

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday February 6, 2024, 10am

Members Present:

Mayor Mike Eveland, Mayor Pro-Tem Jim Owens, Alderman John Hinton, Alderman Phillip Wight, Alderman Tim Wise

Staff Present:

Town Clerk Kathy Johnson, Public Works Director Mike Mehaffey, Town Planner Sam Cullen, Police Chief Matthew Boger, Finance Director Tasha Gubernath, Assistant Town Planner Noah Taylor

Others Present:

No others Present:

Media Present:

Aarik Long
Brionna Dellara

Meeting Called to Order

Mayor Mike Eveland called the Agenda Setting Meeting to order at 10:01 am on Tuesday February 6, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Budget Amendment: Ordinance 1070 for New Heat Pump/Furnace

Town Planner Sam Cullen explained the Bid for the new heat pump/furnace was approved at the last Board of Aldermen meeting. He said there would need to be a vote to approve Budget Amendment Ordinance 1070 allowing \$3000 to be taken out of M&R Building and \$8500 from the Fund Balance. The work has been completed and the contractors will need to be paid.

A motion was made by Alderman Jim Owens to approve Budget Amendment Ordinance #1070 in the amount of \$11,747 for the Heat Pump. The motion carried unanimously.

Award bid for Sweet Briar Parking lot

Mr. Cullen said the Town has received bids from WNC Paving and Custom Paving. Staff recommends going with Custom Paving's bid for \$231,000. If the bid is awarded, Custom Paving will begin the work in a couple of weeks.

There was discussion a between Board members and Staff. The Public Works Director said the bid does not cover any extra dirt that may be required. He said that would be an additional \$200 a load for dirt if needed.

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Mayor Eveland asked Mr. Cullen to send information out on the sunshine list and on face book to keep the residents informed about the parking lot closure.

Mr. Mehaffey said the bid does not include landscaping and EV charging stations. He said the Town will be looking at different ways to do the landscaping. The Town will be putting the underground lines in for the EV chargers. He said Mr. Cullen is working on trying to get a grant for the chargers. Mr. Cullen said if the bid is awarded at this meeting, the Budget Amendment will be presented at the Board of Aldermen meeting on February 13, 2024.

A motion was made by Alderman John Hinton to approve Custom Paving's \$231,000 bid for the Sweet Briar Parking Lot. The motion carried unanimously.

Award bid for the New Roof

Mr. Mehaffey said the Town received three bids for the new roof. The bids ranged from \$80,000 to \$115,000. After speaking with all three companies, he recommends going with Consolidated Roofing's bid of \$94,889 which will include hauling off the old shingles. He said this is not a budgeted item and will need to be taken out of Fund Balance.

Mr. Cullen said staff recommends awarding the bid to Consolidated Roofing for \$94,889, the materials being used and the timeline in which they can start best meets the needs of the Town. If the bid is approved at this meeting, the Budget Amendment will be at the February 13, 2024 Board of Alderman meeting.

A motion was made by Alderman Tim Wise to accept the bid from Consolidated Roofing in the amount of \$94,889. The motion carried unanimously.

Alderman Tim Wise to discuss grant funding for items/improvements

Alderman Wise said there had been several projects that had been discussed before he became Alderman about improvements to Town properties. He spoke about WNC Enhancement Grants that would help with some of these projects. He has spoken with Town Manager Vickie Best about projects and together they have compiled a list.

- * Patio Awning in front of Pavilion
- * Commercial picnic tables and benches in front of Town Hall
- * New landscaping and plants in front of Town Hall and Trees planting on Rocky Top Road side of Town Hall.
- * Landscaping Pavilion picnic area

Normally this conversation would be in the Budget Retreat, but the grants are time sensitive and if awarded, would be free money for the Town. There was much discussion between Board members about the cost of the projects and types of grants that have been awarded throughout the county.

New Roundabout

Mr. Cullen said staff had a meeting with NCDOT about the new roundabout going in the intersection of Soco Road and Highway 276. He reviewed a map of the proposed project with Board members and said in 2018, the Town of Maggie Valley signed an agreement with NCDOT to share the cost. The Town will be responsible for five percent of the cost of a portion of the sidewalks, which is estimated to be around \$7800, due upon completion of the project. Mr. Cullen said the lighting is not included in the plans for the roundabout.

Mr. Mehaffey answered questions from the Board on the Roundabout project.

Other Business

Finance Director Tasha Gubernath referenced General Statute 105-369 and said she was required to bring a tax list to the governing board to allow for advertisement of the delinquent tax bills.

Mayor Eveland said that would need to be put in the agenda packet and the Board will follow the same procedure as in past years.

Consent Agenda

- a. *Minutes to be Approved: January 2nd, & 17th, 2024, and Festival Ground minutes for 1/17/2024*
- b. *Budget to Actual*
- c. *A/R Report*
- d. *Tax Releases*
- e. *Resolution 24-05 Setting Date of Public Hearing March 12, 2024, Petition to Annex and initial zone of 3211 Dellwood Road PIN 8606-49-1363 belonging to Jose Chavez-Negrete.*
- f. *Resolution 24-06 Setting Date of Public Hearing March 12, 2024, Petition to Annex and Initial zone 3281 Dellwood Road PIN 8606-39-9323 belonging to Mitchell Armenante.*

Planner Cullen said both 3211 and 3281 Dellwood Road were part of the former ETJ properties. Annexation for both properties is sewer driven.

Appointment of Planning Board Members

Planner Cullen said Jim Heffron has resigned from the Planning Board and there are now two positions to fill. The remainder of the applicants will be interviewed before the Board of Aldermen meeting on February 13, 2024. He said if Jared Lee is chosen for the planning board the Board will need to appoint two members to the Planning Board.

Appointment of Zoning Board Members

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Mr. Cullen said there is one open position to be filled on the Zoning Board and action will be taken at the February 13, 2024, Board of Aldermen Meeting.

Continued Public Hearing for a request to rezone 4521 Soco Road PIN # 7676-88-8767 from C1 to MU4 (Applicant withdrew the Petition)

Planner Cullen said the property owner has withdrawn the application to rezone. The Public hearing will be opened and closed without action.

Public Hearing for a Text Amendment to the Town of Maggie Valley Subdivision Ordinance.

Mr. Cullen said this Amendment requires underground utilities in all new developments.

Public Hearing for the annexation and initial Zoning of 126 Clearview Drive

- a. Open and close public hearing on the annexation request.
- b. Motion to annex 126 Clearview Drive: Ordinance 1068
- c. Motion for initial zoning: R1, Ordinance 1073
- d. Motion to approve the Consistency and Reasonableness Statement.

Public Hearing for the annexation and Initial Zoning of a parcel off Valley View Drive

- e. Open and close public hearing
- f. Motion to annex: Ordinance 1069
- g. Motion for the initial zoning: R1, Ordinance 1074
- h. Motion to approve the Consistency and Reasonableness Statement

Mr. Cullen said 126 Clearview Dr. and the parcel off Valley View are single family homes and both are sewer driven.


The remainder of the interviews for the Vacant Planning Board and Zoning Board will begin at 4:45 on February 13, 2024.

A motion was made by Alderman Phillip Wight to adjourn the meeting at 10:51 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

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Board of Aldermen
Interviews for Zoning and Planning Board
Town Hall Board Room, Maggie Valley Town Hall
Tuesday February 6, 2024, 9:30am

Members Present:

Mayor Mike Eveland, Mayor Pro-Tem Jim Owens, Alderman John Hinton, Alderman Tim Wise, Alderman Phillip Wight

Staff Present:

Town Clerk Kathy Johnson, Town Planner Sam Cullen

Others Present:

Jared Lee

Media Present:

Aarik Long

Brionna Dellara

Called to Order

Mayor Mike Eveland called the meeting to order at 9:31 am on Tuesday February 6, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Mayor Eveland welcomed Applicant Jared Lee and asked for him to begin by telling the Board about himself.

Jared Lee said he has lived in Maggie for about thirteen years and is passionate about the care for the community. He said as for growth, he does not have all the answers. He works in a retail shop during the winter months and deals with a lot of tourists. He said in the summer months he gets to speak with a lot of locals about different subjects that come up around Maggie. He has previous time on the Planning Board and Zoning Board.

Mayor Eveland thanked Mr. Lee for his years of service that were spent on the Planning and Zoning Boards.

Alderman Jim Owens stated he has had multiple conversations with Mr. Lee over the past few years and he knows where his heart is and knows that he loves Maggie Valley. Mr. Owens stated he has zero reservations about the job he would do.

Alderman John Hinton stated he has also spent time with Mr. Lee and over the years got to know him. He also has zero reservations about the job Mr. Lee would do. He feels Mr. Lee has been an asset to the Town and will continue to be an asset.

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Alderman Phillip Wight said he appreciates Mr. Lee's commitment and dedication to the community.

Mayor Eveland said the final decision for the vacancies will be at the Tuesday February 13, Board of Alderman meeting.

Alderman Tim Wise stated he agrees with everything that has been said.

Applicant Lee said in the past he was removed from the Planning Board and no one from the Town ever gave him an explanation as to why he was removed. He was told by the Mountaineer that he was removed because of immaturity. He expressed concern about Board Members being removed with no explanation from the Board of Aldermen.

Mayor Eveland said when Mr. Lee was removed from the Planning Board, it was not the Boards intent for it to happen the way it did. He said the Board trusted Mr. Lee and that is why he was asked to be on the Zoning Board at that time, because it is a Quasi-Judicial Board.

Alderman Jim Owens said his removal from the planning Board had nothing to do with Mr. Lee's ability, performance or mindset.

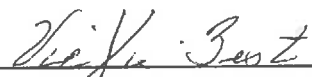
Alderman Phillip Wight said he was glad he could ask the question and he liked Mr. Lee's character and feels Mr. Lee is a "standup guy" and is compassionate about the community.

Mayor Eveland adjourned the meeting at 9:49 am.


Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

