

Town of Maggie Valley
Board of Aldermen Agenda Setting Monthly Workshop
March 30, 2022

MINUTES

Members Present: Mayor Mike Eveland, Aldermen: Tammy Wight, Jim Owens, John Hinton, and Phillip Wight

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

Others Present: HCTDA Director Lynn Collins, Chamber Director Teresa Smith, Rick Helpers, Casey Conner partner in Ice Mill Inc., Reporters Kathy Ross, and Hannah McLeod

Mayor Eveland opened the Agenda Setting/ Monthly Workshop at 9:30 am on Wednesday March 30, 2022, in the Town Hall Boardroom. Council began reviewing the proposed agenda for April 5, 2022, Regularly Scheduled Board of Aldermen Meeting.

► Considering the need to conduct Public Information Sessions, Public Hearings, and fully having the Unified Development Ordinance (UDO) vetted, Council discussed placing a directive on the Planning Board to have their recommendation prepared within thirty days.

ALDERMAN OWENS MADE A MOTION TO GIVE THE PLANNING BOARD THE DIRECTIVE TO HAVE THEIR RECOMMENDATION FOR COUNCIL PREPARED WITHIN THIRTY DAYS. MOTION CARRIED UNANIMOUSLY.

Planner Finkle presented the draft UDO Timeline.

April 29: Planning Board deadline to provide review and comment.

May 2: Draft posted online for opportunity to comment

May (Dates to be determined)

Two Drop-in Public Engagement Sessions to hear from the citizens and to display the Zoning Map and discuss the text in the new UDO.

Council members do not have to be present at the Public Engagement Sessions but certainly all boards will be welcomed.

Four Aldermen Workshops on the following topics:

Districts, Use Table, Density Table

Zoning Map

Conditional Zoning (PUD, Cluster, Etc.)

Subdivision and Street Standards

June 14: Aldermen hold Public Hearing to adopt UDO and Zoning Map

Council was asked to submit available dates for the four (above) workshops from 3pm until 6pm.

Manager Clark informed Council that the 2022/2023 Budget, UDO, and the Land Use Plan will be separate issues at separate meetings.

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Mayor Eveland and Manager Clark will be in Willington NC April 26 through April 28 at a North Carolina League of Municipalities Conference. Mayor Eveland will be on vacation the week before Memorial Day.

Review of Draft Agenda

- 1) Meeting Called to Order
- 2) Pledge of Allegiance
- 3) Approval of the Agenda
- 4) Consent Agenda
 - a. Minutes to be Approved: March 1, 2022
 - b. Budget to Actual
 - c. A/R Report
 - d. Tax Releases
 - e. Call for Public Hearing: May 10, 2022, 6:30PM
 - i. Text Amendment for Food Trucks
 - f. Voluntary Annexations – Direct Clerk to Investigate Sufficiency
 - i. Resolution 22-9 King PIN 7696-16-8244
 - g. Voluntary Annexations – Call for Public Hearing – May 10, 2022, 6:30pm
 - i. Resolution 22-6 Hotchkiss PIN 7696-77-7475
 - ii. Resolution 22-7 McIntyre PINs 8607-36-8571 / 8607-36-9299
 - iii. Resolution 22-8 West PIN 8607-243974

Although the McIntyre parcels are outside the Town of Maggie Valley's Service District, sewer can be provided (at the outside rate for capacity fees and user fees).

The West parcel is located behind what is commonly known as the Penny Saver on Jonathan Creek. This parcel is an excellent candidate for annexation. Sewer is provided to the surrounding parcels.

The King parcel at 38 Yarbrough Drive is sewer driven because of a failing septic tank.

- 5) Public Comment
- 6) Presentation: Lynn Collins – Executive Director HCTDA

HCTDA Director Lynn Collins will provide a mid-year presentation for the 28751 zip-code.

- 7) Consideration of Text Amendment: R-3 High Density Zoning Uses & Density

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- a. Public Hearing
- b. Consideration of Approval: Ordinance 982
- c. Consideration of Approval: Consistency Statement

The proposed changes are to delete certain uses in the Residential 3 (R3) Zoning District and to decrease density. Staff has proposed changes ahead of the UDO adoption given the current development pressures and foreseeable trends. The proposed changes are in accordance with the draft UDO and are consistent with the Town's future Land Use Plan.

The proposed changes are removing Class A and B Manufactured Homes and Manufactured Home Parks from R3 Zoning Districts and minimum lot area= .2 acres or 8,712 square feet and lot area per multi-family dwelling units: .1 acre or 4,356 square feet.

8) Consideration of ARPA Grant Assistance-Withers Ravenel

The preferred option is to seek grant funding for the levee repairs at the Wastewater Treatment Plant and to remove all sewer aerals.

The cost to complete and submit a grant application for the Levee Repairs is \$3,750. The cost to complete and submit a grant application for the removal of "sewer creek crossings" to DWI is \$3,750. The total to complete the two grant applications will be \$7,500. Withers Ravenel has the technical abilities, knowledge, and experience to complete and submit grant applications that are far and above what staff could provide. Withers Ravenel can gain points within the point system to submit successful applications.

If grant funding is awarded, the cost of repairing the levee is approximately \$325,000 which would come from 100% grant dollars.

The contract for applying for these two grants will be in the agenda packet.

9) Consideration of Appointment: Maggie Valley Planning Board

After many years of service, Ms. Connie Dennis has submitted her resignation letter from the Planning Board. In February 2022, Council interviewed several excellent candidates that can fill the now vacant seat.

Council will appoint someone to fill the vacancy at the April 5th meeting.

10) Consideration of Donation: Richie's Alliance

The Town has always donated funds to Richie's Alliance for Autism. All the money helps children with autism to have the tools accessible that are needed for education, personal growth, and future development. In years past, the Town has donated \$750.

11) Consideration of Budget Amendments

- a. Ordinance 983 – Playground Slide

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b. Ordinance 984 – Spring Lake Road

The playground slide will take six to eight weeks to arrive. The playground slide will have a high bank but will not be a tube slide. The new slide will come in pieces so if the new slide were to get a crack, just that piece can be replaced. The slide should be installed by early May.

The Springlake Creekbank Project was in the budget and now it is time to pay for the completed project. The creekbank restoration has held up perfectly after being assessed during the last flooding event.

12) Town of Maggie Valley: Façade Grant Update

Planner Finkle will provide an update on the Façade Grant Program.

13) Other Business

14) Department Head Reports

15) Adjournment

► Haywood County Tourism Development Authority Director Collins reported that there are funds still within the HCTDA's accounts that were allotted for a winter event that former Mayor DeSimone hosted.

Casey Conner with Ice Mill Inc. will provide ice sculptures/ice games for a winter event in 2023 if Council deems possible. The remaining \$8400 from Mayor DeSimone's event could go toward the cost of another winter event. At the HCTDA Retreat, the members discussed the need for more winter events. The event could be held solely at the festival grounds or sculptures/ice games could be displayed throughout Town.

There were discussions about ice events held at other venues with remarkable results. If approved, the event would be a turn-key festival.

Mr. Conner can provide a case study on ice sculptures but asked that Council keep in mind that wind and UV exposure has a significant impact on how the ice holds up.

Alderman Owens felt this was a huge opportunity for a winter event and everyone should get involved, like an ice sculpture scavenger hunt.

Aldermen Tammy and Phillip Wight have had the opportunity to see ice sculptures a several times and found it very enjoyable.

Because of skiers, the Town is normally busy around MLK Day and Presidents Day. Council may want to look at mid-January or mid-February. A one-day event is best in the south, while in the north the sculptures can last up to a week. The sculptures and/or ice games will be hauled in a refrigerated truck. There is the option of leaving them up if the weather is accommodating.

Ice Mill Inc. does live carvings demonstrations on site and Mr. Conner even suggested adding a wood carver to the event so that both could carve simultaneously. Director Collins felt the event could be full of interactive activities for all ages. Ice Mill Inc. provides a large discount for first time events.

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With Alderman Owen's experience in tourism/hospitality, he felt events like this continue to grow year after year. Alderman P. Wight added that the coldest property the Town owns would be the newly purchased parking lot.

Council discussed having displays at the pavilion, or sightseers could go from business to business throughout the business community viewing ice sculptures. There were discussions about the Town paying 25% of the cost of a sculpture at the different businesses. Alderman Owens hopes the Town would go big on the winter event; as big as possible.

This kind of event fits the guidelines for 1% 28751 TDA Funding.

If the event comes to fruition, HCTDA would assist in advertising this new and exciting winter event.

Mr. Conner and Manager Clark will drive throughout town looking for suitable places for ice sculptures/ice games displays.

This event could be compared to Fall Days, where all merchants in the valley participate in decorating for autumn. The fall displays are always a hit with visitors and locals alike.

When parking was discussed, Manager Clark stated that the event could not be held at the festival grounds unless the sculptures were under tents, but live demos could be held on the stage. The live demos are done in a spill containment bowl to keep the ice from damaging the floors. On open ground, weather could wreak havoc on the ice.

The winter event the Chamber had on the front part of the festival grounds drew over three hundred people and it was a small event. Chamber Director Smith added that you would want food trucks and music at the event. When asked, Director Smith stated she would help all she could with the ice event.

Other Topic Discussed

► Council has reviewed information on food trucks and the impact food trucks have on brick-and-mortar restaurants. An ordinance will be created for Council's adoption on Tuesday May 10, after a recommendation is provided from the Planning Board.

► Because Maggie Valley receives less than ten million dollars in American Rescue Plan Funds (\$394,228.74) Maggie Valley will take the standard deduction for governmental services. This act will also simplify the paperwork. Although, some restrictions have been lifted, Finance Director Wheeler wants to designate the funds for revenue replacement- provision of Government Services. Since Council, with Withers Ravenel's assistance is seeking grant funding for the two major sewer project, Director Wheeler prefers not to allocate the funds for those sewer projects (2) in the event the Town is awarded the grants.

► Due to the natural disasters throughout the State, there will be a 12% renewal insurance increase for the Town's liability coverage.

► When the NCLM agent recently met with Manager Clark and Director Wheeler, the agent noted how the Town Hall operates spaces that allow for non-governmental activities. Staff is reviewing how the Town can limit the liability. The agent went as far as to ask that the Town get a written contract with

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Haywood County because the library and the Nutrition Center operates out of Town Hall. There will be future discussions about the Pavilion, and Flossy White Room.

► Project Update

Soco Road Pedestrian Project received no bids. NCDOT fears that no bids were submitted because all the concrete work may have scared contractors off. At the same time as Maggie Valley's project was let, four other NCDOT projects received no bids

Even after having to remove the large trees, the newly purchased parking lot will be aesthetically pleasing. The road project will have a negative impact on the new parking lot, but there will be later discussions when more information is available.

► Jeremiah Rich, a local rock mason, will build twenty feet in diameter rock ring that will be twenty-eight inches high. Mr. Rich has one rock that is shaped like North Carolina that will be a focal point. Mr. Rich mines the rock from Fie Top.

► Manager Clark and Planner Finkle are working with Haywood County, Mountain Projects and the Dogwood Foundation to seek grant funding to pave the roads in Bethel Village (off Jonathan Creek Road) for workforce housing. The unpaved roads are a hurdle to overcome when seeking grant funding. After the roads are paved, grants will be sought from USDA and Habitat for Humanity. To be eligible for funding, the recipient must be a non-profit.

► Planner Finkle informed Council that three applications have been submitted for the Façade Grant: Eagle Plaza, Wheels Through Time, and Meadowlark Motel. The preliminary cycle ends tomorrow (March 31). Additional detailed applications will be required. Two of the applications may be eligible for grant funding.

Wheels Through Time wants banners and window clings. Banners and window clings do not qualify for the Façade Grant Program.

THERE BEING NO FURTHER BUSINESS TO DISCUSS, ON MOTION OF ALDERMAN P. WIGHT THE MEETING ADJOURNED AT 10:47 AM.



Mayor Mike Eveland



Vickie Best, CMC, Town Clerk

