

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday April 2, 2024, 9:30am

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, PW Director Mike Mehaffey, Senior WWTP Operator Seth Boyd.

Others Present:

Amber Patterson (Applicant for alternate Zoning Board Member), John Metcalf (Lobbyist with Cozort Government Relations)

Media Present:

No Media Present

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:30 am on Tuesday April 2, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Interview Amber Patterson for Zoning Board of Adjustment Alternant member.

Mayor Eveland welcomed Ms. Patterson and asked that she tell the Board about herself. Ms. Patterson said she moved here about four years ago from Orlando Florida. She is a mortgage Broker and has a North Carolina real-estate Brokerage License and is currently working toward getting a master's degree and has applied to law school. She spoke of her family and said feels she will add experience and knowledge to the Zoning Board.

Alderman Jim Owens congratulated her for moving out of Orlando. Alderman Phillip Wight said he was very impressed with everything she said. Mayor Eveland said the Board will be making a decision and voting on the vacant Zoning alternate seat at the April 9, 2024 Board of Aldermen meeting. Board members thanked Ms. Patterson and expressed their appreciation for her interest in the position.

Pavilion Rental Changes

Ms. Best read through the proposed changes to the Pavilion Rental Policy. The changes are as follows:

- The maximum occupancy of the facility cannot be exceeded.
- The Maggie Valley Board of Aldermen reserve the right to amend the requirements and regulations for use of the facility, as necessary.
- Maggie Valley Resident Base Rate will go to \$60 for three hours and \$20 per hour after the three. Outside Maggie Valley the rate will increase to \$90 for three hours. The renters

will still get an hour before for set-up and an hour after for clean-up at no additional charge.

- Applications must be completed in full and returned with any necessary fees.
- A \$250 deposit check would be required instead of the \$200 deposit check that is now required when the key is checked out for the event.
- The Resident Base Rate will include the greater Maggie Valley Community.
- Adults must assure the safety of children on town premises with direct supervision.
- Hanging decorations on the grounds, walkways, driveways, and parking areas, exteriors of the building and interiors of building on town premises that could potentially damage the building or town property is prohibited.
- Designated staff from Maggie Valley has the right to enter any portion of the pavilion as needed during the scheduled event or activity.
- No additional locks can be installed on doors or equipment.
- Civic Organizations (concerts, Chamber meetings, Town meetings, and Civic events) will not be charged, but must be open to the public and will pay the heat charge if necessary.
- Group Rentals (parties, private meetings, etc.) will pay the normal fee and may remain private and will pay the heat charge if necessary.
- Event Rentals (shows, classes for profit, etc.) will be considered a special event and will pay \$250. These events charge entrance or participation fees, making them for profit events and will pay the heat charge if necessary.
- Maggie Valley has the right to refuse use of the facilities to any organization, group, or individual if the proposed event conflicts with the intended use of the facility, conflicts with established policies or laws, or conflicts with any other confirmed reservation.
- Permission to use the pavilion shall not in any way constitute an endorsement of the individual, group, or organization or their policies and/or activities.
- Renters are expected to leave the premises in the same condition in which they found them. Rentals from April 15-October 15 are required to lock the inside door only.

Alderman Phillip Wight expressed concern over the \$250 a day for event rentals. He asked if there could be a way to charge for half day for event rental. Ms. Best said that was at the discretion of the Board.

Special Olympic Speaker

Ms. Best said the item on the agenda for Special Olympic request for donation has been moved up on the agenda to be directly after public comment. She said there was \$2850 left in the donation line item.

Alderman Tim Wise said the speaker from Special Olympic is more interested in getting the word out for their organization than for a donation. He stated when the time comes to make a decision about a donation, he would be recusing himself because he volunteers with the Special Olympics. Alderman Phillip Wight confirmed with Ms. Best that there would need to be a motion made if Mr. Wise voluntarily recuses himself.

Spelling Bee with Kiwanis

Ms. Best said the Spelling Bee the Town participated in with the Kiwanis went well. Alderman Tim Wise, Assistant Planner Noah Taylor, and Detective Haley Crocker participated in the spelling bee on behalf of the Town.

Cozort Government Relations Lobbyist

John Metcalf said he along with Jack Cozort Sr., Jackson Cozort Jr., and Steve Metcalf are all part of the lobbyist team representing Maggie Valley in Raleigh. He is attending the meeting today to give an update on what is happening in Raleigh and what can be expected in the upcoming session. North Carolina runs a biennium budget; on odd years a budget is created and on even years is when there are short sessions. The short sessions typically run for three months, compared to the 6–10-month long sessions in the odd years. He feels the upcoming session will be brief because this year is an election year. With a very competitive governor race and presidential race, this could possibly be the biggest election year seen in North Carolina. Budget writers are currently working on the state's budget right now and although there is not a deficit, they have heard that budget projections are not what was anticipated and that would mean less money for local projects. He feels it will be possible for a couple of Bills involving election, state employee and teacher pay increase. He is at the meeting to answer any questions and seek any guidance the Board may have for him. He encouraged Board member to come as a unit or individually to meet legislative members once the sessions begin.

Alderman John Hinton said it was obvious when he visited Raleigh last April that we need better relationships with the representatives in this state. One of the things we look to the lobbyist is to lead us through the process. Alderman Hinton said that the relationships need to be strengthened at state and federal level.

Mayor Eveland thanked Mr. Metcalf and said he would be in touch with him in the next few weeks to set up some meetings. There was much discussion about the growth of the Town and the importance of planning ahead.

Consent Agenda

- a. *Minutes to be Approved: March 5, 12, 2024.*
- b. *Budget to Actual*
- c. *A/R Report*
- d. *Tax Releases*
- e. *Resolution 24-08 Setting Date for Public Hearing: May 14, 2024, for annexation and initial zoning of Harold and Pamela Mabry PIN 7696-49-4548, 320 Cedar Dr.*
- f. *Set Public Hearing for May 14, 2024: Text Amendment for Revised Rules and Regulations for the Zoning Board of Adjustments.*
- g. *Surplus two Automated External Defibrillator (AED) and then gift to the Maggie Valley Rescue and Fire Department.*

The owners of 320 Cedar Drive have petitioned for annexation into the Town. Resolution 24-08 sets the date for the public hearing for annexation and subsequent zoning of the property. The owner had a failing septic system and is currently on Town sewer at the out-of-town rate. If annexed, they will receive sewer at the in-town rate.

Text Amendment for Revised Rules and Regulations for the Zoning Board of Adjustments

Mr. Cullen said he has emailed the Town attorney and is waiting to hear back from him. If the attorney does not respond in time, this item will need to be removed from the agenda. This will need to go before the Planning Board before it can be presented to the Board of Aldermen.

Surplus two Automated External Defibrillator and then gift to the Maggie Valley Rescue and Fire Department.

Manager Best said the Town has two AEDs to surplus and then donate them to the MVFD. Chief Boger said the Police Department has four AED's and to his knowledge none of them has ever been deployed.

Donation Request for the Special Olympics

Alderman Phillip Wight asked if the agenda could be amended to state \$500 donation to the Special Olympics. With everyone in agreement, Ms. Best said she would change the agenda to state the \$500 donation.

Audit Presentation: Erica Brown: Martin Starnes & Associates

Manager Best said retired Finance Director Shayne Wheeler has worked with Auditor Erica Brown to complete the audit. Ms. Brown will be attending the April 9, 2024 meeting to present the Audit report.

Ms. Best said she has hired Misty Hagood as the Finance Director and her first day will be April 29th. She said Ms. Hagood has twenty-five years of experience in local government finance.

Alderman Jim Owens proposed the Town put together a special recognition letter for Ms. Wheeler for helping the Town through this time with no finance officer.

Public Hearing: Text Amendment to the Unified Development Ordinance (UDO) regarding Underground Utilities.

Mr. Cullen stated the text amendment would apply to all new subdivision development and exempts all existing subdivision development and any line outside of a subdivision proposal. Developers can apply for a variance through the Zoning Board of Adjustments.

Appointment of Zoning Board of Adjustment Alternate Member: Amber Patterson

Ms. Best said the Board would be making the decision to appoint Ms. Patterson as an alternate member to the Zoning Board of Adjustment at the Board meeting.

Appoint Rick Helfers to the Haywood County Planning Board

Ms. Best said Rick Helfers has attended a Haywood County Planning Board meeting and has volunteered to represent Maggie Valley on the Board.

Adoption of newly revised Pavilion Rental Policy

Ms. Best said the policy was reviewed earlier in the meeting and will require action at the April 9, 2024 meeting.

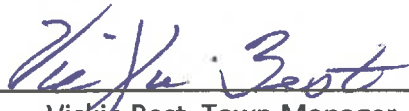
Mayor Eveland asked for an update on the slide at Ghost Town. Mr. Mehaffey explained it was not a slide but a wall that is showing signs of failure. He said County and State workers have done a drone survey and they will be issuing a letter to the owner.

A motion was made by Alderman Phillip Wight to adjourn the meeting at 10:27 am. The motion carried unanimously.

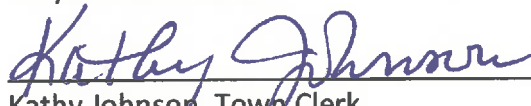
Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

