

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday March 5, 2024, 10am

Members Present:

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

Staff Present:

Town Manager Vickie Best, Town Clerk Kathy Johnson, Town Planner Sam Cullen, Assistant Town Planner Noah Taylor, Senior WWTP Operator Seth Boyd.

Others Present:

Zoning Board of Adjustment Applicant Amber Patterson, ABC Board Members Al Matthews and Joe Moody, Christy Medford.

Media Present:

No Media Present

Meeting Called to Order

Mayor Mike Eveland called the Agenda Setting Meeting to order at 9:58 am on Tuesday March 5, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Consent Agenda

- a. *Minutes to be Approved: February 6th, & 13th, 2024.*
- b. *Budget to Actual*
- c. *A/R Report*
- d. *Tax Releases*
- e. *Direct Clerk to check for sufficiency of a petition for annexation (Resolution 24-07, Harold and Pamela Mabry PIN 7696-49-4548, 320 Cedar Drive.*
- f. *Call for a Public Hearing for a text amendment to the UDO concerning underground utilities on April 9, 2024.*

Town Planner Sam Cullen said the petition for annexation of 320 Cedar Drive is sewer driven. The applicant is currently receiving sewer at the out-of-town rate because of his failing septic system. If annexed, he will be in town and be charged the in-town rate.

Aldermen Phillip Wight confirmed with Mr. Cullen that 320 Cedar Drive was contiguous.

Mr. Cullen said he would be getting the information to the Board about the Underground Utilities. The Public Hearing on the text amendments will be at the April 9, 2024 Board of Aldermen meeting. Mr. Cullen answered questions from council members about the text amendments.

Annual HCTDA Report: Executive Director Corrina Ruffieux

Planner Cullen said HCTDA Director Corrina Ruffieux would be presenting the Board with an annual report at the March 12, 2024, Board of Aldermen meeting.

Public Hearing to Annex and Zone 3211 Dellwood Road, PIN 8606-49-1363, belonging to Jose Chavez-Negrete

Mr. Cullen said 3211 Dellwood Road is a business formerly in the ETJ and is sewer driven. The owner is wanting to possibly use the back of the property for residential use and the front of the property for his taco truck.

Mayor Eveland reviewed the Public Hearing process with Board members. Mr. Cullen explained starting at the March Board of Aldermen meeting, after the Consistency and Reasonableness statements are adopted, they will be signed by the Mayor and the Chairman of the Planning Board.

Public Hearing to Annex and Zone 3281 Dellwood Road, PIN 8606-39-9323, belonging to Mitchell Armenante

Mr. Cullen said 3281 Dellwood Road was formerly in the ETJ. The owner is running a Classic Car Restoration Business and his petition for annexation is sewer driven.

Reappointment of two ABC Board Members: Danny Mitchell and Al Matthews

Planner Cullen said this agenda item is to reappoint two ABC Board members for a three-year term.

Mayor Eveland asked if everyone understood that the motion made at the February meeting is against the rules. Alderman Tim Wise confirmed with Mr. Cullen that the motion made in the February meeting appointing the ABC Board members until October needs to be rescinded at the March 12, 2024, Board of Aldermen meeting. A new motion would need to be made to reappoint the ABC Board members for three-year terms.

Mayor Eveland said there has been much discussion about looking at the ABC Board, Planning Board and Zoning Board of Adjustment and the possibility of Board members doing two terms, then taking a term off and then serving two more terms. He said the Town of Waynesville has recently started doing it and the main reason Maggie has never done this in the past is because it was always difficult to find Board members.

Planner Cullen presented Board members with a copy of the ZBOA charter and their Rules and Procedures for review. He said the Planning Board text amendment is also ready for review, but he will wait to present a copy to the Board, at a later date. The governing Board is allowed to

make the rules and procedures for these Boards but it is common practice that they relinquish that power to the Board itself. It was determined to put on the Agenda for the April Board of Aldermen meeting to discuss all three of the Boards regulations.

Approval of Amendment Contract with Martin, Starnes and Associates CPA's, PA

Manager Best said Auditor Erica Brown was able to give a trial fund balance. She said the Amendment contract with Martin, Starnes and Associates will be approved at the March 12th Board meeting. Ms. Brown will be ready to present the Audit finding to the Board at the April Board meeting.

Other Business

Ms. Best said she had emailed Attorney Craig Justus regarding the Waterfall Property. A small section of the property was never included in the last survey. She said Marty Owens is the surveyor and he will be correcting it.

Board members expressed concern about the length of time it has taken to sell the waterfall property.

Haywood County Planning Board Member appointed for Maggie Valley.

Planner Cullen said Jeff Lee was the representative for Maggie Valley on the Haywood County Planning Board. Now that he is no longer on Maggie Valley Planning Board the Town will need to appoint another representative. There is no term limit for that position, the Board member that is appointed will remain in that position until the local Board decides to appoint someone else.

The consensus of the Board was for Mr. Cullen to ask MV Planning Board members if anyone on the Board is interested in representing Maggie Valley on the Haywood County Planning Board.

May Agenda Setting Meeting

Manager Best asked the Board to move the May Agenda Setting Meeting to Wednesday May 8th, 2024.

Mr. Cullen said the Board will be interviewing Amber Patterson at 9:30 on April 2nd for Zoning Board of Adjustment.

Budget Visioning

There was discussion about setting a date for the Budget Visioning Meeting. Ms. Best said she would send out possible dates for Board members to choose.

Alderman Tim Wise to discuss Maggie Valley Birthday Celebration

Alderman Wise asked if there were any updates on the Maggie Valley Birthday Celebration. Manager Best said she would be taking his recommendation and forming a committee to start working on it. She would like for Alderman Wise to be on the committee along with any of the other Board members that are interested in helping. Alderman Jim Owens said he would be happy to help if needed.

Alderman Tim Wise to discuss Town Attorney

Alderman Wise said he had reviewed the Towns contract from 2017 with the Town Attorney. The contract states the terms of the contract are from May 1st to May 1st. He questioned how the contract had been renewed in the past. Mayor Eveland stated it was brought before the Board and renewed annually in July. Manager Best said that was the only contract that had been signed, since then the contract has just been renewed each year.

There was discussion between Board members about the upcoming contract renewal for the Town Attorney.

Fencing and Stump grinding around Ferguson Property

Alderman Phillip Wight said he would like to see another estimate on the fencing. Mayor Eveland asked Senior WWTP Operator Seth Boyd to get a second bid on the project. There was discussion between staff and Board members on the type of fencing and where it would go. Mr. Boyd said it would be 680 feet of green vinyl coated chain link fence.


Mr. Boyd said Austin Stump Grinding would be grinding the ten stumps down below grade for \$2800. Public Works will haul the mulch off.

Adjournment

A motion was made by Alderman Phillip Wight to adjourn the meeting at 10:47 am. The motion carried unanimously.

Attest: 

Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk