

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday June 4, 2024, 10:00 am

Members Present:

Mayor Mike Eveland, Alderman John Hinton, Alderman Phillip Wight, Alderman Tim Wise

Members Absent:

Mayor Pro-Tem Jim Owens

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, Senior WWTP Operator Seth Boyd, Police Chief Matthew Boger, Alexis Livesey

Others Present:

Janet Banks, and two others present.

Media Present:

No Media Present.

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:59 am on Tuesday June 4, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Consent Agenda item (e): Call for Public Hearing for a text amendment to the Unified Development Ordinance.

Planner Sam Cullen said the text amendment is a proposal to remove language about non-conforming signs that need to come into compliance during a certain time period. The proposal is expected to be heard by the Planning Board this month and will be heard by the Board of Aldermen in July.

Consent Agenda Item (f): Call for Public Hearing for revisions to the Planning Board Charter

Mr. Cullen said the revisions were to remove language about the ETJ, clean up the attendance requirements and stagers the terms now that there are no ETJ members.

Budget Hearing for the Fiscal Year 2024-2025

Manager Best asked Alderman Tim Wise to explain his recommended budget changes to the Board. He recommends giving the Lobbyist their required thirty-day notice at the end of June. Removing the Lobbyist from the budget would allow for the following changes in the budget.:

- No money would be needed from the fund balance to balance the budget.
 - * Proposed 2024/2025 Budget is \$36,430.00. The proposed revised Budget for fund balance is \$0.
- Reducing the Lobbyist to one month at \$5000.
 - * Professional Services proposed 2024/2025 Budget is \$95,000. The proposed revised Budget is \$40,000.
- The Beautification program would be increased back to 2023/2024 levels and would allow for new projects and future grant matching.
 - * Proposed 2024/2025 Budget is \$5,000. The proposed revised budget is \$10,000.

- The Capital Outlay-Festival Grounds 2024/2025 Proposed Budget is \$28,365. The proposed revised budget is \$41,935.
 - * Includes \$28,365 for paving project and an added \$13,570 for upgrades to Ferguson property.

Alderman Wise said he would like to get the budget approved and start concentrating on the positive things that are in the budget.

Alderman John Hinton said the Lobbyist was a short-term solution. He said, "Our efforts in Raleigh don't end just because we get rid of the Lobbyist." He has spoken to the NCLM, and they have a Government Relations Committee that can do a lot of what the Lobbyist is doing. "We have got to build on the relationships we have built in the last year, and we have a lot more friends in Raleigh now than we did a year ago." "We need to stop the spread of misinformation." Just because the Lobbyist is gone, our efforts in Raleigh should be increased rather than decreased."

Mayor Eveland agreed to leave the \$5,000 to pay for the 30-day required notice to the Lobbyist. He expressed agreement with the proposed revised budget.

Public Works Director Mike Mehaffey updated the Board and answered questions about several projects including fencing, signage and landscaping at the Sweetbriar parking lot.

Mayor Eveland commended the Town Manager, staff and Board members for keeping the fund balance down.

Doug Besler, the Regional Fishery Supervisor will discuss the reduction of trout.

Ms. Best said Doug Besler, the regional Fishery Supervisor with Inland Fisheries Division will continue the discussion regarding the closing of the Davis River Hatchery and the decrease of trout being stocked throughout Haywood County, particularly Jonathan Creek. She said Brionna Dellara with *The Mountaineer* reached out to him and he is willing to come and speak on the subject to clear up some misinformation.

Manager Best said bringing fish in from another state will involve more than just paying for them. Shannon Young with Maggie Valley Fly-Fishing and his team will be returning to the meeting to hear Mr. Besler.

Request for Donation: Janet Banks for Maggie Valley Community Garden.

Mayor Eveland welcomed Janet Banks and invited her to speak. Ms. Banks thanked the Board Members for allowing her to speak and give an update on the *Maggie Valley Community Garden*. She said last year's harvest included 1,774 pounds of fruits, vegetables and potatoes for people in need in the community. She explained how "We have improved this year by adding more raised beds and how we harvest sweet potatoes." The majority of the food that was harvested went to Maggie Valley United Methodist Church for the food pantry and for the Shepards table. "We also serve Meals on Wheels, Broyhill children's home and McCracken Rest home. We are also getting the reputation of being the leader of community gardens in this County because we are the highest producer. Because of that reputation, we have partnered with North Carolina Extension Center and the Master Gardener program to bring educational classes to budding gardeners in the community at the garden." She spoke about the different classes that would be offered and how it would bring people into Maggie Valley. The garden exists on grants and donations, going on to ask for the Board for another donation like last year.

Accept the offer for the Waterfall Property for \$190,000.

Manager Best said there would need to be a formal motion to accept the offer for the Waterfall Property. After the offer is accepted, at the end of the due diligence, it will go into the bid process again. Mr. Cullen said he has spoken to three people that are interested in giving an upset bid.

Budget Amendment 1088 for addition to the pavilion. \$10,000 grant from *The Community Foundation of WNC*

Ms. Best said Budget Amendment Ordinance 1088 is to show the grant funding coming in and going out of the General Fund. Alderman Wise got a \$10,000 grant for the pavilion upgrades from the Community Foundation of WNC.

Other Business

Mr. Cullen reviewed a letter with Board members that had been sent out to every RV park and Campground within the city limits.

The town of Maggie Valley recently underwent a floodplain management audit with the North Carolina Department of Emergency Management. The findings were mostly favorable; however, it was found that a great number of recreation vehicles that sit within the floodway and 100-year floodplain are out of compliance with the current Town of Maggie Valley floodplain guidelines.


According to the adopted regulations all recreational vehicles that sit in the floodway and 100-year floodplain must remain mobile. This means that no RV may have a structure permanently attached to it, the RV must be connected to utilities with quick disconnect connections and must not have the hitch blocked by anything such as a propane tank, permanent landscaping etc.

Alderman Tim Wise questioned about the Moody Farm property and asked if it was at the point where the Town can make an offer on the property. Mayor Eveland suggested waiting until the Waterfall property is sold to decide on the Moody Farm property.

Adjournment

A motion was made by Alderman Tim Wise to adjourn the meeting at 10:34 am. The motion carried unanimously.

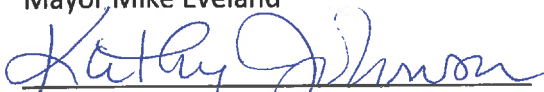
Attest:



Mayor Mike Eveland



Vickie Best, Town Manager


Kathy Johnson, Town Clerk

