

Town of Maggie Valley  
Board of Aldermen Agenda Setting/ Monthly Workshop  
May 4, 2021  
MINUTES

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

**Staff Present:** Manager Nathan Clark, Planner Ron Hancock, Chief Russ Gilliland, Public Works Director Mike Mehaffey, Finance Officer Shayne Wheeler, and Town Clerk Vickie Best

**Others Present:** Reporters Kyle Perrotti and Hannah McLeod

Mayor Eveland called the Agenda Setting/Monthly Workshop to order at 9:33 am on Tuesday May 4, 2021 in the Town Hall Boardroom.

Council began reviewing the proposed agenda for the May 11, 2021 Regularly Scheduled Board of Aldermen Meeting.

- 1) Meeting Called to Order
- 2) Pledge of Allegiance
- 3) Consent Agenda
  - a. Minutes to be Approved: April 6, April 13 & April 27, 2021
  - b. A/R Report
  - c. Budget to Actual
- 4) Public Comment
- 5) Proclamation Recognizing National Peace Officer Day / Police Week

Mayor Eveland will read the Proclamation and ask that Council remember to attend the Fallen Officer Ceremony to be held Thursday May 13 at 5:30 pm at the Historic Court House.

- 6) Proclamation Recognizing Public Works Week

As the Nation recognizes Public Works Departments, Maggie Valley's Public Works is well deserving for what they provide to the Town, residents, and business community.

- 7) Presentation on Haywood County Revaluation: Judy Hickman, County Assessor
- 8) Replacement Purchase of Police Vehicle: 2021 Dodge Charger V-6 AWD

A traffic accident occurred where only a police vehicle was involved. A police vehicle was forced into the median by someone pulling onto Soco Road without looking. The police vehicle was totaled. Insurance will pay for a new vehicle. Statesville (NC) has a black Dodge Charger, not a silver one, for \$27,500. For that price, having a black Charger in the fleet will not make a difference.

- 9) Consideration of Event Approvals:
  - a. Tuscola High School-Summit Country/Western: May 21-22

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A consensus was taken at the April 24 Pre-Budget Meeting. Now Council will take formal action to allow Tuscola's Choir to use the Festival Grounds for their annual fundraiser.

10) Other Business

11) Department Head Reports

- a. Mike Mehaffey, Public Works Director
- b. Russ Gilliland, Police Chief
- c. Ron Hancock, Town Planner

12) Closed Session:

- a. § 143-318.11 (a)(4) Economic Development
- b. § 143-318.11 (a)(3) Attorney Client Privilege

13) Adjournment

► Manager Clark and Planner Hancock met with Frankie Wood late afternoon on Monday. Mr. Wood would like to petition for annexation of three (3) areas of Ghost Town that were never incorporated into the Town. One area is the upper end of the Ghost Town Parking lot that was purchased from Lynn Setzer in June 2014 by Alaska Presley.

The second area is at the top of Ghost Town property 7677-94-6167 that was purchased from Mark C. Martin Trustee in February 2012 by Alaska Presley.

The third area that still needs some additional study/possibly a survey, is a triangle of property where the old Cherokee Village was located.

If the paperwork is completed, the first two petitions for annexation could be on the May 11 agenda.

**Assorted Work Session Topics**

- HB412

Representative Mark Pless introduced House Bill 412 into Legislation. Individuals on the Board did not feel good about the letter Manager Clark was directed to draft to Representative Pless about the original bill. The original bill was revised to eliminate the additional 2% Occupancy Tax increase to be used for large venues such as convention centers, amphitheater, and sports arenas. Maggie Valley does not have any outlying land large enough, with topography that would be suited for a large venue.

The new bill creates the framework for Maggie Valley to have its own Tourism Development Authority (TDA) to collect an additional 2%.

Council briefly discussed the cross-over week for local bills from the House to the Senate. Legislators will vote on local bills prior to voting on the State Budget.

Alderman T. Wight questioned how the MVTDA would be set up if/when the bill is enacted.

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Maggie Valley does not have to “recreate the wheel”, Council can glean ideas of what works and does not work from those municipalities around us that have already been given authority to have their own TDA.

Mayor Eveland stated that Council is appreciative of what Representative Pless is trying to do for Maggie Valley. This issue has been discussed for a decade now. Representative Pless is looking out for Maggie Valley. Maybe Maggie Valley can be a pilot for the rest of the municipalities in Haywood County to enact their own TDA.

- Waterfall Trail System

Mosaic Design is currently preparing bid sub-packages for the Waterfall Trail Park.

The National Trail Grant Funding has reduced their grants from \$200,000 to \$100,000. Although funds are reduced, they also eliminated the pre-grant application requirement. July 30, 2021 is the deadline for applying for grant funding.

- Soco Road Project

Staff conducted a zoom call with American Engineering (NCDOT’s Engineering) and found that they are 30% complete on the Soco Road Project. Two to three crosswalks will need to be eliminated. The crosswalks with the most pedestrian traffic will need to be designated so that flashing signs can be installed. Not all crosswalks will have a flashing sign.

FHWA (Federal Highway Administration) is passing the funds for the road project through NCDOT; therefore, all Federal guidelines must be met. This means that areas where there are benches do not meet the FHWA guidelines, so those bench pads will have to be redone to meet FHWA guidelines. This was not in the original cost of the project. Staff will remove some of the benches and then place them out of the NCDOT Rights-of-Way. The reason for the Federal Guidelines is for sight impaired people to feel small bumps in the sidewalk to let them know they are now at a crosswalk.

Manager Clark will email Council drafts of the bench/crosswalk drawings.

Staff does not want to get caught up in additional survey costs. Staff just wants to improve pedestrian safety. Because people love the benches, some sidewalk connectors to the benches will be changed.

- Rocky Top Road

Staff has been working with Tammi Hartzog, new owner of Kampin-Kountry Park, about rebuilding/resurfacing Rocky Top Road. Ms. Hartzog lacks approximately ten (10) residents to agree to participate in the cost of the Rocky Top Road Project. Some of the residents are getting antsy because of the delays.

Staff has encouraged Ms. Hartzog to move forward with the funds she has available. The project should have started in late February-early March. Now in May/June, the flow of traffic coming and going via Rocky Top Road will be greatly impacted. The Town’s paying 30% of the project may drag on until the

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2021/2022 fiscal year. These funds have already been calculated into what staff is doing with the proposed budget.

Council should remember that this road project is not the Town's Road Project, so when residents are unable to leave or return to their home due to road construction the blame is not to be placed on the Town.

Staff prefers not to wait until next year for this road project to begin. Several issues could arise before next year.

- NCDOT Bridge Project

The NCDOT Bridge Project (a redesign project) will impact exit 103 (Lowe's Exit) as well 104 (Maggie Valley/Cherokee Exit) by Lake Junaluska. The purpose of both exits being closed has to do with Railroad Rights-Of-Way and creating a "fly-over" to make getting off at the Lowes Exit safer. Exit 104 will be better aligned for people getting off that busy exit.

NCDOT plans to send traffic to Exit 102 (Old Kmart Exit) for Waynesville and Maggie Valley. Waynesville is asking NCDOT to redesign Exit 102 to carry the increased traffic flow. Maggie Valley is encouraging NCDOT to route traffic to Exit 20 off I-40 (Jonathan Creek Exit) to provide a straight shot to Maggie Valley and Cherokee.

Maggie Valley does not want NCDOT to route traffic through US-74 because of the negative impact it would have on the Commercial District.

This will be a two-year project.

Alderman P. Wight questioned what could be done to stop NCDOT from closing exits.

It was made clear via conference call with both Waynesville and Maggie Valley (Mayor Eveland, Manager Clark, and Planner Hancock) that there were no other options.

NCDOT will conduct continued outreach programs to enlighten people about the bridge project.

Alderman P. Wight asked if the economic impact to Maggie Valley was considered. This plan seems to fit NCDOT's needs, but not Maggie Valley's needs.

► Manager Clark provided a drawing of a snowboarding winter display like the Ski Town Winter Display at the intersection of US-276 and US-19 (Jonathan Creek/Soco Road Intersection). The fully animated snowboarding display will be installed at Mary Rathbone Rich Park at the east end of town. The Haywood County Tourism Development Authority (HCTDA) will fund the display. Mosca Design (the factory that makes the winter displays) out of Hickory NC will store the display until staff is ready to install the display. The winter displays are taken down in March as the valley prepares for spring.

Storage area is badly needed. The Ski Town display is currently stored outside under a shed, which is not the best option. If a Public Works Building is not going to be funded, the display will not be ordered. The Town is paying for two storage units on Moody Farm Road. A storage building would eliminate the need to rent those units.

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If the board so desires, the funds awarded can be given back to HCTDA and staff can try again next year.

Mayor Eveland stated that it would be nice to have a large display at both ends of the valley and a storage building is going to be put into the 2021/2022 budget.

Finance Director Wheeler informed Council that a budget amendment would need to be approved at the June 2021 Regularly Scheduled Board of Aldermen Meeting.


HCTDA awarded the Town \$10,000 to start working on the History Project. The project must start prior to the deadline of June 30.

Mayor Eveland added that HCTDA provides funding for the Backyard 4<sup>th</sup> Fireworks. The funds do not pay for all the fireworks, but it allows Maggie Valley to go bigger and better. It is everyone's hope that the 2021 Backyard 4<sup>th</sup> will be more normal than in 2020 when no one was allowed inside the Festival Grounds.

Maggie Valley has been busy, and visitors continue to come. New York is eliminating all Covid restrictions by mid-May. More people are choosing to vacation in the US, in rural areas.

Alderman Patel, a HCTDA member, stated that the HCTDA has always been supportive of Maggie Valley. There are some entities that ask for 100% funding and do not contribute any of their own funds.

**ON MOTION OF ALDERMAN T. WIGHT, WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 10:14 AM.**



Mayor Mike Eveland



Vickie Best, CMC, NCCMC, Town Clerk

