

1  
Town of Maggie Valley  
Board of Alderman Agenda Setting Meeting  
August 6, 2020  
Minutes

Members Present: Mayor Mike Eveland, Aldermen: Clayton Davis and Phillip Wight, Alderwomen: Twinkle Patel and Tammy Wight

Staff Present: Manager Nathan Clark, Chief Russ Gilliland, Planner Ron Hancock, Finance Officer/Deputy Clerk Shayne Wheeler

Media Present: Kyle Perrotti

Others Present: Alan Alsbrook

**1. Meeting Called to Order**

Mayor Eveland called the meeting to order at 9:32 am on Tuesday, August 6, 2020 in the Town Hall Pavilion.

Mayor Eveland announced we needed to go into closed session to discuss Land acquisition for public purpose NCGS 143-318.11(5).

**ALDERWOMAN TAMMY WIGHT MADE A MOTION TO ENTER INTO CLOSED SESSION AT 9:33 AM.  
MOTION CARRIED UNANOMOUSLY.**

**ALDERWOMAN TWINLE PATEL MADE A MOTION TO COME OUT OF CLOSED SESSION AT 10:07 AM.  
MOTION CARRIED UNANOMOUSLY.**

The agenda setting meeting began at 10:08 am

**2. Consent Agenda**

- a. Minutes to be approved: July 7 & July 14, 2020
- b. A/R Report
- c. Budget to Actual
- d. Direct Clerk to Investigate Sufficiency: Voluntary Annexation: 84 Jujon Drive

These are typical items for the Consent Agenda.

There was a request to explain the Investigation of Sufficiency. It is the first step in the process of annexation to ensure the property meets the criteria. The property owners at 84 Jujon Drive want to connect to sewer. The availability to sewer is the attraction for voluntary annexations.

**3. Public Comment**

**4. Consideration of Initial Zonings**

- A. Planchock PIN7697-80-0490 9 Golf View Drive R-2 Medium Density Residential
  - i. Public Hearing
  - ii. Consideration of Zoning Ordinance 929
- B. Collins PIN 7696-49-2847 427 Country Club Drive R-2 Medium Density Residential
  - i. Public Hearing
  - ii. Consideration of Zoning Ordinance 930

2  
Town of Maggie Valley  
Board of Alderman Agenda Setting Meeting  
August 6, 2020  
Minutes

- C. Kyle PIN 8607-71-8007 28 Julia Drive C-1 General Business
  - i. Public Hearing
  - ii. Consideration of Zoning Ordinance 931

Zoning for all three of these properties are already established, therefore zoning will be easier for these properties.

**5. Consideration of Purchase: Public Works Dump Truck**

The approved FY 20-21 budget allocated funds for the purchase of a new dump truck with extended dump bed that will be used for curbside brush and yard waste pickup. The budget provides \$52,200. The Town received bids from Taylor Ford from Waynesville and Ken Wilson Ford of Canton. Taylor Ford of Waynesville was the lowest bidder at \$49,982.

However, after we received the bids, Ford has discontinued all Fleet sales on 2020 models. Therefore, Taylor Ford of Waynesville is unable to order a 2020' truck. If purchase is approved, Taylor Ford of Waynesville will try to find a 2020 model at the quoted price but if not, we will have to order a 2021 model.

**6. Consideration of Sewer Private Extension: Dennis Farm Road (PIN 8607-43-7035)**

Clint and Steve Parkins would like to connect to the Town of Maggie Valley's sewer system and run a private extension (no cost to the Town) along Dennis Farm Road in order to provide sewer service to a proposed agri-business facility.

Due to the location and current agricultural use and assumed future use of surrounding property it is a poor candidate for annexation at this time. The Parkins have submitted the required irrevocable annexation agreement.

Since the parcel is out of Town, the Board determines if the applicant can connect without annexation. Staff is recommending the parcel be allowed to connect to sewer, paying out of town sewer capital capacity and user fees.

**7. CONSIDERATION OF CAPITAL IMPROVEMENT PLAN RESOLUTION**

In Spring 2020, the Town of Maggie Valley worked with Wither-Ravenel Engineering to submit a FEMA grant for repairs to the Waste Water Treatment Plant (WWTP) caused by recent flooding events.

The Town was unsuccessful in securing the grant during the spring cycle. After reviewing the application, it was determined we did not receive the maximum Capital Improvement Plan (CIP) points. Withers-Ravenel Engineering will be resubmitting our application for the fall cycle. In order to gain the maximum CIP points, we need to adopt the attached CIP and Resolution.

3  
Town of Maggie Valley  
Board of Alderman Agenda Setting Meeting  
August 6, 2020  
Minutes

**TABLE 2**  
**TOWN OF MAGGIE VALLEY**  
**CAPITAL IMPROVEMENTS PLAN**

ITEM NUMBER	PROJECT NAME	TOTAL COST	YEAR 1 2020	YEAR 2 2021	YEAR 3 2022	YEAR 4 2023	YEAR 5 2024	YEAR 6 2025	YEAR 7 2026	YEAR 8 2027	YEAR 9 2028	YEAR 10 2029
1	COLLECTION SYSTEM CLEANING & VIDEO INSPECTION	300,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
2	REPAIRS TO COLLECTION SYSTEM IDENTIFIED DURING CLEANING VIDEO INSP.	150,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
3	UPDATE TECHNICAL STANDARDS FOR SEWER SYSTEM CONSTRUCTION	5,000	2,000			2,000			2,000			2,000
4	UPDATE SEWER USE ORDINANCE & OTHER SEWER SERVICE CONNECTION POLS	5,000	2,000			2,000			2,000			2,000
5	REPLACE UNDER-SIZED SEWER LINES	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	PARALLEL SEWER SYSTEM OUTFALL LINE	2,971,275					1,315,400					1,154,875
7	FOX RUN ROAD SEWER LINE EXTENSION	0										
8	WASTEWATER TREATMENT PLANT EQUIPMENT	90,000		30,000			30,000			30,000		
9	WWTP LEVEE REPAIR	248,000	\$248,000									
	<b>TOTAL</b>	<b>3,875,275</b>	<b>307,000</b>	<b>85,000</b>	<b>55,000</b>	<b>59,000</b>	<b>1,901,400</b>	<b>55,000</b>	<b>59,000</b>	<b>85,000</b>	<b>85,000</b>	<b>1,213,875</b>

**RESOLUTION 20-13**  
**TO ADOPT AND APPROVE THE**  
**SEWER SYSTEM CAPITAL IMPROVEMENT PLAN**

WHEREAS, the Town of Maggie Valley has developed a sewer system in and around the Town of Maggie Valley; and

WHEREAS, said municipal sewer system is operated and maintained by the Town of Maggie Valley; and

WHEREAS, the Town of Maggie Valley recognizes the need for, and advantage of, maintaining adequate short-term and long-term planning for capital improvements for the sewer system; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Maggie Valley that the 2020 Capital Improvement Plan is hereby adopted and approved; and

BE IT FURTHER RESOLVED that the City Council authorizes staff to update the plan as new information becomes available.

Adopted this the 11th day of August, 2020.

**8. Consideration of Festival Grounds Event Approvals:**

- a. Grey Eagle Events
- b. Blow Up Your Tv

The Grey Eagle (Bearwarters Brewery) & Blow Up Your TV would like to feature drive-in concerts at the Festival Grounds.

4  
Town of Maggie Valley  
Board of Alderman Agenda Setting Meeting  
August 6, 2020  
Minutes

Manager Nathan Clark has discussed with the Town Attorney the legality of such event. The Town Attorney feels that with certain restrictions the Town can move forward with allowing this type of event.

Manager Nathan Clark has a called scheduled on Monday, August 10, 2020 with Grey Eagle to discuss their request.

**9. Consideration of Budget Amendments**

**a. Ordinance 927 – FY 19-20 Sewer Fund Encumbrance**

**b. Ordinance 928 – FY 19-20 General Fund Encumbrance**

Encumbrances are funds committed in one fiscal year, but not spent until the following fiscal year. The Budget Amendments are the proper accounting documentation to update the current year budget.

Ordinance 927 is for the sewer portion of the Capital Outlay purchase of the Arrow Board, the remaining I&I Study contract with Withers-Ravenel and the remaining portion of the software purchase.

**Ordinance 927**

**An Ordinance Amending the FY 2020/2021 Budget Ordinance**

Be It Hereby Ordained by the Town Board of Aldermen of the Town of Maggie Valley, North Carolina, that the Budget Ordinance for the year 2020/2021 is amended as follows:

Sewer Fund – 2019/2020 Encumbrances				
	<u>Description</u>	Previous	Increase (Decrease)	Amended
Revenues	Reserve for Encumbrance 60-000-3992	\$0	\$10,665	\$10,665
Appropriations	Capital Outlay Oth Equip 60-714-4550	\$0	\$4,207	\$4,207
	Professional Services 60-714-4190	\$0	\$5,400	\$5,400
	Capital Outlay Software 60-710-4540	\$0	\$1,058	\$1,058

Adopted by the Town board of Aldermen of the Town of Maggie Valley in regular session August 11, 2020.

5  
Town of Maggie Valley  
Board of Alderman Agenda Setting Meeting  
August 6, 2020  
Minutes

Ordinance 928 is for back ordered janitorial supplies there were ordered in March, the waterfall project, the arrow board, the remaining portion of the software implantation and the Powell Bill Road Project.

**Ordinance 928**

**An Ordinance Amending the FY 2020/2021 Budget Ordinance**

Be It Hereby Ordained by the Town Board of Aldermen of the Town of Maggie Valley, North Carolina, that the Budget Ordinance for the year 2020/2021 is amended as follows:

General Fund – 2019/2020 Encumbrances				
	<u>Description</u>	Previous	Increase (Decrease)	Amended
Revenues	Reserve for	\$0	\$91,329	\$133,351
	Encumbrance 10-000-3993			
	Powell Bill Reserve			
	10-000-3992	\$16,858	\$42,022	\$58,880
Appropriations	Janitorial Supplies	\$1,500	\$516	\$2,016
	10-420-4211			
	Economic Place			
	Making 10-411-4163	\$35,000	\$30,000	\$65,000
	Capital Outlay Equip			
	10-420-4550	\$10,500	\$20,000	\$30,500
	Capital Outlay			
	Software 10-412-4520	\$0	\$40,993	\$40,993
	Capital Outlay Road			
	Paving 10-451-4591	\$37,160	\$42,022	\$79,182

Adopted by the Town board of Aldermen of the Town of Maggie Valley in regular session August 11, 2020.

**10. Other Business**

Town Manger Nathan Clark reminded the Board of the kickoff meeting for the waterfall with Mosaic Civic Design on Tuesday, August 25, 2020 at 10 am.

6  
Town of Maggie Valley  
Board of Alderman Agenda Setting Meeting  
August 6, 2020  
Minutes

Advertising for the police officer position has been extended to August 18, 2020.

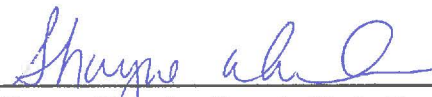
**11. Department Head Reports**

**12. Adjournment**

**ALDERWOMAN TWINKLE PATEL MADE A MOTION TO ADJOURN AT 10:24 AM. THE MOTION CARRIED UNANOMOUSLY.**



**Mayor Mike Eveland**



**Shayne Wheeler, Deputy Clerk, Finance Office**

