

Town of Maggie Valley
Board of Aldermen Agenda Setting/Monthly Workshop
August 10, 2021

MINUTES

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

Members Absent: Alderman Tammy Wight

Staff Present: Manager Nathan Clark, Public Works Director Mike Mehaffey, Planner Kaitland Finkle CZO, Chief Russ Gilliland, Finance Director Shayne Wheeler, and Town Clerk Vickie Best

Others Present: Reporter Kyle Perrotti, and 12 others

Meeting Called to Order

Mayor Eveland Called the meeting to order at 9:37 am on Tuesday August 10, 2021, in the Town Hall Boardroom.

Pledge of Allegiance

Consent Agenda

Minutes to be approved: July 1 & July 13, 2021

Budget to Actual

A/R Report

Kiwanians 70th Anniversary Proclamation

Call for a Public Hearing- Voluntary Annexation Resolution: September 14, 2021, 6:30 pm

Resolution 21-13 PIN 7676-88-8767

Resolution 21-13 is for the annexation of the Franklin/ Luxury 1 Investments property that was previously taken off the agenda in July due to the need for a survey. A portion of the property lies within the corporate limits, while a portion lies within the county. The survey was requested for the portion that lies within the county that is being annexed.

Public Comment

Consideration of a Voluntary Annexation: PIN 7686-17-4633 (Day Property)

Public Hearing

Consideration of Annexation: Annexation Ordinance 956

The Day Property is the unincorporated area of the business, Pioneer Village, off Campbell Creek Road. The track is approximately 5.19 acres.

Consideration of Ordinance RV PUD Text Amendment

Public Hearing

Ordinance 957

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The proposed amendment will change the standards under 154.055 and 154.110 Planned Unit Developments as well as Minimum Requirements. The Planning Board created the text amendment and now an interested party wants to add Class Super C to the amendment along with Class A motorhomes. A Class Super C is on a tractor trailer chassis. The interested party would also like to have seen the removal of the 180 days requirement to move the motorhome.

The purpose of the 180 days is so that RV Parks do not allow RVs/motorhomes to be set up permanently, especially within the floodplain. This rule is consistent with the rest of the ordinance.

Mayor Eveland emphasized that we would not want RV Parks to have year-round residents living there.

Alderman P. Wight responded that RVs/motorhome owners could pull their rig out for one day and then move it back.

The 180 days regulation parallels FEMA regulations.

Again, Mayor Eveland stated that the lots would be sold individually, therefore the RVs/motorhomes must have a valid license and be ready to drive.

Manager Clark was directed to take out the 180 days and leave the rest of the text.

Manager Clark asked that Council make changes at the official meeting on August 17 and that a consistency statement must coincide with the amendment.

Consideration of Resolution: 21-12 Town of Maggie Valley – Maggie Valley Fire & Rescue

As with all Fire Departments, ever so often they go through an ISO Inspection.

The Town of Maggie Valley, Maggie Valley Fire & Rescue, and Lake Junaluska have an agreement to let the fire districts that Maggie Valley has incorporated into, remain within their respective fire districts. Maggie Valley is within three separate fire districts. This is the agreement for the Jonathan Creek Fire Department to cover Bethel Village and The Swag.

Consideration of Adoption: Sewer Rate Study & Capital Improvement Plan

The Sewer Rate Study is complete and ready to bring to Council for approval.

Consideration of Contract: Smith Rodgers & Aldridge- Police Policy Update

The \$6,000 is included in the current budget for the Law Enforcement Policy Lease Agreement. Updating the Maggie Valley Police Policy and Practices is a top priority for Chief Gilliland. The NC Policy Materials will help to create the most current policy and procedures for law enforcements across the state.

With the many different current affairs, it is important to be on top of the best practices possible.

Consideration of Purchase: Ilderton Dodge (2) 2021 Dodge Chargers AWD Pursuit

A Charger and a Durango were budgeted in the 2021/2022 budget. The Police Department cannot get a Durango until at least June 2022. Therefore, Chief Gilliland decided to purchase two Chargers instead. By making this choice, the Town will see a savings of approximately \$7300.

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Other Business

Mayor Eveland asked Mr. Bob Plott to address Council.

Mr. Plott has received the most honored Long Leaf Pine Award For:

His effort throughout the years has and will continue to significantly impact and strengthen the state of North Carolina.

He continues to interview citizens of North Carolina in an effort to preserve history, their traditions, backgrounds, beliefs, ideologies, and the cultures that are indeed priceless to the state.

Mr. Plott is now working with Joe McElroy, owner of Meadowlark Motel and now the Meadowlark Smoky Mountain Heritage Center. With Mr. Plott's assistant, the Meadowlark is promoting programs, historians, and artifacts for the heritage center.

Mr. Plott has access to a 1700's log cabin that he would like to locate at the Mary Rathbone Rich Park. This would be a great location because of having parking and restrooms on-site.

Maggie's Galley (a seafood restaurant once located on Russ Avenue) was housed in the Shook Cabin, the oldest cabin in Haywood County. The logs were not properly stored, so there are five to ten logs that can be used in reconstruction. But there are enough logs from two other 1700s cabins that can be reconstructed.

Earl Lanning, an artist, and 86-year-old native of Haywood County, along with Charles Miller, 80-year-old native will assist furnishing the cabin with original furniture and artifacts. Together they have 18 century artifacts and commissioned paintings. Those items need to be preserved and displayed while these gentlemen are still alive.

Electricity would be all needed if the cabin is reconstructed at Rathbone Rich Park.

It is estimated to cost between \$15,000 and \$20,000 to reassemble the cabin. There is a possibility the classroom and cafeteria in Town Hall could be used to display the artifacts.

If reassembled, someone would need to be on duty during business hours to assure nothing is damaged or stolen from the cabin. This could possibly be accomplished through volunteers with the Smoky Mountain Heritage Center.

Council directed Manager Clark to gather the details, and to provide Council his findings. The idea of a museum honoring mountain heritage was discussed throughout this year's budget process.

Alderman P. Wight felt the Rathbone Rich Park would be an excellent place for the cabin with restrooms and parking and place to emphasis our mountain heritage.

Alderman Patel suggesting applying for funding assistance from HCTDA. Mr. Plott added that we would seek all the grant funding possible.

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Although Mayor Eveland does not want to add an employee to the Town's payroll he asked Manager Clark to see if it would be feasible to entertain the notion of having the cabin reconstructed and to provide maintenance/security of the cabin and artifacts.

Alderman P. Wight felt having a Heritage Center would be a win-win for everyone.

Mr. Plott provided an example of the events being held and will be held at the Meadowlark Smoky Mountain Heritage Center. There are bluegrass concerts, "Horace Kephart: His Life and Legacy" film, Plott Fest Reunion, Earl Lanning & Charles Miller Tribute Weekend, and much more.

Manager Clark stated that if the cabin was a tour at your leisure attraction, there would still need to be security cameras. If the cabin were to truly become a museum, it would need to be staffed.

Manager Clark will investigate and provide Council their options.

Next under other business: Dave Angel, Food Trucks.

The following email was received August 9 from Mr. Angel.

I'd like to request an agenda item for the August town council meeting to consider a new ordinance allowing food trucks without restrictions within the town limits. I have several reasons for considering this proposal.

Both Waynesville and Sylva have evolved from bans, to highly regulated, to limited restrictions in recent years because they have seen the benefits to their economy resulting from more food options.

Most of our Maggie Valley restaurants are only open for part of the week leaving our customers, employees, and residents with limited options. Today for lunch, I only found Teague's Gas Station serving in the peak of summer. This has detrimental effects on our overall economy. Our customer base is starting to shift away from the valley because they simply can't eat reliably in our town.

Most importantly are the safety factors related to covid. People prefer ordering and eating outdoors. This is also a CDC recommendation.

I will be at the agenda setting meeting tomorrow to share further thoughts as needed.

Thanks,

David Angel

Mr. Angel explained that he left Elevated Mountain Distillery looking for lunch options and ended up at Teague's Grocery before finding a place to buy lunch. Finding dinner in Maggie Valley is also difficult. "We need to keep our customer base here in Maggie Valley, rather than sending them to Waynesville. Our economy needs food options. We are sending way too much business to Waynesville."

People are still concerned about Covid-19. People would rather eat outdoors than inside around strangers. Mask mandates may soon return.

"We need more choices for our citizens and our guests."

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Mayor Eveland stated that food trucks were discussed a year and a half ago when restaurants were physically closed due to the pandemic. All restaurants are dealing with serious issues: lack of labor, cost of labor, and increased food prices. "Labor that once was \$10 per hour is now \$14 per hour making it impossible to keep up with the wages at the top end in a kitchen labor. Now you are paying \$12 for a burger because the price of ground beef is almost \$6 per pound. All food costs have doubled or tripled. People are stressed over all of this. Owners can't afford to pay overtime to what little staff they have to maintain or hire."

"Frankie's and The Butter Biscuit are closed due to Covid-19. Food Trucks would be a slap in the face to our restaurants that pay taxes on brick-and-mortar buildings."

Amber Keeney, with Sippers in the Valley, stated that everyone she has spoken with is in favor of food trucks. Food trucks are a way to support the area while so many are having to cut their hours of operation.

Mr. Angel added that the mom-and-pop retail shops are missing business because people are going to Waynesville to eat so therefore, they shop in Waynesville.

Mayor Eveland stated that he would not lend his vote to food trucks.

Alderman Patel asked if it would be possible to have a workshop on food trucks and poll the restaurant owners and small business owners to determine their feelings. "We need to hear from our community."

Alderman P. Wight stated that he is used to Salty Dog's (seafood restaurant) being open every night. Now they are closing some nights. Maybe Salty Dog's could have a food truck at their music venue. It is time to come up with some type of regulations.

Alderman P. Wight asked Manager Clark to ask the Chamber of Commerce to email the members and get their opinions on food trucks. When a restaurant is closed, they could have a food truck.

Manager Clark, understanding the passion on both sides, will figure out the facts, get a better understanding of meal challenges, and how restaurants are operating. Manager Clark acknowledged that many of the fast-food restaurants have closed their dining rooms because of a lack of labor. Running the drive-through is less labor intensive. Maybe restaurant owners could partner with a food truck or get their own food truck. "A lot of restaurants are still treading water. We will get the Chamber involved and get the pulse of the community. We don't want to hurt our residents either."

After further discussion it was determined that a workshop would be held Tuesday August 24 at 9:30 am in the Town Hall Boardroom to further discuss food trucks.

Alderman Davis informed Council that he would be out of Town on that date but that he felt he should abstain from the discussion because his granddaughter owns Teague's Gas & Café.

If there is a change in how Maggie Valley deals with food trucks, the issue would still need to go before the Planning Board for their recommendation.

Manager Clark stated that Council should plan for about a two-hour meeting.

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Alderman P. Wight asked about the Police Department getting pay for their advanced training.

Manager Clark explained that career track was taken out of this year's budget so that all employees could get a raise. If career track were put back into the budget, it would need to be for all employees, not just the Police Department.

Alderman P. Wight stated that achievements should be taken into consideration.

Manager Clark introduced Kaitland Finkle, Maggie Valley's new Town Planner.

Planner Finkle provided a brief history of her past experiences in local governments from water meter reader to City Planner. Ms. Finkle has worked all over the state but prefers Western NC. Both her graduate and undergraduate were in planning from Appalachian State University. "Hopefully my experience and education will be of help to citizens and developers."

Council welcomed Planner Finkle to the Town of Maggie Valley.

ON MOTION OF ALDERMAN PATEL, WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 10:31 AM.

Mayor Mike Eveland

Vickie Best, CMC, NCCMC, Town Clerk

