

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

Members Present: Mayor Mike Eveland, Aldermen: Jim Owens, Tammy Wight, and Phillip Wight. Alderman John Hinton was not present.

Staff Present: Interim Town Manager Vickie Best, Finance Director Autumn Lyvers, Public Works Director Mike Mehaffey, Town Planner Kaitland Finkle, Chief of Police Russ Gilliland, Minute Taker Regina Massie

Others Present: Reporter Kathy Ross

1. Meeting Called to Order

Mayor Eveland called the Board Meeting to order at 10:00 a.m. on Wednesday, September 7, 2022, in the Town Hall Boardroom. Council began reviewing the proposed agenda for the September 13, 2022, Board of Aldermen Meeting.

2. Pledge of Allegiance

3. Police Department Promotion Presentation

Chief Gilliland will conduct a presentation promoting Lieutenant Matthew Boger to the Police Captain Position and promoting Officer Haley Crocker to Detective. Chief Gilliland says that both have been serving in these respective positions for the past couple of weeks.

4. Presentation Honoring Officer Bellows

Arriving on the scene of a serious accident on 1-40 earlier this year, Officer Shanna Bellows, who was off duty, jumped into action to save lives and control the scene. A plaque will be presented honoring Officer Bellows for her quick response. State Representatives Mark Pless and Mike Clappitt as well as Senator Kevin Corbin will be in attendance. Chief Gilliland said he was not sure what the State Representative have planned. VFW was interested, but the Chief hasn't heard back from them.

Alderman Phillip Wight thanked Chief Gilliland for recognizing Officer Bellows' valor. Chief Gilliland said it has been a difficult experience for the Officer to process. Blood from the accident victims as well as burns caused EMS to incorrectly identify her as one of the victims initially. Chief Gilliland said he considered sharing photos at the Board of Alderman Meeting but decided against it.

Chairs will need to be set out for the anticipated audience at Tuesday's Board Meeting.

5. Approval of the Agenda

6. Consent Agenda

- a. Minutes to be Approved: June 6, 2022, August 2, 2022, and August 9, 2022
- b. Budget to Actual
- c. A/R Report
- d. Proclamation for Constitution Week: Daughters of the American Revolution

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

This is an annual proclamation. These types of items are not typically included in the Consent Agenda and are included for Council notification. The Mayor has the authority to issue and sign proclamations at will and without Board approval. The Proclamation will be a part of the agenda, but Mayor Eveland does not need to read the actual Proclamation at the Board Meeting.

- e. Resolution 22-25: Support the joint application from French Broad River MPO and the Land of Sky RPO to develop an Action Plan for the region through the Safe Streets for All Program. Safety of drivers, as well as the pedestrians and cyclists that share these roads are of the utmost importance. The Safety Action Plan can help ensure that as infrastructure is improved upon, the safety of the citizens is at the forefront. With the creation of this Safety Action Plan, it will be the first plan of its kind in Western North Carolina. Our region has the opportunity to be a blueprint for other mountainous communities that are typically challenged by geography. This plan will also allow many communities in the region to apply for implementation funds in future funding rounds to help create safe and robust roadways and pathways for all modes of transportation.
- f. Proclamation Lifting the State of Emergency
This is a proclamation formally declaring the State of Emergency over. It is included on the Consent Agenda for Council information. Governor Cooper lifted the State of Emergency on August 15, 2022, after the August Regularly Scheduled Board of Aldermen meeting. Haywood County Manager sent out a communication asking for opinions, and all Haywood County municipalities agreed to end the State of Emergency.

7. Public Comment

8. Resolution 22-22: Adopt the Smoky Mountain Regional Hazard Mitigation Plan

Without this adoption, Maggie Valley would not receive State or Federal funds in the event of a disaster. The 700-page plan was emailed to Council for review on September 1, 2022. Haywood County Emergency Management Officer Zack Koonce will be on hand to explain the plan and to answer questions.

Mayor Eveland asked if Maggie Valley has a plan in place. Planner Finkle explained that the Town doesn't have its own plan. This is a regional plan, and the Town will get funding for qualifying for it, adding that this is the only way to get emergency relief funds. Alderman Phillip Wight said he would like for the Fire and Police Departments approve the plan. He said there are a few details he wants to look at, also questioning how long the plan is binding.

Each Alderman should have an opportunity to acknowledge they can't change the plan, but still have an opportunity to make their voice heard.

Alderman Phillip Wight said he felt like they did a good job handling mandates during the pandemic, adding he didn't want to circumvent local government in any way. This is still an Emergency Management Act. Planner Finkle said that while it is a regional plan, municipalities couldn't afford to do a plan on their own, and these are suggestions in the event of an

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

emergency. Mayor Eveland said it is very important for funding, and some of the rules the Town goes by now are already in the plan.

The Board will have an opportunity next week to ask questions and Alderman Owens suggested making a list of questions for the meeting. Alderman Phillip Wight said he plans to call Mr. Koonce.

Mayor Eveland then said that this is a regional, 700-page document and "none of us will agree with all 700 pages." The State has regulations when enacting a State of Emergency that allow municipalities to do things they wouldn't normally do. Planner Finkle commented that one of the sections in the plan has recommendations for each town.

9. HCTDA Year-End Report

Haywood County Tourism Development Authority Executive Director Lynn Collins will be present and provide the annual Year-End Report. She brought information to Town Hall yesterday, and it will be delivered to the Board of Aldermen on September 7 for the September 13th meeting.

10. Resolution 22-24 Accepting offer to sell certain property of the Town of Maggie Valley: Waterfall Property

- a. Motion to adopt Resolution 22-24
- b. Approval of Contract to sell the property

Attorney Justus previously advised the Town to go through upset bid procedures, causing a delay in accepting the offer. There was not an upset bid. It will now go before Council for motions to adopt and approve the contract, thus allowing Mayor Eveland to sign the contract. November 6, 2022, is the end of the due diligence period. The sale of this property will lower the Town's liability and get back a little less than half of the purchase price of the Ferguson Property.

11. Request for Qualifications (RFQ): for the Wastewater Treatment Plant Levee Project

Maggie Valley received three RFQs for the engineering of the Wastewater Treatment Levee Project: CDC Civil Design Concepts, Schnabel Engineering, and WithersRavenel. Public Works Director Mike Mehaffey said with regard to CDC, their time was tight (could not complete the project in a timely manner.) Schnabel Engineering, an out-of-state firm, would incur travel expenses, elevating their cost. WithersRavenel is local and wrote the grant for the awarded funds to pay for the levee.

Director Mehaffey said the Town has worked with WithersRavenel before and would be well served by them. He said some of their previous work with the Town include sewer projects and the creek crossing removal at the Maggie Valley Wellness Center. He said the WithersRavenel engineer is a Clyde resident.

12. Petition for Annexation: 8607-27-9452, 1585 Jonathan Creek Road, Owned by Haywood County

- a. Sufficiency of Petition
- b. Adopt Resolution No. 22-23 Setting Date of Public Hearing November 9, 2022

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

The November Board of Alderman meeting will be held on Wednesday, November 9, as Election Day falls on the normally scheduled date. Plans will be submitted in advance. This will be Conditional Use.

13. Public Hearing for Annexation: 8608-53-0888, 109 Mount Valley Road
- a. Open and Close Public Hearing for annexing property
 - b. Adopt Ordinance 1012 for the annexation of 109 Mount Valley Road

14. Initial Zoning of 109 Mount Valley Road, PIN 8608-53-0888
- a. Open and Close Public Hearing
 - b. Adopt Ordinance 1007: Zoning Property R3
 - c. Adopt Consistency and Reasonableness Statement for Zoning Property R3

Planner Finkle is starting to hear rumbles about the annexation and there will probably be HOA members at this meeting. Bethel Village is about half built out. Travelers Point may be next to seek annexation. She said some folks have concerns about annexation of this property. The HOA doesn't think it is legal to zone, but Planner Finkle will clarify at the meeting that it is, and that if the Town chooses to annex, zoning will occur.

Mayor Eveland said some people think it is illegal to bring property that is part of a HOA into town, but this is not the case either. Spot zoning information will be reviewed at the Board Meeting. Planner Finkle said justifiable reasons must be presented about specific uses and density.

The Mount Valley Road property owner does not have Town services. The reason for annexation is connection to sewer. Interim Manager Best commented that they will not be using Mount Valley Road for trash service, because CWS trucks are not allowed on that street. Travelers Point has road frontage to this property. All services from the town will be provided from Travelers Point.

15. Event Approval
- a. Eurofest Maggie Valley: August 19, 2023

Maggie Valley needs more events in August, and this date is available. This is a no alcohol sales, no live music and no overnight camping event.

16. Approve the purchase of a WWTP Truck
- a. Performance Automotive produced the lowest quote: \$44,557.45
 - b. Ordinance 1009 Budget Amendment to purchase WWTP Truck \$45,558

The Sewer Department had \$36,000 allocated to purchase a new sewer truck. That amount would not have covered the cost of the truck that the Sewer Department needed. The budget was unknowingly cut to the Department Head. The cheapest quote was from Performance Automotive with a State Contract price of \$44,557.45. All three bids will be presented at the meeting. Town went with the lowest bid.

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

17. Surplus 2015 Police Dodge Charger

The six-year-old service Dodge Charger to be surplused has 107,000 miles. In the past surplused vehicles have been sold to other police departments. Staff will determine if Maggie Valley can get more money from Gov Deals or by selling to another agency or dealership. Chief Gilliland will communicate with Interim Manger Best about necessary action.

Adjustments will be needed to next year's budget because \$72,000 was allocated for the Durango Pursuit vehicles, and they exceeded this by \$5000. Dealerships used to have special programs available, but now they only offer at \$500 below cost.

Chargers are going out, and this will be the last time municipalities will get them. Chief Gilliland said they will need to think about what type is next. Dodge Durango is still available, as are some models of Fords. Chevrolet has the highest prices. Alderman Owens suggested that they car companies will come out with electric vehicles and many vehicles available right now, will be phased out anyway.

18. Facade Grant: Maggie Valley Wellness Center and Eagle Plaza Sign

Planner Finkle said they have been sitting on the Maggie Valley Wellness Center application for a while now. The bulk of their request is for painting. They are working with Mountain Bizworks on scaling up and having additional services and providers. The question to the Board is whether they want to fund?

Mayor Eveland said this is an opportunity to see if the language needs to be adjusted. Planner Finkle says that both Maggie Valley Wellness Center and Eagle Plaza are asking for more money for signage.

Alderman Phillip Wight doesn't think it makes sense to paint signs for businesses. Mayor Eveland agreed, that if you are painting a sign, it is still a sign. If they are tearing down a sign to rebuild in conformance with today's regulation, the Town should pay for it.

Planner Finkle's concern is that what if a business closes, the Town doesn't want to pay. She said if the Board wants to fund signs, they can approve.

Eagle Plaza has spent a lot of money already from donations, but it won't fund the entire project. What ever the Town agreed to pay, they must go with that amount. Planner Finkle said the plan now is to fund 50% of total cost, but that can be reduced. Alderman Owens recommended looking at it on a case-by-case basis and consider what it means to the image of the Town, so a more intelligent decision can be made. He said Maggie Valley Wellness Center doesn't have as much need as others.

19. Budget Amendments:

- a. Ordinance 1008 Increase the Budget for two Police Pursuit Vehicles \$5,018.15

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

- b. Ordinance 1010 Budget Amendments are from the 2021/2022 Encumbrances that need to be moved to the current Fiscal Year.
- c. Ordinance 1011 to pay for the Ferguson Property \$436,00

Ordinance 1010 amendments are for 2021 – 2022 encumbrances totaling \$108,797. Council will receive a list in the agenda. This cost covers the Land Use Plan, patrol car equipment, Wi-Fi at the Festival Grounds, and updates to the Veteran's Park. The bulk of this was incurred on the Land Use Plan. Mayor Eveland will need to present each Ordinance separately at the Board Meeting.

20. Kick Off: Comprehensive Plan Steering Committee

Interested Volunteers will meet with Town Staff on September 13, 2022, at 5:30 pm (one hour before Aldermen Meeting) to talk through scheduling and what the committee means.

Mayor Eveland asked during the course of the next several months to a year, are there talks about including HOAs, specific neighbors, or zoom meetings. The goal will be to get as many people involved as possible. Planner Finkle will go over all this information next week. There is a meeting scheduled in Dellwood, and another in Brannon Forest. A survey link will be sent with tax bills and posted around town. Mayor Eveland asked about whether previous surveys have been posted on Facebook. She said they were and this one will be, as well as being included on the Sunshine List. Drop-in events will be offered too. They are seeking as many opinions as possible.

21. Other Business

Labor Day Craft Show

Despite rain, the Labor Day Craft Show was a success. An Economic Impact Report provided details of the event. Mayor Eveland said the report provided great information, and he would like to see other vendors report the same. Alderman Owens said that each vendor would need to do their own, while Alderman Phillip Wight said it would require someone to sit at the gate. Interim Manager Best stated that staff has enough problems getting the required information.

Mayor Eveland suggested that maybe TDA could have college kids, not to promote, but to collect information (i.e., try to speak with attendees, ask where they are from, etc.) It would probably only be for 3 – 4 select events per year.) He acknowledged that some individuals don't want to share how many visitors pass through the gate. Alderwoman Tammy Wight said this would be a good way to tell which events are effective

Alderman Owens said maybe the mobile TDA van could be at events like this, and while there, ask people to complete a survey. It could potentially help TDA too.

Winter Ice Festival

An email was sent out challenging individuals to come up with a name for the Ice Festival in January 2023. Lynn Collins will submit names. Board Members were asked to let Interim Manager Best know if they chose a new name.

Town of Maggie Valley
Board of Aldermen Agenda Setting Workshop
September 7, 2022
MINUTES

Rural Engagement and Investment Program

Planner Finkle provided guidelines and will share information at the Board Meeting.

She said former Town Manager Nathan Clark wanted the Town to consider applying for a \$950,000 grant for a project of the Town's choosing. She asked the Board to look through the document and if there's a project the Town can get off the ground with almost \$1 million, let her know. Applications are due in November. This is not just a 50/50 buy-in.

Suggestions such as paving projects, and revitalization of buildings were thrown out. Planner Finkle said if construction needs to occur, a budget with timeline would be required.

All agreed that if the money is available, the Town would be well advised to go after it, because someone will ask for, and get it. They need to put a plan together. Even if it's for a demo, this is money we should ask for, said Alderman Phillip Wight. Earlier discussion involved the Welcome Center having a home in Maggie Valley.

Ferguson Property

Alderman Phillip Wight asked when they would be able to do a walk through on the Ferguson Property. The door is locked, but they can go now. Manager Best will make arrangements for a visit. They have recently made a surprise discovery of a basement under one of the buildings. However, the ceiling going from 7' at the entrance to 4' or less at the back.

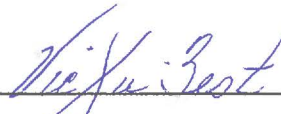
Helping Hands Funding Suspension

Interim Manager Best referenced a September 2, 2022, article in The Mountaineer, where funding for Helping Hands has been suspended by Haywood Healthcare Foundation. Helping Hands has provided assistance to the homeless population, and this will affect the Our Place Inn owner. Mayor Eveland said he met with leaders about two months ago and was promised information about how Helping Hands funds were being spent. He said this is not the first time he has requested this information.

ON MOTION OF ALDERWOMAN TAMMY WIGHT, THE MEETING ADJOURNED AT 10:50 AM. ALL IN FAVOR.



Mayor Mike Eveland



Regina Massie, Minute Taker

