, Inc. dated March 13, 2000.

For reference see Deed Book 738, Page 493, Montgomery County Registry.

For further title reference see Book 238, Page 588 and Book 261, Page 236.

The primary residence of the Grantor is not included.

The property hereinabove described was acquired by Grantor by instrument recorded Deed Book 738, Page 493

to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

TML Enterprises, Inc.(SEAL)
 (Entity Name)
 By: Tracy Haithcock(SEAL)
 President
 ATTEST:(SEAL)
 Secretary (Corporate Seal)(SEAL)

STATE OF NORTH CAROLINA
STANLY COUNTY

I, Renee T. Austin a Notary Public of the County and State aforesaid, certify that Tracy Haithcock, personally appeared before me this day and acknowledged that she is the President of TML Enterprises, Inc., a North Carolina Corporation, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 23rd day of July 2014.



Renee T. Austin Notary Public

My commission expires: 11.22.2014

YR 2016 756810463423
 HALTHCOCK TRACY
 AND OTHERS
 PO BOX 513
 TROY, NC 27371

MONTGOMERY COUNTY
 NC HWY 24-27 E
 CAR WASH
 DISTRICT: 100 COUNTY ONLY

ACCOUNT#: 64680
 .748 AC
 NBHD: 0600 BISCOE
 Plat Bk/Pg EXCD: NOTICE:
 APPR: RM APPR DT: 8/30/2011

Bldg No.	Imp Desc	Grade	# of Units	Rms	Bedrms	Bathrms	HBaths	Exempt Code	LAND VALUE	MISC VALUE	BLDG VALUE	TOTAL VALUE
1	33 SELF SERVICE CAR WASH	C				.9			98,010	21,904	64,986	184,900
				EYB: 1995 NC HWY 24-27 E				Finished Area: 3,290.00				
				EYB: 1990				TOTAL ASV: 184,900				
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST		
MA AD633 ADDITION 1 SFORY-CLS	100		1050	26.33						27,646		
MA 33 SELF SERVICE CAR WAS	100		2240	25.00	1.00		100.00			56,000		
- AR 02 NONE	100		2240	.00						0		
- EW 3308 BRICK VENEER	100		2240	1.32						2,956		
- FL 02 CONCRETE	100		2240	.00						0		
- FN 02 CONCRETE BLOCK	100		2240	.00						0		
- HF 01 OIL	100		2240	.00						0		
- HT 3305 NO HEATING-CAR WASH	100		2240	.00						0		
- IW 5 UNFINISHED	100		2240	.00						0		
- RC 06 METAL	100		2240	.00						0		
- RS 04 FLAT	100		2240	.00						0		
RCN... PCT COMPLETE					100	x				86,602		
QUAL... C					100.00	x				0		
DEPR... DP3					25.00	-		0		0	T	
--ASV... MKT 0600 BISCOE					100.00	x				64,986		

PROPERTY NOTES:

REF527/483 INCLUDED: 753813044424	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
6 BAY CAR WASH CURRENTLY VALUED @ 28224 WITH A 10% DEPR.				1738	534	WD	7/23/2014	C		198,000
FOR A PHY. VALUE OF 25402. SOUND VALUED @ 25,400; OTHERS ARE				1738	490	WD	7/08/2014	E		
MICHAELA MORRIS(20%INT) AND LAUREN MORRIS(20%INT)				1527	483	WD	2/01/2005	M		1,100,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
24 23D	PAV ASPH 125 X 148	18,500.00	1.60	1992	1992	OD	.00	100		26.00	21,904	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		SF 3404	32,670.000	3.00		.00	100.00	.00	.00	.00	.00	.00	98,010	

756810463423 NC HWY 24-27 E REQUESTED BY MNTONYAE RUN 12/30/15 TIME 6:56:41

MONTGOMERY COUNTY 2016 756810463423

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		SF 3404	32,670.000	3.00		.00	100.00	.00	.00	.00	.00	.00	98,010	

A= MA 33 2,240.00 SELF SERVICE B= MA AD633 1,050.00 ADDITION 1 ST

CERTIFICATE OF SUFFICIENCY
TML ENTERPRISE DBA ANYTIME CARWASH
TAX ID #756810463423
3218 NC Hwy 24-27 East, Biscoe, N.C.

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

I, Laura B. Morton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

A tract or parcel of land lying and being in Biscoe Township, Montgomery County, North Carolina, being the Town of Biscoe property located at 3218 NC Hwy 24-27 East in Biscoe (Tax Parcel Number # 756810463423) more particularly described as follows:

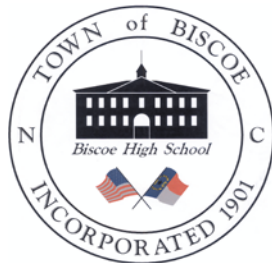
BEGINNING at a point, said point being an X mark on curb on right of way of NC 24-27 S. 71-46-13 E. 368.53 feet from the center of the intersection of Mill Street and NC 24-27; thence S. 82-47-22 E. 178.69 feet to an existing iron pipe on right of way of NC 24-27; thence S. 11-58-54 W. 210.67 feet to an existing iron pipe on right of way of Mill Street; thence N 62-06-55 W. 178.78 feet to an existing iron pipe on right of way of Mill Street; thence N. 9-35-23 E. 146.95 feet to the point of BEGINNING, containing .717 acre, more or less and being a six bay carwash building, pursuant to survey of T,W. Harris & Associates, Inc., dated March 13, 2000.

For reference see Deed Book 738, Page 493 at Montgomery County Registry. For further title reference see Book 238, Page 588 and Book 261, Page 236.

The area described in the petition is contiguous to the Town of Biscoe primary corporate limits, as defined by G.S. 160A-31.

I have further found that said petition is signed by all owners of real property lying in the area described therein, in accordance with General Statute 160A-31, as amended, and that the same is in all other respects sufficient, adequate, and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Biscoe, this the 11th day of April 2016.



Laura B. Morton, Town Clerk

Town Clerk Laura Morton contacted the Montgomery County Tax Department to find out about the car wash's tax valuation and amount of taxes. *The information is as follows:*

TAXES

Taxes **Currently** Paying – County Only

Real Value: \$184,900	Personal Property Value: \$60,000	Total Valuation	\$ 244,900
County tax: \$1,146.38	County Tax: \$372.00	Total County Tax	\$1,518.38

If Annexed they will be the following Biscoe Taxes

Biscoe Tax: \$1,035.44	Biscoe Tax: \$336.00	Total Biscoe Tax	\$1,371.44
------------------------	----------------------	-------------------------	-------------------

WATER SEWER REVENUES

How the Annexation would affect Water/Sewer Revenues. The following information was provided by Deputy Clerk Laura Jordan.

Dates of Consumption	July 2013 to June 2014	July 2014 to June 2015	July 2015 to present
AVERAGE CONSUMPTION	149,374	112,998	112,206
Commercial Outside Rate 2,000 = \$53.00 1,000 = \$11.00	\$1,674.07 Average monthly water/sewer bill	\$1,274.00 Average monthly water/sewer bill	\$1,265.31 Average monthly water/sewer bill
Commercial Inside Rate 3,000 = \$32.00 1,000 = \$5.50	\$837.04 Average monthly water/sewer bill	\$637.00 Average monthly water/sewer bill	\$632.66 Average monthly water/sewer bill

Questions were asked if the Car Wash would comply with the Town's Zoning Ordinance. The answer is yes. The only problem is the aesthetics of the sign needs to be repaired.

Ms. Haithcock did have a survey completed of the property as requested.

The Board will need to hold a public hearing to received comments.

Once the public hearing is adjourned, the Board will need to consider whether to annex Anytime Carwash or not.

Public Hearing #2 Fiscal Year 2016-2017 -- Approval of Fiscal Year 2016-2017 Budget Ordinance

TOWN OF BISCOE BUDGET ORDINANCE

Ordinance No. 161701

BE IT ORDAINED by the Board of Commissioners of the Town of Biscoe, North Carolina that the following anticipated fund revenues and departmental expenditures together with a certain Fee Schedule, and with certain authorizations, are hereby appropriated and approved for the operation of the Town Government and its activities for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017, in accordance with the chart of accounts heretofore established for this Town:

Summary

General Fund	\$ 1,392,738
Water / Sewer Fund	\$ 999,505
Powell Bill Fund	\$ 53,792
Law Enforcement Separation Fund	\$ 22,654
Total Budget	\$ 2,468,689

Section 1. General Fund - Expenditures

ACCOUNT	DEPARTMENT	APPROPRIATION
4110	Governing Board	\$ 11,594
4120	Administration	\$ 312,478
4150	Legal	\$ 40,500
4260	Buildings and Grounds	\$ 73,300
4310	Police	\$ 514,963
4340	Fire	\$ 70,610
4500	Streets	\$ 231,750
6120	Parks and Recreation	\$ 137,543
	Total Appropriations	\$ 1,392,738

Revenues It is estimated that the following revenues will be available in the General Fund for the Fiscal Year beginning July 1, 2016 and ending June 30, 2017:

DESCRIPTION	AMOUNT
Ad Valorem Taxes	\$ 669,820
Rental Vehicle Taxes	\$ 100
Telecomm Sales Tax	\$ 11,904
Sales Tax Distribution	\$ 310,838
ABC Revenues	\$ 650
Solid Waste Disposal Tax	\$ 927
Wine & Beer Tax	\$ 7,775
Utility Franchise Tax	\$ 213,976
Video Programming	\$ 5,130
Sales Tax Refund	\$ 10,000
Gasoline Tax Refund	\$ 3,000
Zoning Permits	\$ 1,000
Court Fees	\$ 2,500
DSM Revenues	\$ 2,000
Cemetery Revenues	\$ 2,500
Park Fees	\$ 20,000
Softball Leagues	\$ 4,500
Concessions	\$ 5,000
Extra Garbage Cans	\$ 1,500
Investment Earnings	\$ 375
Interest Income	\$ 375
Donations	\$ 1,000
Transfer/Capital Reserve	\$ 50,000
Fund Balance Appropriated	\$ 67,868
Total Estimated Revenues	\$ 1,392,738

Section 3: Levy of Taxes

There is hereby levied a tax at the rate of fifty-six cents (\$0.56) per one hundred (\$100) valuation of property as listed for taxes as of January 1 for the purpose of raising the revenue listed as " Ad Valorem Taxes" in the General Fund in Section 1 of this ordinance. This rate is based on a total valuation of property for the purposes of taxation of \$118,144,351, and an estimated rate of collection of 97.5%.

Section 4: Water / Sewer Fund - Revenues

DESCRIPTION	AMOUNT
Sales, Services, and Fees	\$ 933,823
Investment Earnings	\$ 1,000
Sale of Fixed Assets	\$ 500
Fund Balance Appropriated	\$ 64,182
Total Estimated Revenues	\$ 999,505

Expenditures

DESCRIPTION	APPROPRIATIONS
Water / Sewer Operations	\$ 818,945
Debt Service	\$ 140,560
Capital Outlay	\$ 40,000
Total Appropriations	\$ 999,505

Section 5. Powell Bill Fund

DESCRIPTION	APPROPRIATIONS
Revenues	\$ 53,792
Expenditures	\$ 53,792

Section 6. Law Enforcement Separation Fund

DESCRIPTION	APPROPRIATIONS
Revenues	\$ 22,654
Expenditures	\$ 22,654

Section 7. Fee Schedule

There is hereby established, for the fiscal year 2016-2017, various fees and charges scheduled herewith:

Administration		
COPIES PER PAGE	\$ 0.25	PER PAGE
PUBLIC RECORDS REQUEST	\$ 0.25	PER PAGE
NOTARY FEES	\$ 5.00	PER SIGNATURE
RETURN CHECK/DRAFT FEE	\$ 25.00	WATER/PARK FEES, ETC.
SEND A FAX	\$ 0.25	PER PAGE
Parks & Recreation		
PARK RESTROOM KEY	\$ 5.00	DEPOSIT
PICNIC SHELTER RESERVEATION FEE OVER 100 PEOPLE	\$ 1.00	PER PERSON
PICNIC SHELTER RESERVEATION FEE 100 PEOPLE OR LESS	\$ 25.00	CIVIC CLUBS, ORGANIZATIONS & GOVERNMENT AGENCIES ARE EXEMPT FROM FEES
SWIMMING LESSONS	\$ 30.00	FREE TO EMPLOYEES/CHILDREN
SWIMMING POOL ADMISSION	\$ 2.00	FREE TO EMPLOYEES/CHILDREN
Police		
FINGERPRINTS	\$ 10.00	
WRECK REPORT FEES	\$ 5.00	
ALL OTHER POLICE REPORTS	\$ 5.00	

Water & Sewer			
Water & Sewer (Residential Rates)			
Inside City Limits			
	First 2000 Gallons (Minimum Charge)	\$ 10.00	<i>Per 1000 gallons</i>
	Each additional 1000 Gallons	\$ 5.50	<i>Per 1000 gallons</i>
	Sewer	100%	<i>of water used</i>
Outside City Limits			
	First 2000 Gallons (Minimum Charge)	\$ 20.00	<i>Per 1000 gallons</i>
	Each additional 1000 Gallons	\$ 11.00	<i>Per 1000 gallons</i>
	Sewer	100%	<i>of water used</i>
	NCGS 160A-314.(a)		
Water & Sewer (Commercial Rates)			
Inside City Limits	<i>First 3000 Gallons (Minimum Charge)</i>	\$ 32.00	
	<i>Each additional 1000 Gallons</i>	\$ 5.50	<i>Per 1000 gallons</i>
	<i>Over 1 Million Gallons, contact Office</i>		
	Sewer	100%	<i>of water used</i>
Outside City Limits	<i>First 2000 Gallons (Minimum Charge)</i>	\$ 53.00	
	<i>Each additional 1000 Gallons</i>	\$ 11.00	<i>Per 1000 gallons</i>
	<i>Over 1 Million Gallons, contact Office</i>		
	Sewer	100%	<i>of water used</i>
Water & Sewer Fees			
	Water Connection - Residential	\$ 50.00	
	Water Connection - Business	\$ 75.00	
	Reconnection	\$ 35.00	<i>MUST BE PAID BEFORE WATER IS CUT BACK ON</i>
	Late Fee	\$ 10.00	<i>APPLIED AFTER 5 PM ON 20TH</i>
	Tampering Fee	\$ 350.00	<i>First offense, progressive thereafter</i>
	Water Tap (3/4")	\$ 500.00	
	Water Tap (1")	\$ 600.00	
	Water Tap (Bore or Push)	Actual cost + 5%	
	Sewer Tap (Inside City Limits)	\$ 500.00	
	Sewer Tap (Outside City Limits)	\$ 600.00	
	Sewer Tap (Bore or Push)	Actual cost + 5%	
Planning & Zoning Fees			
	CONDITIONAL USE PERMIT	\$ 200.00	
	MAPS	\$ 1.00	
	REZONING APPLICATION	\$ 300.00	
	ZONING BOOKS	\$ 10.00	
	ZONING PERMIT	\$ 25.00	
Cemetery Prices			
Section B			
	Inside City Limits Resident	\$ 200.00	<i>Per Grave</i>
	Outside City Limits Resident	\$ 400.00	<i>Per Grave</i>
Section D			
	Inside City Limits Resident	\$ 300.00	<i>Per Grave</i>
	Outside City Limits Resident	\$ 700.00	<i>Per Grave</i>

Section 8. Special Authorizations – Budget Officer

- A. The Budget Officer shall be authorized to reallocate appropriations within departments, and among the various line accounts not organized by departments, as deemed necessary.
- B. The Budget Officer shall be authorized to execute interdepartmental transfers, within the same fund, not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. Notification of all such transfers shall be made to the Town Board at its next meeting following the date of the transfer.
- C. Inter-fund transfers, established in the Budget Ordinance, may be accomplished without additional approval from the Town Board.
- D. The Town Manager shall serve as the Budget Officer

Section 9. Restrictions – Budget Officer

- A. Inter-fund transfer of monies, except as noted in Section 8, shall be accomplished by Town Board authorizations only.
- B. Utilizations of appropriations contained in contingencies may be accomplished only with specific approval of the Town Board.
- C. Per state General Statutes the Town shall maintain an eight percent (8%) fund balance at all times.

Section 10. Budget Amendments

- A. The North Carolina Local Government Budget and Fiscal Control Act allows the Town Commissioners to amend the Budget Ordinance any time during the fiscal year, so long as it complies with the North Carolina General Statutes. The Town Commissioners must approve all budget amendments.

Section 11. Utilization of Budget Ordinance

This ordinance shall be the basis of the financial plan for the Town of Biscoe municipal government during the 2016-2017 fiscal year. The budget officer shall administer the budget and he shall ensure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The finance and purchasing personnel shall establish and maintain all records, which are in accordance with the Budget Ordinance, and the appropriate statutes for the State of North Carolina.

Section 12. Effective Date of Salary Changes

Any salary changes for Town Employees shall begin the first full payroll in the new fiscal year.

Adopted this 13th day of June 2016 in Biscoe, North Carolina.

Biscoe, North Carolina

James E. Blake, Mayor

ATTEST:

Laura Morton, Town Clerk

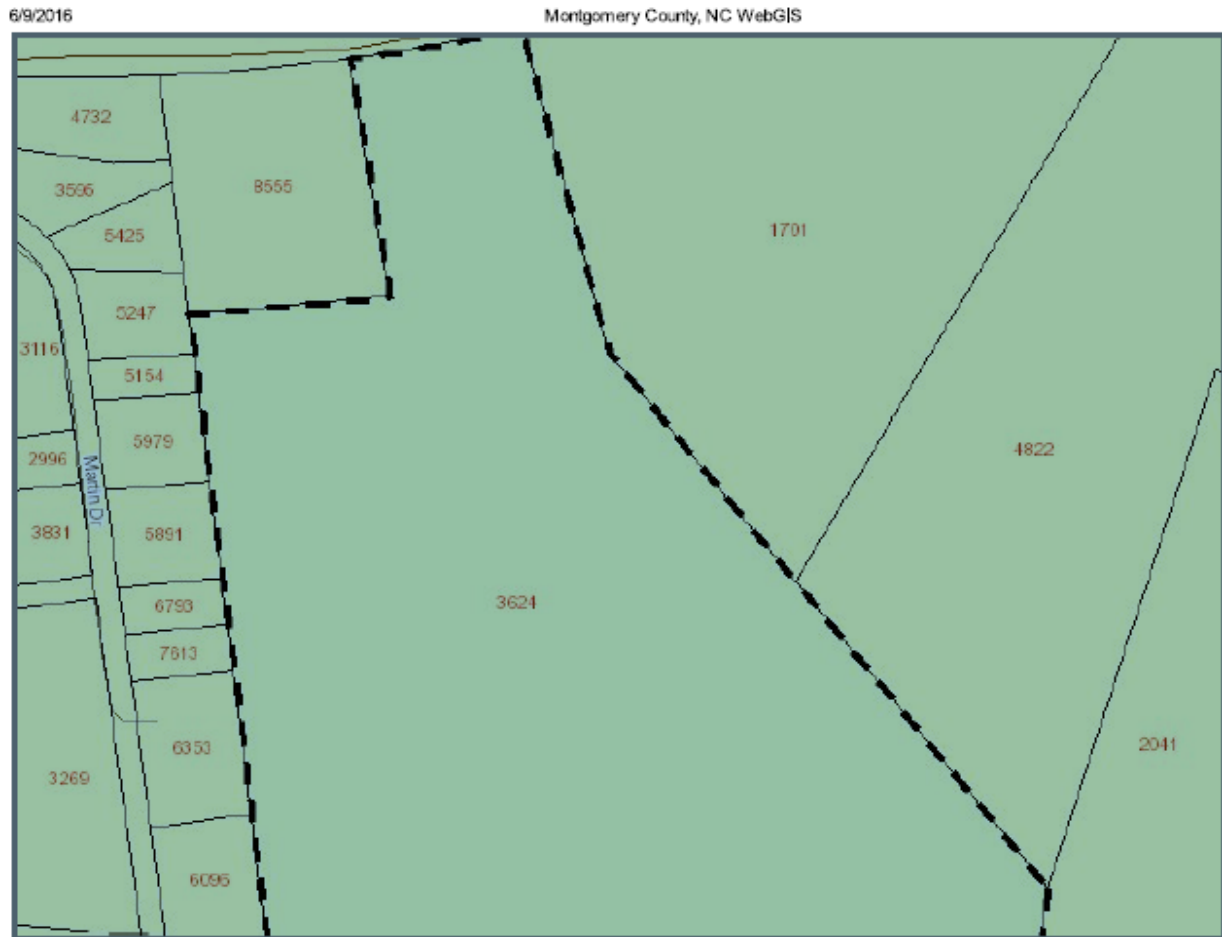
The Board will need to hold a public hearing to receive comments.

Once the public hearing is adjourned, the Board will need to consider approval of the Proposed FY 2016-2017 Budget.

Public Hearing Request Zoning – Conditional Use Permit

Richard and Becky Hall are requesting a Conditional Use Permit on their property located at 192 Hall Drive. They are requesting a Conditional Use Permit in order to add a doublewide to their property. It is an allowed Conditional Use. Property is Zoned Residential Business. A public hearing needs to be set for the July 11, 2016 meeting.

The Board will need to set a public hearing for this Zoning Request for the July 11, 2016 meeting.



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:4035
0 336 ft 672 ft

Layer: Parcels

ACRES:	46.97	DeedPage:	102
PIN:	7578 00 65 3624	DeedYear:	1986
PinNoDash:	757800653624	TransDate:	19860101
OwnerID1:	17544	SalesAmt:	25000
Name_1:	HALL RICHARD W	SalesInstr:	UNK
Name_2:	HALL BECKY	QufiCode:	Z
Addr_1:	192 HALL DR	LandASVCur:	82200
City:	BISCOE	ImpMajASVC:	0
State:	NC	ImpMisASVC:	0
Zip:	27209	TotASVCur:	82200
HouseNum:	0	LandUse_YN:	N
StrName:	NC HWY 24-27 E	ApprCode:	01
PhyAddress:	NC HWY 24-27 E	ApprCdDesc:	RESIDENTIAL
Deed_Acre:	46.97	ClassCode:	0
TaxDistDes:	COUNTY ONLY	YearBuilt:	0
TownshipDs:	BISCOE	FinishedAr:	0
VolFireDes:	FIRE DS EAGLE-BISCOE RUR	Num_Baths:	0
NeighDesc:	BISCOE	Num_Bedrms:	0
Legal_1:	MATHIS & DEATON	Impr2YrBit:	0
Legal_3:	MATHIS & DEATON	MutipleImp:	000
DeedBook:	223	:	

Manager's Report

Year-End Budget Amendments

Staff will provide a listing of budget amendments at the meeting that will need your consideration of approval. There are still a couple weeks left in the fiscal year and more budget amendments may need to make to keep the budget balanced. Town Manager Holland and Town Clerk Laura Morton will provide more information at Monday's meeting.

Record Management – Document Shredding

Several months ago, the Board adopted a Policy for Records Management (this is the schedule that I was using, but now it is official); this policy lays out exactly what and when records can be shredded/destroyed. We are going to start using a company called Shred-It. *Our process will be as follows:*

- A list of what has been determined eligible to shred will be made
- Department Heads will be responsible for providing the Town Clerk with a listing to take to the Town Board for approval
- Once the list is approved by the Board, Department Heads should place the files in banker boxes; boxes should be labeled with the Department Name, approval date, and SHRED-IT
- The Town Clerk will inform department heads of the date the truck will be here. Shredding will be done on site with our supervision.

Information from the Shredding Company

Paper - Onsite: All shredding is done on the truck so you can witness it being destroyed.

\$150 minimum or box/hard drive rate whichever is greater \$8 banker box \$10 file box

Hard Drives - (non-recyclable) Offsite \$12 each. *These are bar coded, scanned and listed on a manifest. Then they are sheared at our facility. We can pick these up at the same time we shred your paper.*

Administration/Finance/Water Billing List of Old Documents to Shred

Misc. Revenues Received FY 2012-2013	Prior Years Property Tax Valuations
Budget Amendments FY 2011-2012	2005-2006 Tax Abstracts
Budget Amendments FY 2012-2013	2006 Property Tax for the County
Journal Entries FY 2011-2012	Time Cards Before through December 2014.
Computer Conversion FY 2012-2013	Old Ordinance Books (kept one)
Daily Deposits – April 2013 through June 2013	AP Check Files/Stubs 1997-1999
ICS (Old Financial Software) Manuals 2002 (2 manuals)	Payroll Stubs through
Town of Biscoe Cash Management Plan 1986 (1986)	OLD (VERY OLD) Tax Listings with No Date (written in pencil)
Utility Billing Pre-Billing Reports April to August 2013	Water Statistics 2000-2010
Water Statistics 2011	County Utility Statement 1990-2008
AP Reports – Invoice Register April – June 2013	2004 NC Small Needs Survey
AP Reports – Invoice Register April – June 2013	SRF Paperwork 2005
AP Reports – GL Posting – April – June 2013	1983 Proposed Statement Economic CDBG
AP Reports – AP Check Register – April – June 2013	Public Hearing Notice 1983
AP Reports – AP Listing with Detail – April – June 2013	1986 Martin Greenhouse Maintenance Contract
Credit Memo Posting - April – June 2013	1982 Proposed Statement Economic CDBG
AP Reports – Open Payables – April – June 2013	Myrick Construction Bill 1989
AP Check Listing FY 2012-2013	Certified Postage Receipts 1994
AP Check Register FY 2012-2013	1994 Property Tax Garnishments
AP Check Pre- Audit FY 2012-2013	1935-1936 Documents (Public Hearing, etc.)
AP Purchase General Journal FY 2012-2013	1985 Proposed Statement Economic CDBG
2014 Park Rental Shelter Reservation	Copies of Unofficial Minutes 1997-2003
AP Invoices Paid 2013	1978 Park Development Plan
ICS Deposit Report Final 2004	1977 Municipal Salaries & Wages
	Copies of Payroll Records 1967-1972

1986 Proposed Statement Economic CDBG
1971 Capital Improvements Appropriations for
Wastewater Treatment
1954 Water/Sewerage Revenue Data
Old Zoning Ordinances

1988 Manufactured Housing – Zoning Alternatives
1977 Soil & Water Conservation District
1974-1975 Payroll Register
Old Water Sewer Documents

Action Needed.

Annexation Request – Jackson Drive – Set Public Hearing for July

We have received a new annexation request from Victor Romero Pino. The Board will need to direct the Town Clerk to complete a Certificate of Completion for the July 11 meeting and a public hearing for the July 11th meeting.



190.00 rev
26.00
\$ 216.00 pd

This document presented and filed:
03/15/2012 04:56:23 PM

Kaye G. Norris, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$190.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 190.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Hollers & Atkinson, 110 N. Main Street, Troy, NC 27371

This instrument was prepared by: Hollers & Atkinson, 110 N. Main Street, Troy, NC 27371

Brief description for the Index: 3 TRACTS, STAR TOWNSHIP
(NO TITLE EXAMINATION)

THIS DEED made this 15th day of March, 2012, by and between

GRANTOR	GRANTEE
ABD Development, Inc., a North Carolina Corporation P.O. Box 728 Biscoe, NC 27209	Victor Romero Pino P.O. Box 919 Star, NC 27356

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Star Township, Montgomery County, North Carolina and more particularly described as follows:

See Exhibit "A" for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 689 page 562.

A map showing the above described property is recorded in Plat Book F page 34-B.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 689 Page 562.

A map showing the above described property is recorded in Plat Cabinet F Slide 34-B

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances hereto belonging to the Grantee in fee simple; and

The Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

ABD Development, Inc.
a North Carolina corporation
BY: [Signature] (SEAL)
Bobby H. Myrick, President

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Mandy L. Wooten, a Notary Public of Montgomery County, State of North Carolina do certify that on this 15th day of march, 2012, before me personally appeared **Bobby H. Myrick, President of ABD Development, Inc., a North Carolina corporation** proved to me by satisfactory evidence to be the person whose name is signed on the preceding or attached record, and acknowledged that he signed it voluntarily for its stated purpose.

[Signature]
Mandy L. Wooten, Notary Public

My commission expires the 25th day of September, 2016.

(SEAL)



BK 692 PG 186 DOC#328833

Exhibit "A"
ATTACHMENT

In Star Township, Montgomery County, North Carolina.
Being Tract 1 (4.250 acres), Tract 2 (1.608 acres) and Tract 3 (2.953 acres) as shown on the survey plat dated January 27, 2012, entitled, "Survey for James Huffman & Bonnie A. Huffman", prepared by Jerry A. King (PLS-L-3373), and recorded January 30, 2012, in Plat Cabinet F, Slide 34-B in the Office of the Register of Deeds for Montgomery County, NC, to which reference is made for a more particular description as if set out hereinabove.

Town of Bliscoe
Misc. Payment
Payment Date: 04/07/2014
Receipt Date: 4/7/2014

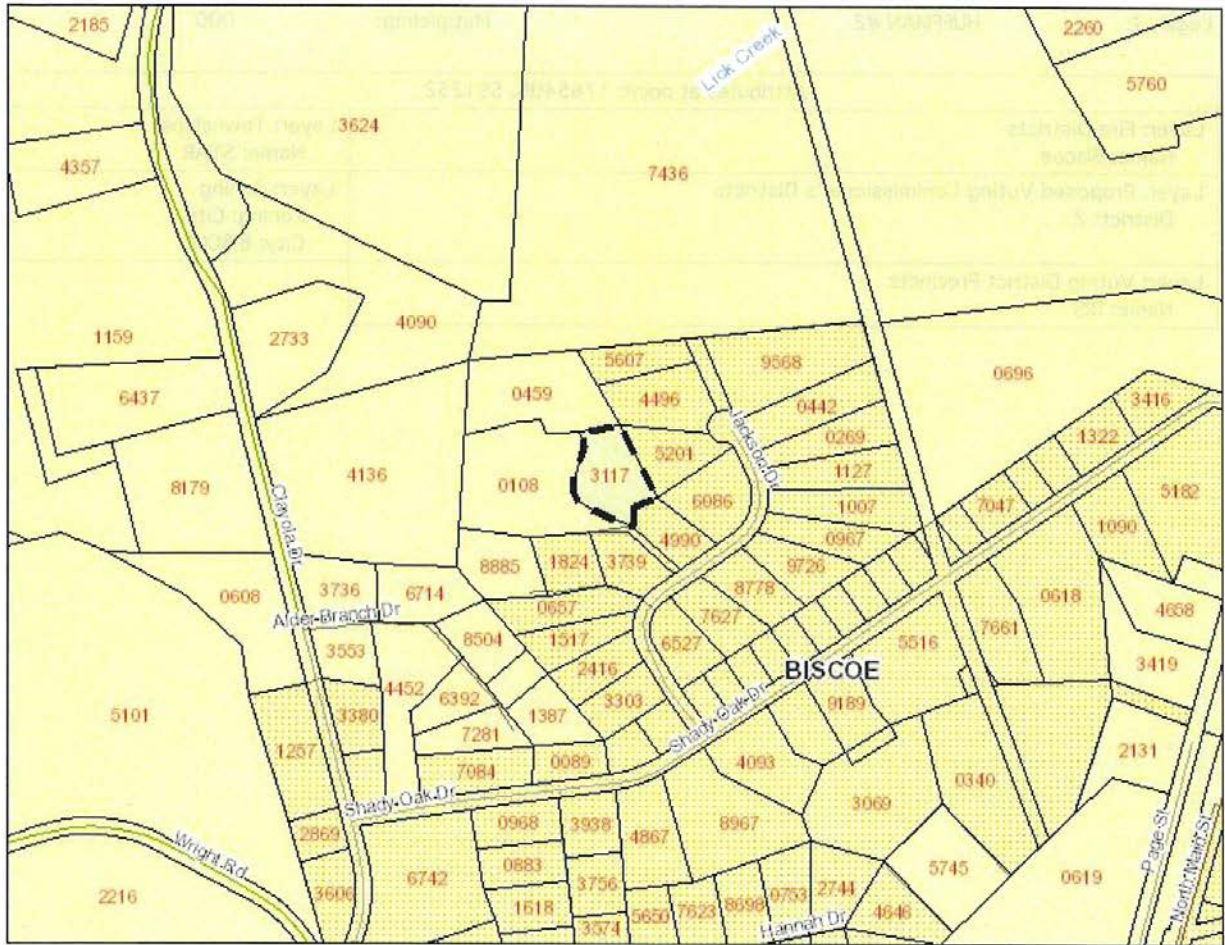
DISTRICT NAME & DESC. OF PAYMENT
VECTORY FIRM

ABBREVIATION	
Cash	\$100.00
Checks	\$0.00
Charges	\$0.00
Money Orders	\$0.00
Total Fees	\$100.00
TOTAL PAID	\$100.00
Change Due	\$70.00

Details:
174 \$30.00

Operator: 3
Receipt#: 21021

THANK YOU!



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:7122

0 593 ft 1186 ft

Layer: Parcels

ACRES:	1.61A	DeedBook:	692
PIN:	7569 19 51 3117	DeedPage:	184
PinNoDash:	756919513117	DeedYear:	2012
OwnerID1:	63084	TransDate:	20120301
Name_1:	PINO VICTOR R	SalesAmt:	95000
Addr_1:	PO BOX 919	SalesInstr:	WD
City:	STAR	QufiCode:	M
State:	NC	LandASVCur:	3000
Zip:	27356	ImpMajASVC:	0
HouseNum:	191	ImpMisASVC:	0
StrName:	JACKSON	TotASVCur:	3000
StrType:	DR	LandUse_YN:	N
PhyAddress:	191 R JACKSON DR R	ApprCode:	01
Deed_Acre:	1.61	ApprCdDesc:	RESIDENTIAL
TaxDistDes:	COUNTY ONLY	ClassCode:	0
TownshipDs:	STAR	YearBuilt:	0
VolFireDes:	FIRE DS EAGLE-BISCOE RUR	FinishedAr:	0
NeighDesc:	STAR	Num_Baths:	0
Legal_1:	HUFFMAN	Num_Bedrms:	0
Legal_2:	LOT 2	Impr2YrBlt:	0



Vickie Romero Pond

#2
1.608 ACRES

**JAMES HUFFMAN &
BONNIE A. HUFFMAN**

SURVEY FOR

STAR TOWNSHIP
MONTGOMERY COUNTY
NORTH CAROLINA
DATE: JANUARY 27, 2012
SCALE: 1" = 60 FT.
DEED BOOK: 273 PAGE: 175

419 832
419 839

Jackson Drive

**TOWN OF BISCOE
VOLUNTARY ANNEXATION PETITION**

To the Council of the Town of Biscoe, Montgomery County, NC:

We, the Undersigned Owners of Real Property respectfully request that the area described below be annexed to the Town of Biscoe, Montgomery County, North Carolina. The Area to be annexed is

- CONTIGUOUS**
 NON-CONTIGUOUS

to the Town of Biscoe of Montgomery County, North Carolina and the boundaries of such territory are as follows:

TAX PARCEL NUMBER: 7569-19-51-3117

Business Name and/or Property Owner VICTOR ROMERO PINO

Tax ID # _____

Physical Address 191 JACKSON DRIVE BISCOE

Mailing Address P.O. Box 919, STAR, NC 27356

Telephone # (910) 606-2447

We acknowledge that any zoning vested rights acquired pursuant to N.C. General Statute 610A-385 or 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.).

Do you declare vested rights? Yes

Respectfully Submitted this 7 Day of June, 20 16.

Signature VICTOR ROMERO PINO

PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION

- A copy of the parcel deed must be included with this petition.
 \$30 Payable to the Town of Biscoe at time of application.

Form Revised 1/9/15

There is not water or sewer to this property.

Action Needed.

The Board will need to direct the Town Clerk to complete a Certificate of Completion for the July 11 meeting and schedule a public hearing for the July 11th meeting.

Industrial Park Drive Pump Station: Power delivery and final electrical service was provided by Duke Energy. The submersible pumps were successfully tested and exceeded all required capacity specifications. The generator was load tested and found to be in compliance with what was submitted. However, the testing for the automatic switchover from Duke Energy to generator power did not pass our initial test earlier this week. We have just learned that the phase monitor provided in the pump control panel is not the right installation to operate with generator backup power. The pump control supplier has acknowledged that and will have the proper phase monitor delivered and installed next week. Upon successful startup of the generator, the project will be certified and the old station will be removed from service.

No Action Needed.

Pretreatment Program: While we have gained all the temporary approvals to keep the pretreatment program moving along, we were notified this week that the Town will receive a letter of full approval of the Pretreatment Program next week. A very important milestone achieved. We have final permits for the three significant users revised and will be submitting for the Town to issue in the next few weeks.

No Action Needed.

Miscellaneous: We have discussed various funding programs with staff and would like to consider submitting for an Asset Inventory and Assessment Grant and possibly a CDBG Grant from NCDEQ Division of Water Infrastructure. More details on these programs will follow. Additional loan and grant programs may be available as we discuss I&I concerns and pump station upgrade needs in the coming months.

No Action Needed.

6. Mayor's Minutes - Commissioner Reports - Staff Reports

- Met with Greensboro Paper regarding Solar Farm
- Interviewed finalist for Montgomery County Marketing position in Troy
- Gave a Welcome Speech to 500 DOT employees as Chairman of Rural Planning Organization in Greensboro
- Attended Town Budget Meetings
- Greeted Mark Scott, Marketing person for Montgomery County in Troy
- Went with the Town Manger to speak to East Middle Principal regarding the Community
- Visited with Officer Capel after his accident
- Went to Town Creek Indian Mound with Town Manger
- Met with Earl Poole, Pool Director, regarding opening day at Biscoe Pool
- Met with congressman Richard Hudson and his advisor, Curtis Rhyne, regarding sidewalks on Bruton Street
- Made three separate appeals to each middle school class regarding Summer Tennis Program
- Watched Green Ridge Elementary students enjoy Platform (ladder) truck at field day