

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Wednesday May 8, 2024, 10:00am

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, Assistant Planner Noah Taylor, Finance Director Misty Hagood.

Others Present:

No others present.

Media Present:

Brionna Dellara, Waynesville Mountaineer

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:58 am on Wednesday May 8, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Presentation by Shannon Young regarding Fly Fishing in Maggie Valley and the impact of losing the Davidson River Hatchery.

Town Manager Vickie Best said Shannon Young, owner of Maggie Valley's Fly-Fishing Guides will address Council about stocking of fish in Jonathan Creek. Over the next three years, approximately seventy-five percent of the stocking of fish will be lost due to Davidson River Hatchery being rebuilt after flooding damage. She said MV is known for its Heritage Trout Fishing, so this may be something HCTDA could help with buying fish from other hatcheries.

Mayor Eveland asked if there is a time limit for a speaker when they are on the agenda to give a presentation. Ms. Best said there was no time limit on someone that is on the agenda presenting to the aldermen. Mayor Eveland suggested reviewing the rules for time limits for future meetings. Alderman Jim Owens suggested asking the presenter in the future how long their presentation would be.

Public Hearing for the annexation and initial zoning of Harold and Pamela Mabry, PIN 7696-49-4548, 320 Cedar Drive

Manager Best said the Public Hearing is to consider annexation and initial zoning of 320 Cedar Drive. The property owners would like to be annexed. They had a failing septic tank and have connected to Town sewer at an out-of-town rate. Adopting Ordinance 1081 will annex 320 Cedar Drive into the corporate limits.

Ms. Best said if the property is annexed, the parcel will need initial zoning. Ordinance 1082 is zoning the property as Residential 2 zoning. The consistency and reasonableness statement for Ordinance 1082 will also need to be approved.

Town of Maggie Valley
Board of Aldermen Regularly Scheduled (Agenda Setting) Meeting
May 8, 2024

Public Hearing: Text Amendment for Revised Rules and Regulations for the Zoning Board of Adjustments.

Manager Best said Ordinance 1084 is for a text amendment to the UDO for Zoning Board of Adjustment members' term modifications. She said after Mr. Cullen gives his presentation and after the public hearing is opened and closed, if the Board agrees with the adjustments, resolution 24-09 will need to be adopted.

Planner Sam Cullen said if the text amendment is approved, he will reach out to the Zoning Board members and notify them of the adjusted term. He has spoken to every member except one, and they are all willing to serve their extension. No-one's term will be lessened, some will be extended by a few months and some extended a little longer. Mr. Cullen said the Town has a full zoning Board for the first time in a while.

Mr. Cullen answered questions from the Board and said the text amendment would change the language about the ETJ and tighten up the attendance requirements. Alderman Jim Owens confirmed with Mr. Cullen, if the changes were made to the zoning Board term limits, it would be a year before there would be another appointment.

Approval of the 2025 Events at the Maggie Valley Festival Grounds

Mayor Eveland asked if the Board will be receiving a list of all festivals. Manager Best said the Board would receive a copy of each festival application.

Ms. Best reminded Board members the daily rental of the Festival Ground is now \$700 per day. If all the forty-eight days are approved, it will bring in approximately \$33,600.

Request for out-of-Town Sewer Service: Dellwood Baptist Church Classroom Project

Manager Best said Dellwood Baptist Church as petitioned for sewer. She said the Town receives no taxes from nonprofits/churches. She recommended leaving the project out of the corporate limits and this will allow the church to build classrooms without going through the Planning Board and Zoning Board.

Mr. Cullen said the property owned by the Dellwood Baptist Church and is adjacent from the church. They want to put three modular classroom units on the property. He said modular units would be allowed if it was in town. Three units would trigger a conditional zoning district and would require public notices and a lot of meetings that the Town will not recoup any of the cost because the church would not be paying taxes if they were brought into the Town. He said the Town asked the church to hire an engineer to confirm that the existing sewer line could handle the additional flow from the purposed units. The engineer provided certification in writing included in the agenda packet. Staff recommended giving them sewer at an out-of-town rate.

Mayor Eveland asked if the Church was currently serviced with out-of-town sewer. Public Works Director Mike Mehaffey said the church is in town. He said the property where the classrooms will go is across the road from the church. The classrooms will be the equivalent of 390 gallons each per day. They will need to pay the capacity fee for each of the classrooms at an out-of-town rate. He said the capacity for all three classrooms is a little less than 1100 gallons a day.

Alderman Tim Wise said if the church is inside the Town limits, why would the Town not annex this property? Mr. Mehaffey reiterated it is because the Town would not receive any tax revenue and it is easier and less expensive to go through the process of out-of-town sewer without the Town going through the zoning, meetings, and public notices. Alderman Phillip Wight confirmed with Mr. Cullen that the property is not contiguous.

Budget Amendment: Ordinance 1076: to finish the Sweet Briar Parking Lot \$65,000

Manager Best introduced Misty Hagood as the new Finance Director.

Ms. Best said Budget Amendment 1076 to complete the Sweet Briar Parking Lot project for a total of \$65,000. When the project was approved, it was approved for the contract cost only.

Mr. Mehaffey said the contracted price did not include landscaping and drainage. This included 860 feet of woven fabric, 480 feet of geogrid and ten loads of 3" of stone to fix the places where the bad dirt was at. He said 50 loads of dirt had to be removed and 30 loads of that was bad dirt. Mr. Owen asked if we were on schedule to submit the paperwork to the HCTDA for reimbursement. Ms. Best said the Town has to pay for it completely, then submit the paperwork to HCTDA.

Transfer Funds from Street Maintenance to Capital Outlay Building \$31,800 for Town Hall Upgrades
Approve Bid for Festival Ground Sign

Mr. Mehaffey said the Bid for upgrades to the Town Hall cafeteria includes hallway, doors on both ends of the cafeteria and new carpet but does not include the windows. Alderman Owens asked what the cost of the windows will be. Mr. Mehaffey said the estimate he has right now for the windows will be \$16,000 for insulated and sealed windows.

Approve Bid for Festival Ground Sign

Ms. Best said she would like to get this item done in this year's budget.

Budget Amendment: Ordinance 1085: Transfer \$ 26,775 from Administration to Festival Ground's Capital Outlay Land Improvements

Manager Best said If the bid for the sign is approved then Budget Amendment Ordinance 1085 will need to be approved to transfer \$26,775 from Administration to Festival Ground's Capital Outlay Land Improvements.

Mr. Mehaffey said the fans for the dressing rooms at the festival grounds are being put in now. Any projects that the Town has funds for in this year's budget will be done now and not in next year's budget. Alderman Phillip Wight questioned about paving at the Festival Grounds. Mr. Mehaffey said that would be up to the Board.

Mr. Cullen said there were two quotes for the Festival Ground Sign. He said staff would be recommending to taking the lower bid which will be from the same company that installed the sign in front of Town Hall. The same technology used for the Town Hall sign will be used for the Festival Ground sign. Staff will no longer need to go to the Festival Ground to change the sign, the sign will be able to be changed remotely.

Approval of 2024 Audit Contract

Ms. Best said the 2024 Audit contract will need to be approved and the amount will not exceed \$30,620.

Economic Development Grant (Façade Grant)

Manager Best said Alderman Hinton asked for discussion of the Façade Grant.

Mr. Cullen said Staff needs clarification of the façade grant as to what will be considered eligible projects and eligible recipients. Before he became the planner, this was put on hold because there was a question as to what would be considered. Two applications for projects that put this on hold was an application for signs and one with paint. Mayor Eveland said the Boards direction at that time were that some things needed to be changed.

Alderman Jim Owens said according to the existing guidelines, paint is allowed. Mr. Cullen said that is correct, so are signs. Mr. Owens said the purpose of the grant is to clean up things that were visually not good for the Town. The Boards hope was that this grant would assist the businesses in cleaning up. There was nothing wrong with the sign on Moody Farm except they wanted to change the color of it. The motel that applied wanted to change the name of the motel and wanted the Town to buy the new sign. He said that is why both of those two projects were rejected.

Alderman Phillip Wight said BearWaters was not granted what they applied for. Mr. Owens said they were redoing the front of the building where the truck hit it, not replacing a sign. Alderman Owens said he does not see anything wrong with the program the way it exists. The decisions made on the Moody Farm Road project and the Motel project were the correct decisions based on the guidelines set for the grant.

Mayor Eveland said for programs like this, every once in a while, we have to say no and that doesn't mean we have to change the whole program.

Mr. Cullen asked how the Board interprets "installation of permanently installed signs"? Alderman Phillip Wight said that goes back to the design standards.

Mr. Cullen said the Town has received two applications from a church, he asked Board members if they wanted non-profits to be eligible. Mayor Eveland said that would be changing the guidelines.

Mr. Mehaffey said the program guidelines state "All real property taxes must be paid in full" and non-profits do not pay taxes.

Alderman Hinton said the main purpose of bringing it up was to get the program off hold. He said "We have done such a great job in the last two years improving the esthetics of the Town."

Alderman Tim Wise said there has been two projects for less than \$10,000 approved in the last two years. He said "We need to get out and promote the program". Board members continued discussions about the façade grant.

Adjournment

A motion was made by Alderman Phillip Wight to adjourn the meeting at 10:37 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Kathy Johnson, Town Clerk



Vickie Best, Town Manager

